

RESOLUTION NO. 2020- 72

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 SYSTEM TO SERVE BEACHES DERMATOLOGY LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, Lineage 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 water system to serve Beaches Dermatology located off International Golf Parkway; and

WHEREAS, 4-K Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Beaches Dermatology 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.

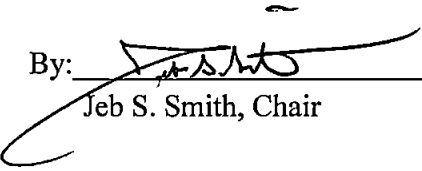
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 3rd day of March, 2020.

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

By: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk


Deputy Clerk

Rendition Date: 3/5/20





BILL OF SALE
UTILITY IMPROVEMENTS
for
Beaches Dermatology

LINEAGE PROPERTIES, LLC, whose address is 103 Solana Road, Suite B, Ponte Vedra, Florida 32082 (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 (BEACHES DERMATOLOGY)"

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 3 of Dec, 2019

WITNESS:

Loreen D. Jarutowski
Witness Signature

Loreen D. Jarutowski
Print Witness Name

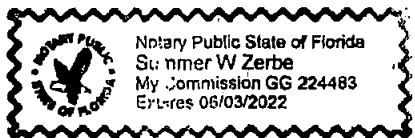
OWNER:

Russell D. Metz
Owner's Signature

Russell D. Metz, M.D.
Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 3rd day of December, 2019, by Russell D. Metz, M.D. who is personally known to me or has produced _____ as identification.



Summer Zerbe
Notary Public



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Beaches Dermatology
 Contractor: The Angelo Group
 Developer: _____

| | UNIT | QUANTITY | UNIT COST | TOTAL COST |
|--|------|----------|-------------|--------------------|
| Water Mains (Size, Type & Pipe Class) | | | | |
| 6" PVC DR18 C-900 | LF | 20' | \$ 43.00 | \$ 860.00 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Water Valves (Size and Type) | | | | |
| 6" Tapping Valve & Sleeve | Ea | 1 | \$ 3,900.00 | \$ 3,900.00 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Hydrants Assembly (Size and Type) | | | | |
| 5 1/4" WB67 Hydrant | Ea | 1 | \$ 3,930.00 | \$ 3,930.00 |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| Sevices (Size and Type) | | | | |
| 1/2" PE Tubing (for Potable Water) | LF | 10' | \$ 122.80 | \$ 1,228.00 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | | | \$ - | \$ - |
| Total Water System Cost | | | | \$ 9,918.00 |



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum (\$9,918.00) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through (July 15, 2019) to (Lineage Properties, LLC) to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR (Beaches Dermatology)”
(614 Twincourt Trail, St Augustine, FL 32095)

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 15th of July, 2019

WITNESS:

Amy Jones
Witness Signature

Amy Jones
Print Witness Name

OWNER:

Robert M. Klem
Lienor's Signature

Robert M Klem
Print Lienor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 15th day of July, 2019, by Robert M Klem who is personally known to me or has produced _____ as identification.

Mistie C Hayes
Notary Public

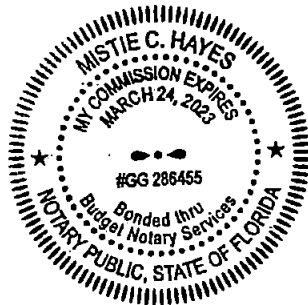




Exhibit "A" to Final Release of Lien
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beaches Dermatology
 Contractor: The Angelo Group
 Developer: _____

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|--|------|----------|-------------|--------------------|
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| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | | | \$ - | \$ - |
| Total Water System Cost | | | | \$ 9,918.00 |



WARRANTY
UTILITY IMPROVEMENTS

Date: (July 15, 2019)

Project Title: (Beaches Dermatology)
St. Johns County, Florida

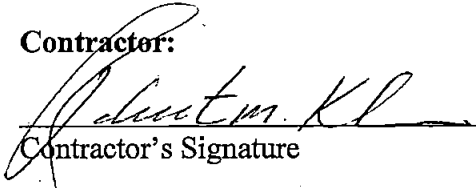
FROM: 4-K Construction, Inc.
6927 Distribution Avenue South
Jacksonville, FL 32256

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.

