

RESOLUTION NO. 2021- 129

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 WATER SYSTEM TO SERVE PET PARADISE WGV LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, Store Master Funding, XI, LLC, a Delaware 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 Pet Paradise WGV located off International Golf Parkway; and

WHEREAS, Advanced Utilities and Septic, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Pet Paradise WGV 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.

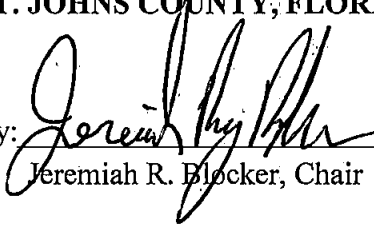
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 6 day of April, 2021.

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

By: _____


Jeremiah R. Blocker, Chair

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



Deputy Clerk

RENDITION DATE 4/8/21





BILL OF SALE
UTILITY IMPROVEMENTS
for

PET PARADISE-
ST. AUGUSTINE (WGV), LLC

STORE MASTER FUNDING XI, LLC, a Delaware limited liability company (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
Pet Paradise-St. Augustine, LLC

(Note: The description listed should match the description listed on the "Release of Lien")

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 17th of December, 2020.

WITNESS:

[Handwritten Signature]
Witness Signature

THEOPHINE SCHOVES
Print Witness Name

OWNER: STORE MASTER FUNDING XI, LLC,
a Delaware limited liability company

[Handwritten Signature]
Name: _____

Catherine Long
Executive Vice President
Title

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

I hereby certify that I know or have satisfactory evidence that Catherine Long is the person who appeared before me and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument, and acknowledged it as the Executive Vice President of STORE MASTER FUNDING XI, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 17, 2020.

(Affix seal or stamp)

[Handwritten Signature]
Signature

Helen D. Rose, Notary
Print name and include title

My appointment expires: 7/31/2024

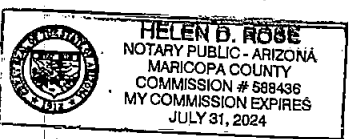


Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Pet Paradise - World Golf Village
Contractor:	Advanced Utilities and Septic Inc
Developer:	Pet Paradise

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" PVC DR-18 C-900	LF	30	\$ 60.00	\$ 1,800.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" Tapping Valve	Ea	1	\$ 1,280.00	\$ 1,280.00
6" Gate Valve	Ea	1	\$ 1,100.00	\$ 1,100.00
2" Gate Valve	Ea	1	\$ 650.00	\$ 650.00
1 1/2" Curb Stop	Ea	1	\$ 280.00	\$ 280.00
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1 1/2" Poly	Ea	1	\$ 1,480.00	\$ 1,480.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 6,590.00

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$6,590.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through November 30, 2020 to Pet Paradise-St. Augustine, LLC to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR (Pet Paradise-St Augustine, LLC.

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 22 of Dec, 2020.

WITNESS:

Jean Cook
Witness Signature

Jean Cook
Print Witness Name

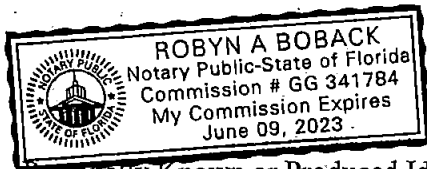
OWNER:

Orlando Arends
Lienor's Signature

Orlando Arends
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 22 day of Dec, 2020 by Orlando Arends as Owner for Advanced Utilities & Septic.



Robyn A Boback
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: Pet Paradise - World Golf Village
 Contractor: Advanced Utilities and Septic Inc
 Developer: Pet Paradise

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Sevices (Size and Type)				
1 1/2" Poly	Ea	1	\$ 1,480.00	\$ 1,480.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 6,590.00

Exhibit "C" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: 11-20-2020
Project Title: Pet Paradise WGV
St. Johns County, Florida

FROM: Advanced Utilities and Septic
Post Office Box 3006
St. Augustine, Florida 32085

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

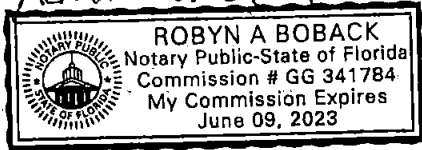
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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:
[Signature]
Contractor's Signature
Orlando Arends
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 24 day of Nov, 2020, by Orlando Arends as owner for Advanced Utilities + Septic



