

RESOLUTION NO. 2021- 125

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE THE GLOBAL HOME OF THE PGA TOUR LOCATED OFF PALM VALLEY ROAD.

RECITALS

WHEREAS, PGA Tour, Inc. and Tournament Players Assn have executed and presented to the County an Easement for Utilities associated with the water and sewer systems to serve The Global Home of the PGA Tour located off Palm Valley Road, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, PGA Tour, Inc. and Tournament Players Assn., have executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer systems to serve The Global Home of the PGA Tour located off Palm Valley Road, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, J.B. Coxwell Contracting, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at The Global Home of the PGA Tour, attached hereto as Exhibits "C" and "D", 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 "E," 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 Easement for Utilities and 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, scriveners 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 Circuit Court is instructed to record the original Easement for Utilities and 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 6 day of April, 2021.

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

By: _____

Jeremiah K. Blocker
Jeremiah K. Blocker, Chair

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

RENDITION DATE 4/8/21

Brandon J. Patty

Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 13th day of August, 2020 by **PGA TOUR, INC. and Tournament Players Assn.**, with an address of 112 PGA TOUR Boulevard, Ponte Vedra Beach, FL 32082, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system & sewer force mains, and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do

not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2 (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

3 After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4 This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5 For the purposes of the terms and conditions of this Grant of Easement,

"Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Cindy Gonzales
Witness

CINDY GONZALES
Print Name

Heather Ptermattei
Witness

HEATHER PTERMATTEI
Print Name

By: [Signature]
Its: Chief Legal Officer

STATE OF FLORIDA
COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of August, 2020, by Leonard D Brown Jr as Chief Legal Officer for PGA TOUR INC.

Diana L. McGhee
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

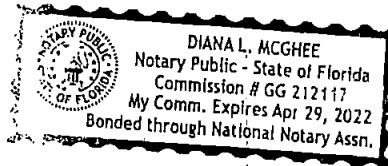
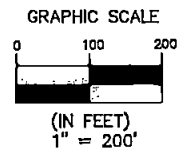
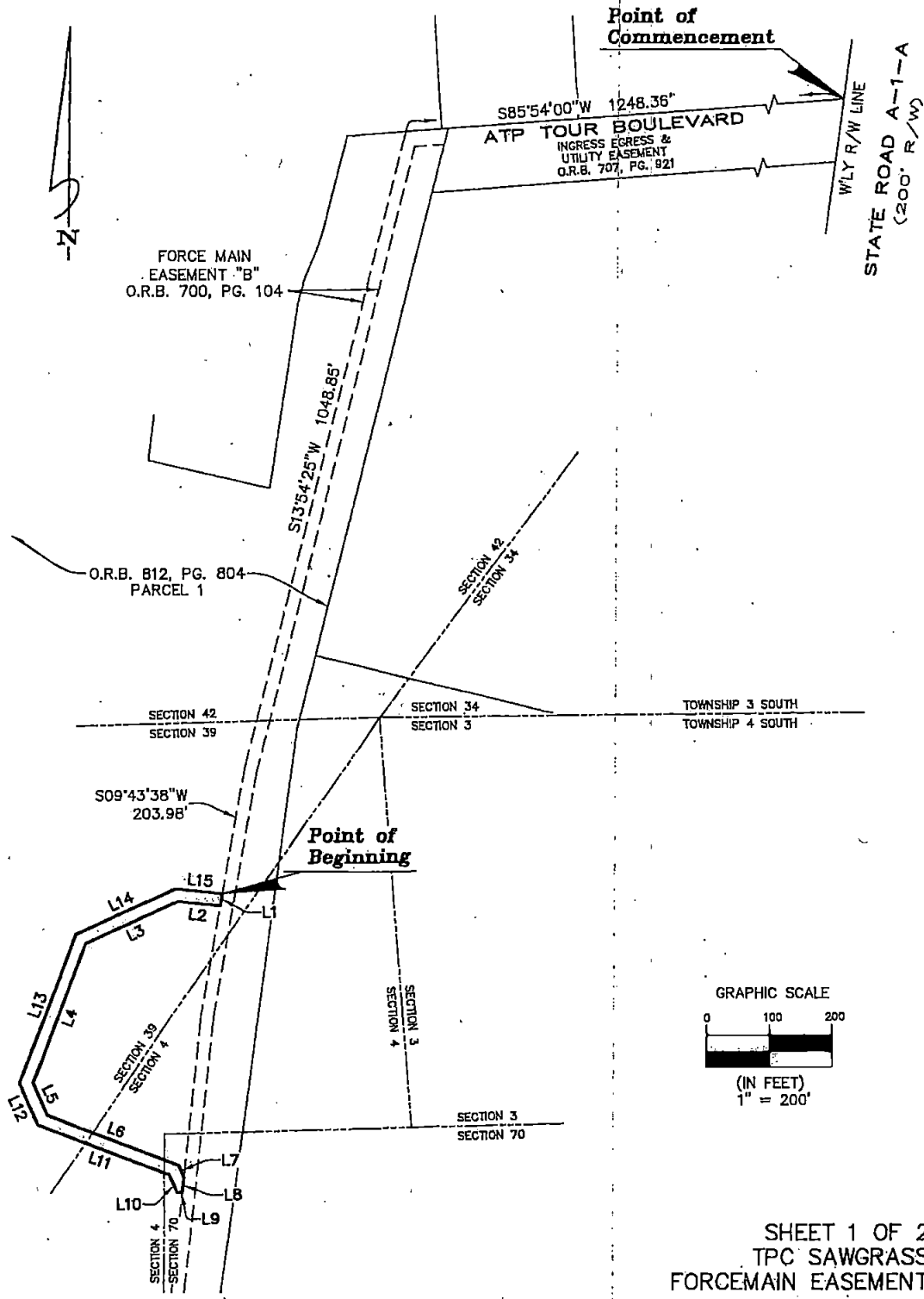


