

RESOLUTION NO. 2025-200

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE WORLD COMMERCE INDUSTRIAL LOCATED OFF OF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, TR WCC Property Owner LLC, a foreign limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values, conveying all personal property associated with the water and sewer systems to serve World Commerce Industrial, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Riverstone Construction, 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 World Commerce Industrial, 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, 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 Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.


PASSED AND ADOPTED this 17th day of June, 2025.

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

Rendition Date JUN 17 2025

By: 
Krista Joseph, Chair

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


Deputy Clerk



**ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE**

PROJECT: World Commerce Industrial

TR WCC Property Owner LLC, C/O Barings LLC, 300 S. Tryon St., Suite 2500, Charlotte, NC 28202

Owners Name and Address, (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 the project listed above. (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 10th of October, 2024.

WITNESS:

[Signature]
Witness Signature

Jack Cune
Witness Print Name

OWNER:

[Signature]
Owner Signature

Hayden Tilley
Owner Print Name

STATE OF Massachusetts
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 10 day of October, 2024, by

Hayden Tilley as Director for TR WCC Property Owner LLC.

Regan E Patten
Notary Public
My Commission Expires: 3.16.2029

Personally Known or Produced Identification
Type of Identification Produced

Drivers License



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name:	World Commerce Industrial			
Contractor:	Riverstone Construction			
Developer:	Foundry Commercial			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE DR-9	LF	15	\$ 2.50	\$ 37.50
10" DR18	LF	8	\$ 75.00	\$ 600.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
20x10 Tapping Sleeve & Valve	Ea	1	\$ 13,500.00	\$ 13,500.00
10x2 Tee	Ea	1	\$ 750.00	\$ 750.00
2" Gate Valve	Ea	1	\$ 82.00	\$ 82.00
2" 90 Degree Bend	Ea	1	\$ 10.00	\$ 10.00
10" Gate Valve (Fire Line)	Ea	1	\$ 1,930.00	\$ 1,930.00
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 16,909.50

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	World Commerce Industrial			
Contractor:	Riverstone Construction			
Developer:	Foundry Commercial			
	UNIT	QUANTITY	UNIT COST	TOTAL COST

Force Mains (Size, Type & Pipe Class)

4" HDPE DR 11	LF	192	\$ 52.08	\$ 9,999.36
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Sewer Valves (Size and Type)

4" Gate Valve	Ea	1	\$ 855.00	\$ 855.00
12x4 Tapping Sleeve	Ea	1	\$ 1,000.00	\$ 1,000.00
	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 \$ 11,854.36

Exhibit "B" to the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

01.28.2025 to TR WCC Property Owners
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
World Commerce Industrial - \$28,763.86

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 26th day of February, 2025.

WITNESS:

Stephen Holton

Witness Signature

Print Witness Name

CONTRACTOR:

Crystal Bui

Lienor's Signature

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 4th day of March, 2025, by Crystal Bui as Owner for Riverstone Construction

Stephen Holton
Notary Public
My Commission Expires: 07.22.2025

Personally Known or Produced Identification
Type of Identification Produced
Personally Known



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name:	World Commerce Industrial			
Contractor:	Riverstone Construction			
Developer:	Foundry Commercial			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE DR-9	LF	15	\$ 2.50	\$ 37.50
10" DR18	LF	8	\$ 75.00	\$ 600.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
20x10 Tapping Sleeve & Valve	Ea	1	\$ 13,500.00	\$ 13,500.00
10x2 Tee	Ea	1	\$ 750.00	\$ 750.00
2" Gate Valve	Ea	1	\$ 82.00	\$ 82.00
2" 90 Degree Bend	Ea	1	\$ 10.00	\$ 10.00
10" Gate Valve (Fire Line)	Ea	1	\$ 1,930.00	\$ 1,930.00
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 16,909.50

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	World Commerce Industrial			
Contractor:	Riverstone Construction			
Developer:	Foundry Commercial			
	UNIT	QUANTITY	UNIT COST	TOTAL COST

Force Mains (Size, Type & Pipe Class)				
4" HDPE DR 11	LF	192	\$ 52.08	\$ 9,999.36
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 855.00	\$ 855.00
12x4 Tapping Sleeve	Ea	1	\$ 1,000.00	\$ 1,000.00
	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			\$	11,854.36
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ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 1/28/2025 **3E - CLOSEOUT - WARRANTY**

Project Title: WORLD COMMERCE INDUSTRIAL

FROM: RIVERSTONE CONSTRUCTION
Contractor's Name

Address: 6510 COLUMBIA PARK DR
SUITE # 105
JACKSONVILLE FL 32258

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:

CRYSTAL BUI
Print Contractor's Name

Crystal Bui
Contractor's Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 27th day of FEBRUARY, 2025, by CRYSTAL BUI as OWNER for RIVERSTONE CONSTRUCTION

[Signature]
Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced:

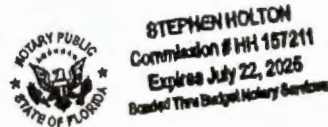




Exhibit "D" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: April 23, 2025
SUBJECT: World Commerce Industrial (ASBULT 2025000009)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of World Commerce Industrial.

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.



2024 Aerial Imagery
Date: 5/15/2025

World Commerce Industrial
**Bill of Sale, Release of
Lien and Warranty**



**Land Management
Systems**
Real Estate Division
(904) 209-0790

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.