

RESOLUTION NO. 2020- 71

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 WATER AND SEWER SYSTEMS TO SERVE WENDY'S LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, Wen South, 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 water and sewer systems to serve Wendy's located off State Road 207; and

WHEREAS, Ground Control of Florida, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Wendy's located off State Road 207, 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.

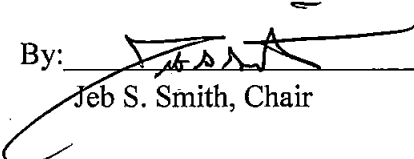
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 3rd day of March, 2020.

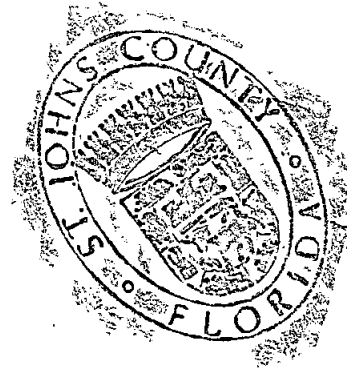
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
Jeb S. Smith, Chair

Rendition Date: 3/5/20

ATTEST: Brandon Patty, Clerk


Deputy Clerk





BILL OF SALE
UTILITY IMPROVEMENTS
for

Wendy's SR207

Wen South, LLC 45 Ottawa Ave SW, Suite 600, Grand Rapids, MI 49503, (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 Wendy's SR207"

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 ___, ___.

WITNESS:

Leslie Igartua
Witness Signature

Leslie Igartua
Print Witness Name

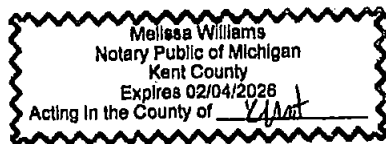
OWNER:

Robert E. Schermer, Jr.
Owner's Signature

Robert E. Schermer, Jr.
Print Owner's Name

State of Michigan
County of Kent

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by Robert E. Schermer, Jr. who is personally known to me or has produced _____ as identification.



Melissa Williams
Notary Public
Melissa Williams



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: _____

Contractor: _____

Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE DR9	LF	19	\$ 6.93	\$ 131.67
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 350.00	\$ 350.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 481.67



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Wendy's SR 207
 Contractor: Ground Control of Florida, LLC
 Developer: Wen South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" HDPE DR9	LF	29	\$ 9.07	\$ 263.03
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 350.00	\$ 350.00
	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		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 613.03



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$1,094.70 (One Thousand Ninety-Four dollars and 70/100) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through November 30, 2019 to Wen South, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Wendy’s SR207”

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 2 of Dec., 2019

WITNESS:

OWNER:

Charlie Owen
Witness Signature

David F. DiMare
Lienor’s Signature

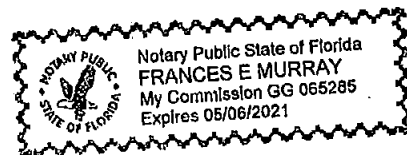
CHARLIE OWEN
Print Witness Name

David F. DiMare
Print Lienor’s Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 2 day of December, 2019, by David F. DiMare who is personally known to me, or has produced _____ as identification.

Frances E Murray
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: _____

Contractor: _____

Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 481.67



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Wendy's SR 207
 Contractor: Ground Control of Florida, LLC
 Developer: Wen South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 613.03



WARRANTY
UTILITY IMPROVEMENTS

Date: November 27, 2019

Project Title: Wendy's SR207
St. Johns County, Florida

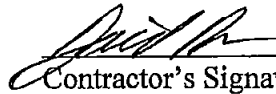
FROM: Ground Control of Florida, LLC
3545 US 1 South
St. Augustine, FL 32086

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:



Contractor's Signature

David F. DiMare

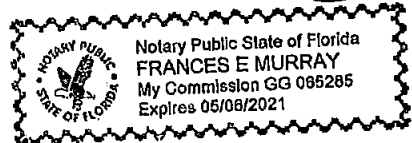
Print Contractor's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 2 day of December, 2019, by David F. DiMare who is personally known to me or has produced _____ as identification.