Exhibit "A"

MAP SHOWING

A PORTION OF SECTION 4, TOGETHER WITH A PORTION OF THE SEBASTIAN ESPINOSA GRANT, SECTION 39, AND A PORTION OF THE CHRISTINA HILL GRANT, SECTION 70, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 1 OF 2
TPC SAWGRASS
FORCEMAIN EASEMENT

JOB NO. 2020-475 FM
 DRAFTER GCC
 DATE 08/06/2020
 SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
 WWW.CLARYASSOC.COM

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

FORCEMAIN EASEMENT

A PORTION OF SECTION 4, TOGETHER WITH A PORTION OF THE SEBASTIAN ESPINOSA GRANT, SECTION 39, AND A PORTION OF THE CHRISTINA HILL GRANT, SECTION 70, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE NORTHERLY LINE OF ATP TOUR BOULEVARD, AN INGRESS EGRESS & UTILITY EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 707, PAGE 921 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 85°54'00" WEST, ALONG SAID NORTHERLY LINE OF ATP TOUR BOULEVARD, AND THE WESTERLY PROLONGATION THEREOF, 1248.36 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED FORCE MAIN EASEMENT 'B', AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE 104 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 13°54'25" WEST, 1048.85 FEET; COURSE NO. 2; SOUTH 09°43'38" WEST, 203.98 FEET, TO THE POINT OF BEGINNING; COURSE NO. 3; CONTINUE SOUTH 09°43'38" WEST, 20.04 FEET; THENCE NORTH 83°53'54" WEST, 67.45 FEET; THENCE SOUTH 66°03'36" WEST, 164.01 FEET; THENCE SOUTH 21°03'36" WEST, 236.73 FEET; THENCE SOUTH 23°56'24" EAST, 55.82 FEET; THENCE SOUTH 68°56'24" EAST, 230.00 FEET; THENCE SOUTH 23°47'11" EAST, 20.77 FEET, TO THE AFORESAID WESTERLY LINE OF THOSE LANDS DESIGNATED FORCE MAIN EASEMENT 'B'; THENCE SOUTH 05°49'25" WEST, ALONG LAST SAID LINE, 26.65 FEET; THENCE NORTH 87°06'13" WEST, 7.65 FEET; THENCE NORTH 23°47'11" WEST, 32.18 FEET; THENCE NORTH 68°56'24" WEST, 229.97 FEET; THENCE NORTH 23°56'24" WEST, 72.39 FEET; THENCE NORTH 21°03'36" EAST, 253.30 FEET; THENCE NORTH 66°03'36" EAST, 177.66 FEET; THENCE SOUTH 83°53'54" EAST, 74.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 16,245 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°43'38"W	20.04'
L2	N83°53'54"W	67.45'
L3	S66°03'36"W	164.01'
L4	S21°03'36"W	236.73'
L5	S23°56'24"E	55.82'
L6	S68°56'24"E	230.00'
L7	S23°47'11"E	20.77'
L8	S05°49'25"W	26.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N87°06'13"W	7.65'
L10	N23°47'11"W	32.18'
L11	N68°56'24"W	229.97'
L12	N23°56'24"W	72.39'
L13	N21°03'36"E	253.30'
L14	N66°03'36"E	177.66'
L15	S83°53'54"E	74.08'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON NORTHERLY LINE OF O.R.B. 707, PG. 921, AS S85°54'00"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. CROSS REFERENCE MAP BY CLARY & ASSOCIATES, FILE NO. T4S-1070.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 R/W = RIGHT OF WAY

