

RESOLUTION NO. 2020- 471

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE LIFT STATION TO SERVE PARKLAND PRESERVE PHASE 1 LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, NGMB Properties, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit "A" incorporated by reference and made a part hereof, conveying all personal property associated with the lift station to serve Parkland Preserve Phase 1 located off International Golf Parkway; and

WHEREAS, Jr. Davis Construction Company, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Parkland Preserve Phase 1 located off International Golf Parkway, attached hereto as Exhibits "B" and "C", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D", incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.


Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.


Section 4. The Clerk of the Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 1 day of December, 2020.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
Henry Dean, Vice Chairman

ATTEST: Brandon J. Patty, Clerk of the
Circuit Court & Comptroller


Deputy Clerk

RENDITION DATE 12/3/20



ST. JOHNS COUNTY UTILITY DEPARTMENT



BILL OF SALE

PROJECT: Parkland Preserve Existing County LS Improvements (Pumps and Panel Only)

NGMB Properties, LLC, a limited liability company, with a mailing address of 1478 Riverplace Boulevard, Suite 1808, Jacksonville, Florida 32207, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to St. Johns County, Florida, a political subdivision of the State of Florida, the following personal property:

See "Exhibit A-Schedule of Values" for Parkland Preserve Existing County Lift Station Improvements (Pumps and Panel Only)

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this _____ of September 2020.

WITNESS:

Witness Signature

Chase Balanky
Print Witness Name

OWNER:

Owner's Signature

Michael Balanky
Print Owner's Name

STATE OF

Florida

COUNTY OF

Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 24th day of Septmeber, 2020, by Michael Balanky as representative for NGMB Properties.

[Signature]
Notary Public
My Commission Expires: 07/20/2024

Personally Known or Produced Identification
Type of Identification Produced Driver's license



MICHAEL HARRIS
Commission # HH 020945
Expires July 20, 2024
Bonded Thru Budget Notary Services

Exhibit "A" to Bill of Sale

ST. JOHNS COUNTY UTILITY DEPARTMENT				
ASSET MANAGEMENT SCHEDULE OF VALUES - SEWER				
Project Name:	Parkland Preserve - Existing County Lift Station Improvements (Pumps & Panel Only)			
Contractor:	Jr. Davis Construction Company, Inc.			
Developer:	NGMB Properties, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 139,021.00	\$ 139,021.00
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 139,021.00

ST. JOHNS COUNTY UTILITY DEPARTMENT



FINAL RELEASE OF LIEN

The undersigned lienor, in consideration of the sum of \$139,021.00 hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reuse labor, services or materials furnished through September 16, 2020 to NGMB Properties, LLC to the following described property:

SEE EXHIBIT A SCHEDULE OF VALUES FOR

Parkland Preserve Existing County Lift Station Improvements (Pumps and Panel Only)

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 1ST day of OCTOBER, 2020

WITNESS:

[Signature]
Witness's Signature

Lisa Giardina
Print Witness's Name

OWNER:

[Signature]
Lienor's Signature

Kristy Kelley
Print Lienor's Name

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of October, 2020, by Kristy Kelley as Secretary for Jr. Davis Construction Co., Inc.

[Signature]
Notary Public
My Commission Expires: 5/2/24



Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to Final Release of Lien

ST. JOHNS COUNTY UTILITY DEPARTMENT

**ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: Parkland Preserve - Existing County Lift Station Improvements (Pumps & Panel Only)
 Contractor: Jr. Davis Construction Company, Inc.
 Developer: NGMB Properties, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 139,021.00	\$ 139,021.00
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 139,021.00

ST. JOHNS COUNTY UTILITY DEPARTMENT



WARRANTY

Date: _____

Project Title: Parkland Preserve Existing County LS Improvements (Pumps and Panel Only)

FROM: Jr. Davis Construction Company, Inc.
Contractor's Name

Address: 210 Hangar Road
Kissimmee, Florida 34741

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

Jr. Davis Construction Company, Inc.
Print Contractor's Name

Contractor's Signature

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 30th day of SEPTEMBER, 20 20, by JAMES B. DAVIS, JR. as PRESIDENT for JR DAVIS CONSTRUCTION CO., INC.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