[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Board of County Commissioners

Utility Department

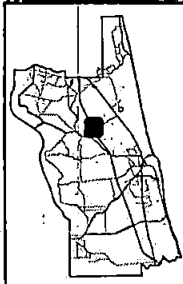
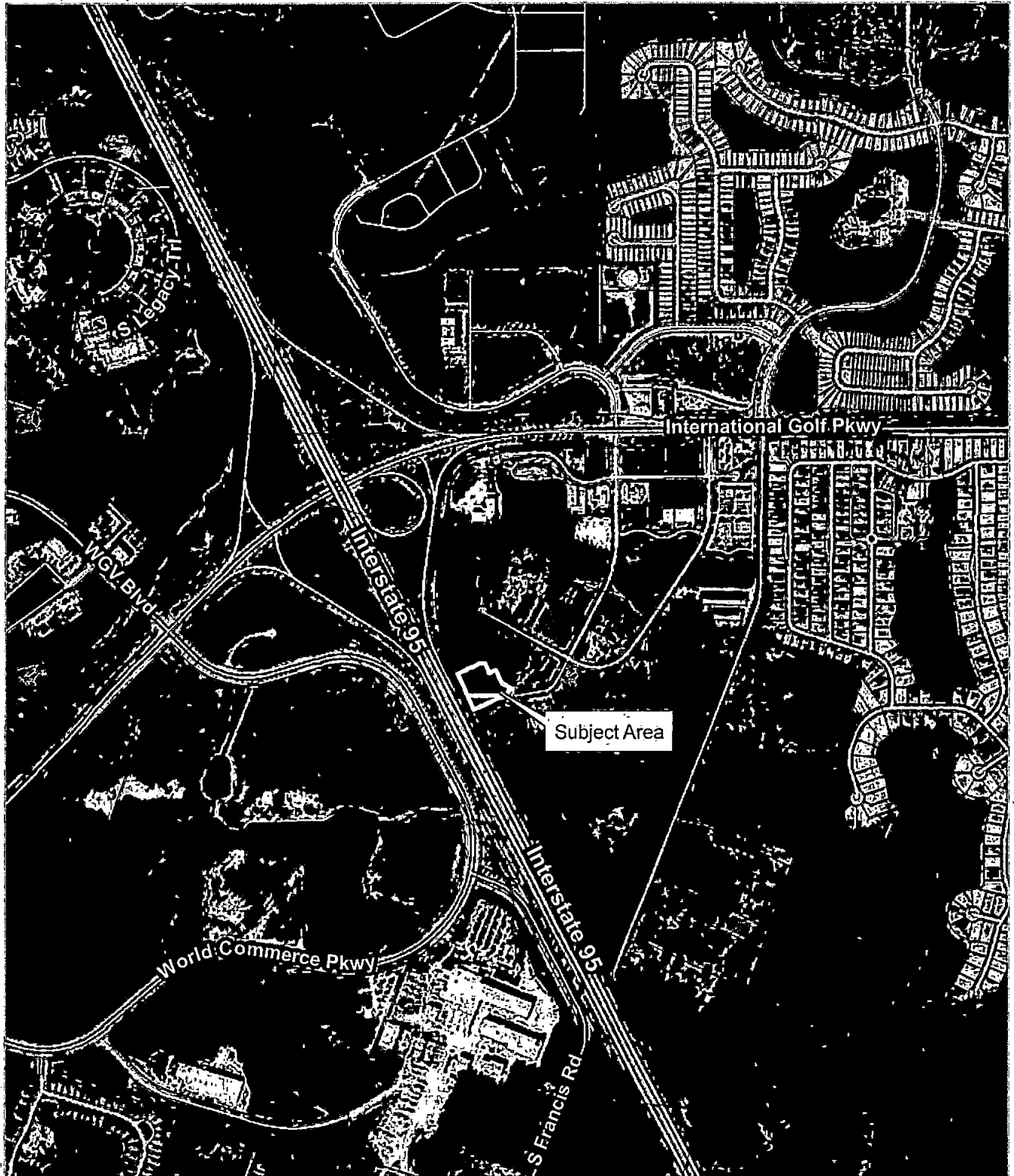
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Pet Paradise WGV
DATE: February 16, 2021

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 Pet Paradise WGV.

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
 0 245 490 980
 Feet
 Date: 3/11/2021

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

Pet Paradise WGV

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.