SHEET 2 OF 2
 TPC SAWGRASS
 FORCEMAIN EASEMENT

JOB NO. 2020-475 FM
 DRAFTER GCC
 DATE 08/06/2020
 SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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CHECKED BY:

Michael J. Colligan
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

WATERMAIN EASEMENT

A PORTION OF SECTIONS 3 AND 4, TOGETHER WITH A PORTION OF THE SEBASTIAN ESPINOSA GRANT, SECTION 39, AND A PORTION OF THE CHRISTINA HILL GRANT, SECTION 70, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE SOUTHERLY LINE OF ATP TOUR BOULEVARD, AN INGRESS EGRESS & UTILITY EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 707, PAGE 921 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 85°54'00" WEST, ALONG SAID SOUTHERLY LINE OF ATP TOUR BOULEVARD, 1192.17 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 1, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 812, PAGE 804 OF SAID PUBLIC RECORDS; THENCE SOUTH 13°54'25" WEST, ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 881.15 FEET; THENCE SOUTH 07°26'51" WEST, CONTINUING ALONG SAID SAID LINE, 17.01 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 75°59'46" EAST, 17.59 FEET; THENCE SOUTH 11°48'43" WEST, 12.48 FEET; THENCE SOUTH 01°26'17" EAST, 135.09 FEET; THENCE SOUTH 21°03'43" WEST, 109.46 FEET; THENCE SOUTH 68°56'17" EAST, 969.55 FEET; THENCE SOUTH 21°03'43" WEST, 171.72 FEET; THENCE NORTH 68°56'17" WEST, 40.00 FEET; THENCE SOUTH 21°03'42" WEST, 167.80 FEET; THENCE SOUTH 68°56'17" EAST, 251.14 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 17°55'32" WEST, ALONG LAST SAID LINE, 20.03 FEET; THENCE NORTH 68°56'17" WEST, 272.23 FEET; THENCE NORTH 21°03'42" EAST, 207.80 FEET; THENCE SOUTH 68°56'17" EAST, 40.00 FEET; THENCE NORTH 21°03'43" EAST, 131.72 FEET; THENCE NORTH 68°56'17" WEST, 893.12 FEET; THENCE SOUTH 21°03'36" WEST, 7.84 FEET; THENCE NORTH 68°56'17" WEST, 10.00 FEET; THENCE NORTH 21°03'36" EAST, 7.84 FEET; THENCE NORTH 68°56'17" WEST, 66.43 FEET; THENCE NORTH 21°03'43" EAST, 125.48 FEET; THENCE NORTH 01°26'17" WEST, 128.82 FEET; THENCE NORTH 75°59'46" WEST, 48.20 FEET; THENCE NORTH 14°00'14" EAST, 20.00 FEET; THENCE SOUTH 75°59'46" EAST, 48.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.88 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°26'51"W	17.01'
L2	S75°59'46"E	17.59'
L3	S11°48'43"W	12.48'
L4	S01°26'17"E	135.09'
L5	S21°03'43"W	109.46'
L6	S21°03'43"W	171.72'
L7	N68°56'17"W	40.00'
L8	S21°03'42"W	167.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S68°56'17"E	251.14'
L10	S17°55'32"W	20.03'
L11	N68°56'17"W	272.23'
L12	N21°03'42"E	207.80'
L13	S68°56'17"E	40.00'
L14	N21°03'43"E	131.72'
L15	S21°03'36"W	7.84'
L16	N68°56'17"W	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N21°03'36"E	7.84'
L18	N68°56'17"W	66.43'
L19	N21°03'43"E	125.48'
L20	N01°26'17"W	128.82'
L21	N75°59'46"W	48.20'
L22	N14°00'14"E	20.00'
L23	S75°59'46"E	48.80'