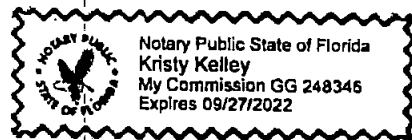




Exhibit "D" to Resolution

St. Johns County Board of County Commissioners

Utility Department

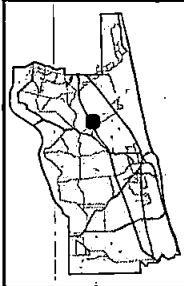
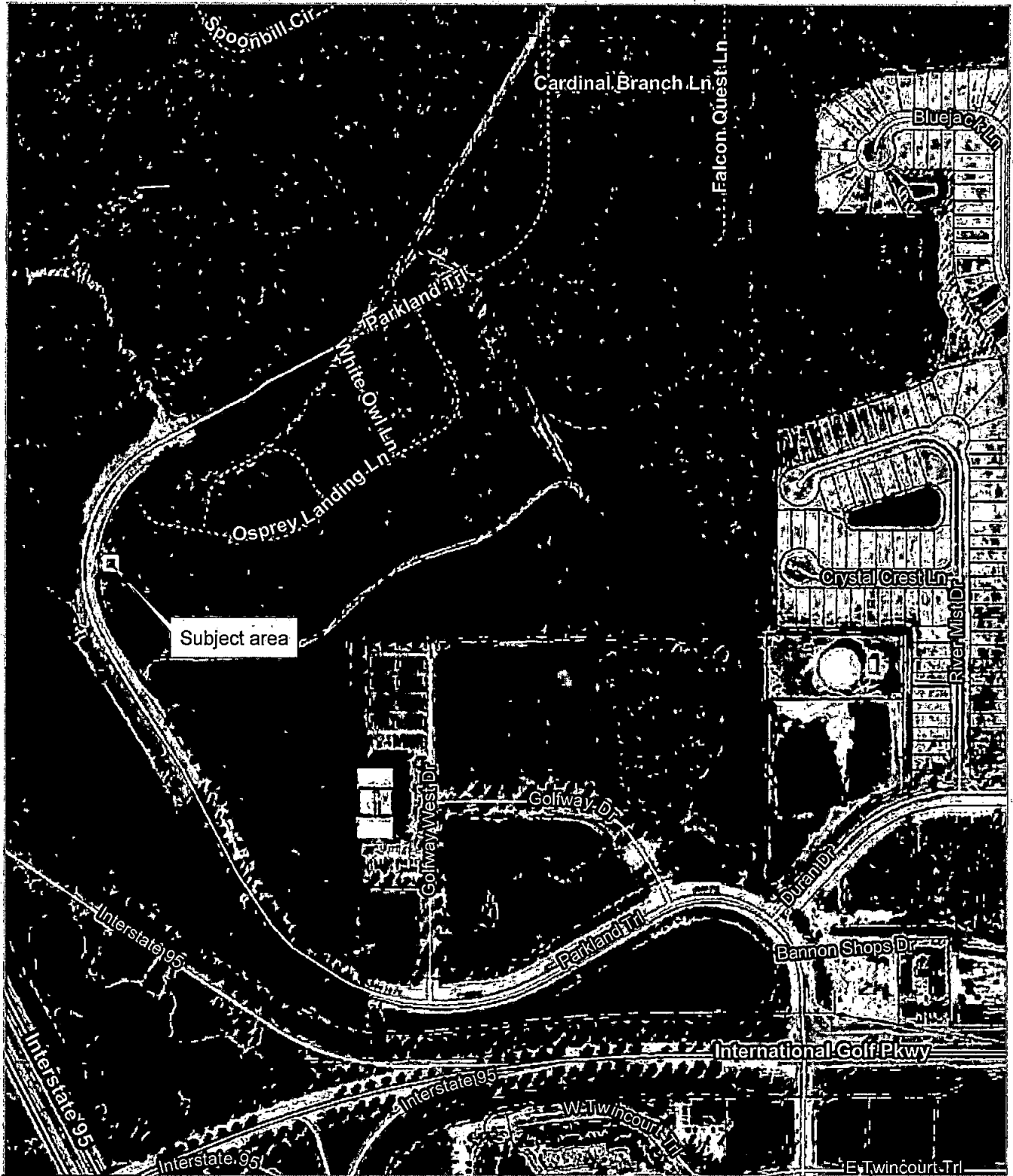
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Parkland Preserve Phase 1 Lift Station Upgrade
DATE: November 4, 2020

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Parkland Preserve Phase 1 Lift Station Upgrade.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



2019 Aerial Imagery
 0 100 200 400
 Feet
 Date: 11/5/2020

Final Release of Lien,
 Bill of Sale, & Warranty

Parkland Preserve
 Phase 1 - Lift Station
 Upgrade

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0782

Disclaimer:
 This map is for reference use only.
 Data provided are derived from multiple
 sources with varying levels of accuracy.
 The St. Johns County Real Estate
 Division disclaims all responsibility
 for the accuracy or completeness
 of the data shown herein.