Notary Public





St. Johns County Board of County Commissioners

Utility Department

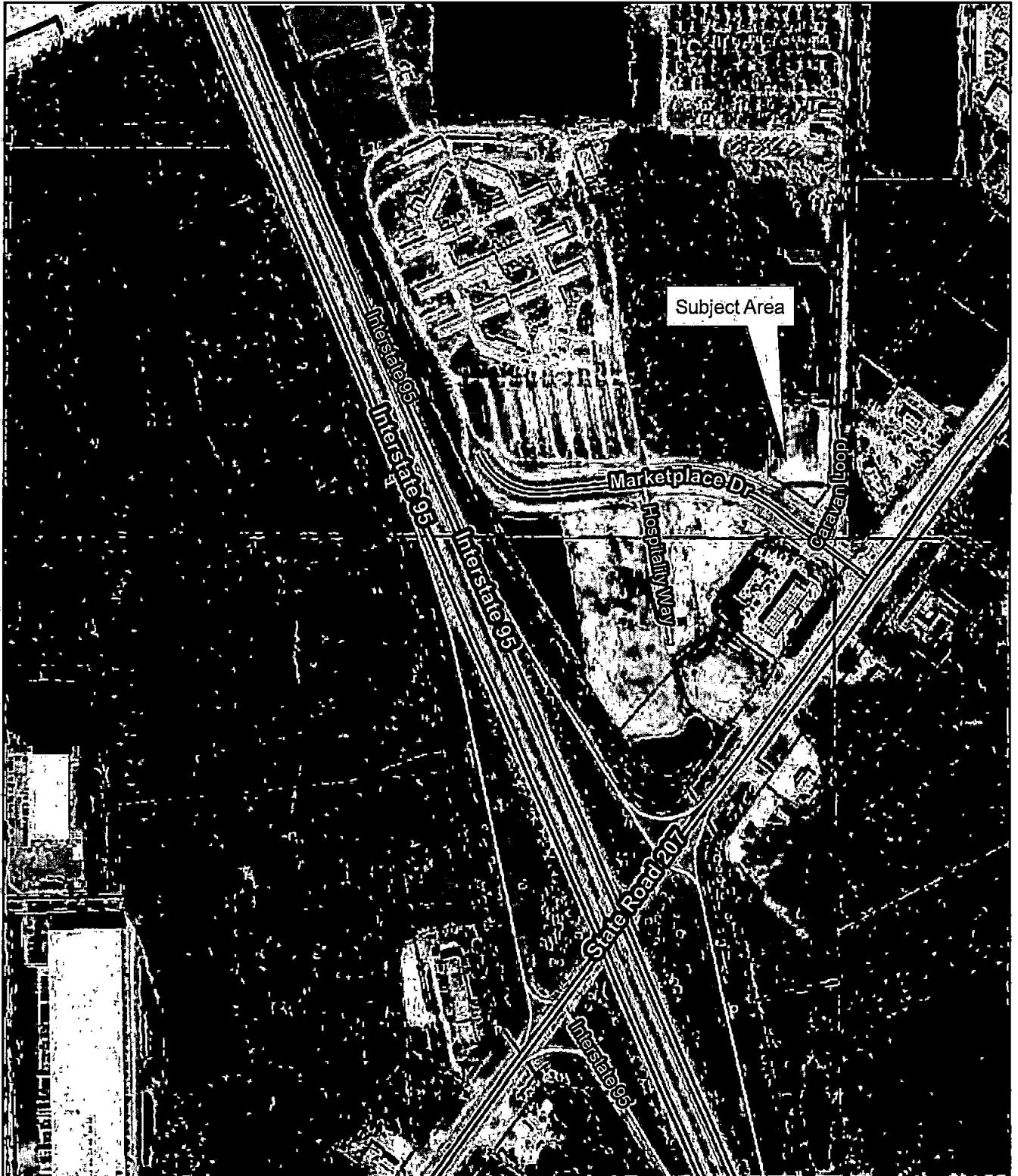
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Wendy's SR 207
DATE: January 14, 2020

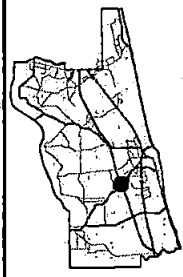
Please present the Bill of Sale, Schedule of Values, Release of Lien, Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Wendy's SR 207.

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.



Subject Area



2019 Aerial Imagery
 0 100 200 400
 Feet
 Date: 2/5/2020

Bill of Sale, Schedule
 of Values, Final
 Release of Lien,
 and Warranty

Wendy's State Road 207

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.