GENERAL NOTES

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2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. CROSS REFERENCE MAP BY CLARY & ASSOCIATES, FILE NO. T4S-1070.
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5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 R/W = RIGHT OF WAY

SHEET 2 OF 2
 TPC SAWGRASS
 WATERMAIN EASEMENT

JOB NO. 2020-475 WM
 DRAFTER GCC
 DATE 08/06/2020
 SCALE 1"=200'

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CHECKED BY:

Michael J. Colligan
MICHAEL J. COLLIGAN P.S.M. CERT. NO. 6788



BILL OF SALE
UTILITY IMPROVEMENTS
for

Global Home of the PGA Tour

PGA TOUR, INC. and Tournament Players Assn. Inc., with an address of 112 PGA TOUR Boulevard, Ponte Vedra Beach, FL 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 Global Home of the PGA TOUR"

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 24 of AUG, 2020

WITNESS:

Cindy Gonzales
Witness Signature

CINDY GONZALES
Print Witness Name

OWNER:

Leonard D. Brown, Jr.
Owner's Signature

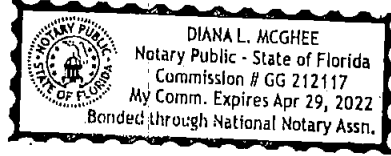
LEONARD D. BROWN, JR.
Print Owner's Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of AUGUST, 2020, by LEONARD D. BROWN, JR. as CHIEF LEGAL OFFICER for PGA TOUR, INC.

Diana L. McGhee
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Global Home of the PGA Tour
 Contractor: JB Coxwell
 Developer: PGA TOUR

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
12" DR 18 PVC	LF	908	\$ 46.00	\$ 41,768.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
12" MJ Gate Valve	Ea	3	\$ 3,375.00	\$ 10,125.00
12" Double Line Stop	Ea	1	\$ 14,500.00	\$ 14,500.00
12" x 12" Wet Tap sleeve & valve	Ea	2	\$ 7,250.00	\$ 14,500.00
	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				\$ 80,893.00

St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Global Home of the PGA Tour
 Contractor: JB Coxwell
 Developer: PGA TOUR

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR 18 PVC WM	LF	1283	\$ 29.50	\$ 37,848.50
4" DR 18 PVC WM	LF	34	\$ 16.75	\$ 569.50
10" DR 18 PVC Fusible WM	LF	616	\$ 49.00	\$ 30,184.00
10" DR 18 PVC Fusible WM (Direct. Drill)	LF	70	\$ 118.00	\$ 8,260.00
4" DR 18 PVC Fusible WM	LF	260	\$ 24.00	\$ 6,240.00
Water Valves (Size and Type)				
12"x10" Wet tap	Ea	1	\$ 6,000.00	\$ 6,000.00
8"x8" Wet Tap	Ea	1	\$ 4,400.00	\$ 4,400.00
10" Gate Valve	Ea	3	\$ 2,100.00	\$ 6,300.00
6" Gate Valve	Ea	3	\$ 1,100.00	\$ 3,300.00
4" Gate Valve	Ea	2	\$ 1,015.00	\$ 2,030.00
Hydrants Assembly (Size and Type)				
Fire Hydrant Assembly	Ea	3	\$ 3,200.00	\$ 9,600.00
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
10" BFP, Check Valve, PIV	Ea	1	\$ 17,500.00	\$ 17,500.00
4" BFP w/ Meter Assembly	Ea	2	\$ 10,000.00	\$ 20,000.00
1" WM Svc to guard House	Ea	1	\$ 2,500.00	\$ 2,500.00
1" WM Svc to Lift Station	Ea	1	\$ 1,200.00	\$ 1,200.00
Total Water System Cost				\$ 155,932.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$236,825.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 08/21/2020 to **PGA TOUR, INC. and TOURNAMENT PLAYERS ASSN., INC.** to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR **Global Home of the PGA TOUR**”