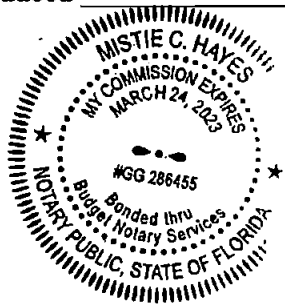
Contractor:

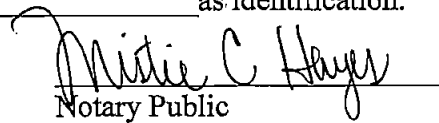

Contractor's Signature

Robert M Klem
Print Contractor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 15th day of July, 20 19, by Robert M Klem who is personally known to me or has produced _____ as identification.




Notary Public



St. Johns County Board of County Commissioners

Utility Department

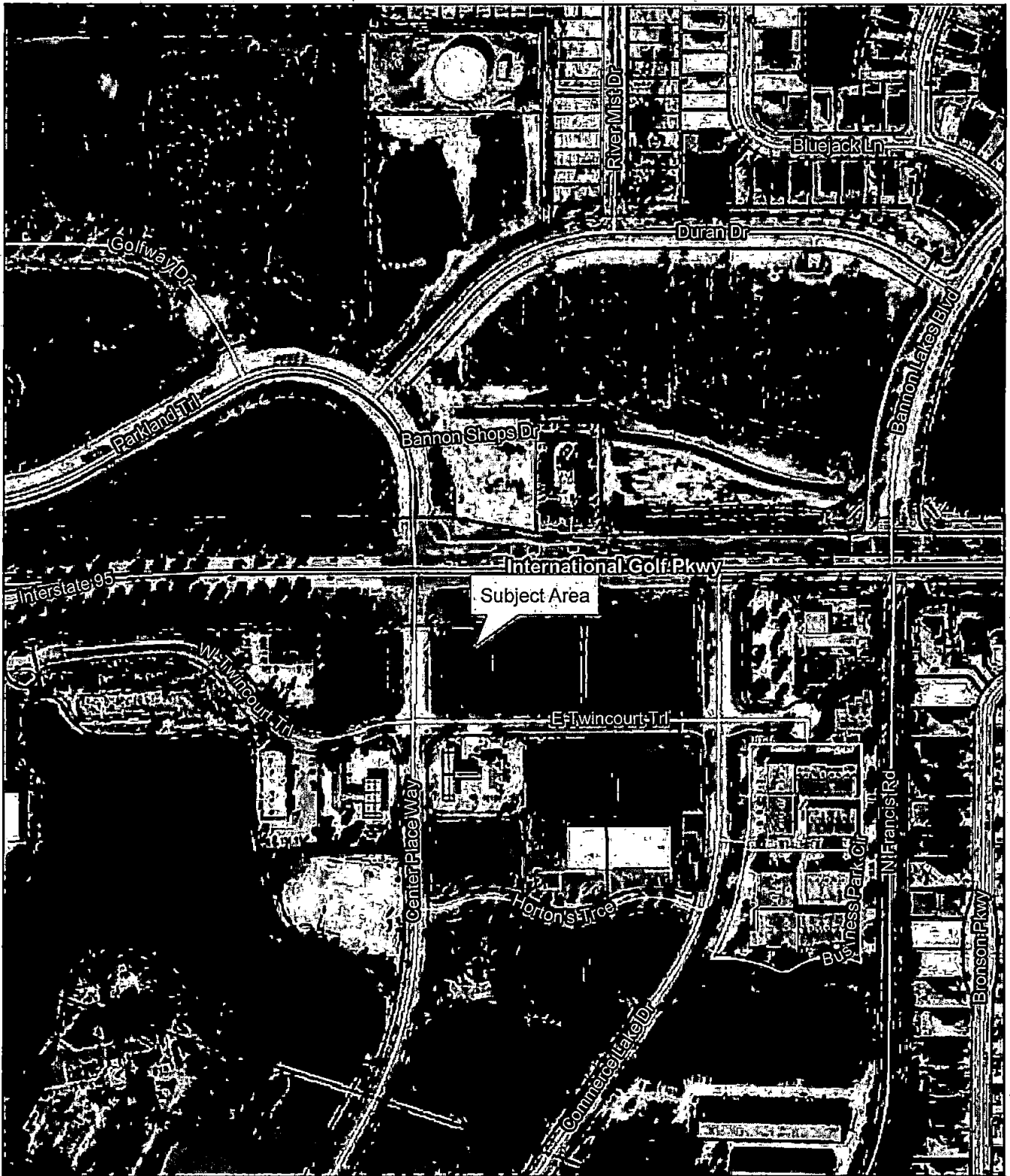
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Beaches Dermatology
DATE: January 28, 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 Beaches Dermatology.

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 75 150 300
Feet

Date: 2/5/2020

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

Beaches Dermatology

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 hereon.