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 21st of August 2020

WITNESS:

Nicole Dowling
Witness Signature

Nicole Dowling
Print Witness Name

OWNER:

V. Wayne Williford
Lienor's Signature

V. WAYNE Williford
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of August, 2020, by V. Wayne Williford as Chief Financial Officer for S.B. Coxwell Contracting, Inc.

Jennifer M. Tucker
Notary Public
My Commission Expires: 1/11/2022

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Global Home of the PGA Tour
 Contractor: JB Coxwell
 Developer: PGA TOUR

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
12" DR 18 PVC	LF	908	\$ 46.00	\$ 41,768.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
12" MJ Gate Valve	Ea	3	\$ 3,375.00	\$ 10,125.00
12" Double Line Stop	Ea	1	\$ 14,500.00	\$ 14,500.00
12" x 12" Wet Tap sleeve & valve	Ea	2	\$ 7,250.00	\$ 14,500.00
	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				\$ 80,893.00

St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Global Home of the PGA Tour
 Contractor: JB Coxwell
 Developer: PGA TOUR

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR 18 PVC WM	LF	1283	\$ 29.50	\$ 37,848.50
4" DR 18 PVC WM	LF	34	\$ 16.75	\$ 569.50
10" DR 18 PVC Fusible WM	LF	616	\$ 49.00	\$ 30,184.00
10" DR 18 PVC Fusible WM (Direct. Drill)	LF	70	\$ 118.00	\$ 8,260.00
4" DR 18 PVC Fusible WM	LF	260	\$ 24.00	\$ 6,240.00
Water Valves (Size and Type)				
12"x10" Wet tap	Ea	1	\$ 6,000.00	\$ 6,000.00
8"x8" Wet Tap	Ea	1	\$ 4,400.00	\$ 4,400.00
10" Gate Valve	Ea	3	\$ 2,100.00	\$ 6,300.00
6" Gate Valve	Ea	3	\$ 1,100.00	\$ 3,300.00
4" Gate Valve	Ea	2	\$ 1,015.00	\$ 2,030.00
Hydrants Assembly (Size and Type)				
Fire Hydrant Assembly	Ea	3	\$ 3,200.00	\$ 9,600.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
10" BFP, Check Valve, PIV	Ea	1	\$ 17,500.00	\$ 17,500.00
4" BFP w/ Meter Assembly	Ea	2	\$ 10,000.00	\$ 20,000.00
1" WM Svc to guard House	Ea	1	\$ 2,500.00	\$ 2,500.00
1" WM Svc to Lift Station	Ea	1	\$ 1,200.00	\$ 1,200.00
Total Water System Cost				\$ 155,932.00



WARRANTY
UTILITY IMPROVEMENTS

Date: August 21, 2020
Project Title: PGA Tour Global Home HQ
St. Johns County, Florida

FROM: J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, FL 32254

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.

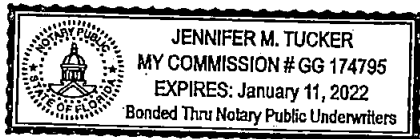
Contractor:

V. Wayne Williford
Contractor's Signature

V. Wayne Williford
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of August, 2020, by V. Wayne Williford as Chief Financial Officer for J.B. Coxwell Contracting, Inc.



Jennifer M. Tucker
Notary Public
My Commission Expires: 1/11/2022

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Board of County Commissioners

Utility Department

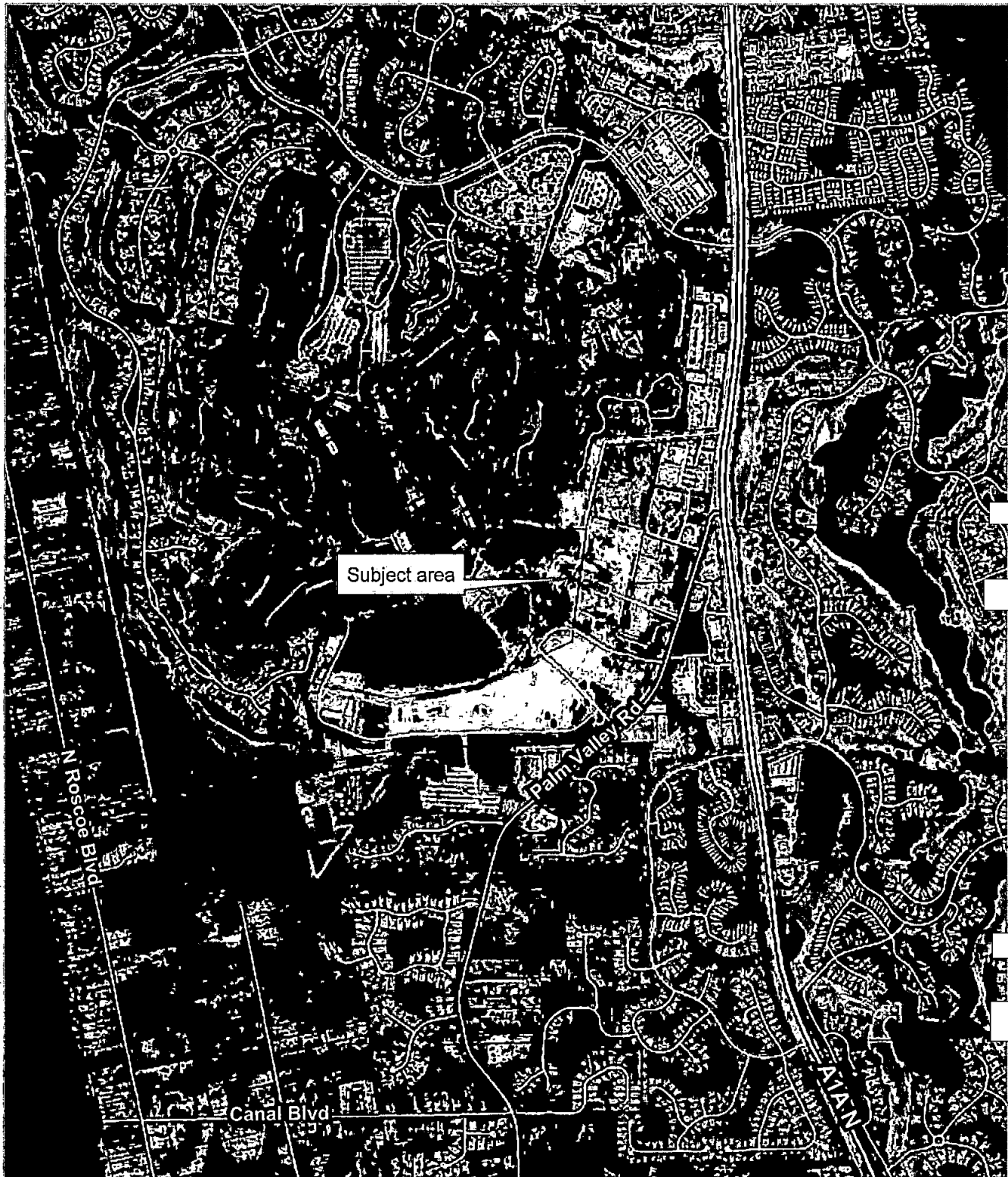
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: The Global Home of the PGA Tour
DATE: February 9, 2021

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of The Global Home of the PGA Tour.

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.



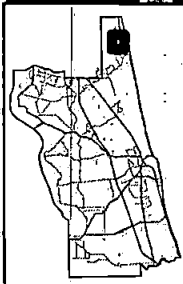
Subject area

N Roscoe Blvd

Canal Blvd

Palm Valley Rd

ALIAN



2019 Aerial Imagery

0 330 660 1,320
Feet

Date: 2/12/2021

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

The Global Home
of the PGA Tour

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.

