

RESOLUTION NO. 2025- 79

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, SEWER AND REUSE SYSTEMS TO SERVE SILVER FALLS PHASE 1 (SILVERLEAF PARCEL 22A) LOCATED OFF OF SILVERLAKE DRIVE.

RECITALS

WHEREAS, Ag Ehc II (Len) Multi State 1, 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, sewer and reuse systems to serve Silver Falls Phase 1 (Silverleaf Parcel 22A), attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Petticoat-Schmitt Civil Contractors, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silver Falls Phase 1 (Silverleaf Parcel 22A), 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 18th day of march, 2025.

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

Rendition Date MAR 18 2025

By: 
Krista Joseph, Chair

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

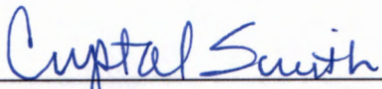

Deputy Clerk



Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Silverleaf Parcel 22A Aka Silver Falls Phase 1

AG EHC II (LEN) MULTI STATE 1 LLC, c/o Essential Housing Asset Management, LC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255

Owners Name and Address, (the "Seller")

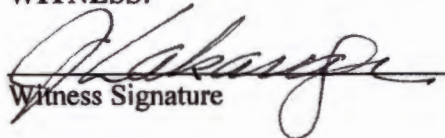
for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to St. Johns County, Florida, a political subdivision of the State of Florida, 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 30 of September, 2024.

WITNESS:

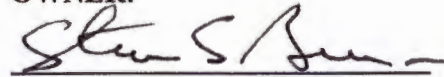


Witness Signature

Jeanette Lakavage

Witness Print Name

OWNER:



Owner Signature


Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC

Owner Print Name

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 30 day of September, 2024, by Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC.

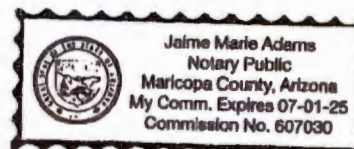


Notary Public

My Commission Expires: 07/01/2025

Personally Known or Produced Identification

Type of Identification Produced



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

Project Name:	Silverleaf Parcel 22A Phase 1			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR18 FPVC	LF	503	\$ 110.00	\$ 55,330.00
12" DR18	LF	3749	\$ 125.00	\$ 468,625.00
8" DR 18	LF	3600	\$ 65.00	\$ 234,000.00
4" DR 18	LF	503	\$ 35.00	\$ 17,605.00
2" Water Main	LF	153	\$ 20.00	\$ 3,060.00
Water Valves (Size and Type)				
12" Gate Valves	Ea	13	\$ 4,600.00	\$ 59,800.00
8" Gate Valve	Ea	15	\$ 2,800.00	\$ 42,000.00
6" Gate Valve	Ea	11	\$ 2,000.00	\$ 22,000.00
			\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrants	Ea	19	\$ 5,200.00	\$ 98,800.00
Flushing Hydrant	Ea	3	\$ 1,500.00	\$ 4,500.00
			\$ -	\$ -
Sevices (Size and Type)				
Water Services	Ea	136	\$ 1,000.00	\$ 136,000.00
Lift Station Water Service	Ea	1	\$ 2,500.00	\$ 2,500.00
			\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 1,144,220.00

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

Project Name:	Silverleaf Parcel 22A Phase 1			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" DR18	LF	3496	\$ 95.00	\$ 332,120.00
8" DR18	LF	28	\$ 105.00	\$ 2,940.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sewer Valves (Size and Type)				
Air Release Valves	Ea	2	\$ 12,500.00	\$ 25,000.00
10" Gate Valve	Ea	4	\$ 3,600.00	\$ 14,400.00
8" Gate Valve	Ea	1	\$ 2,650.00	\$ 2,650.00
			\$ -	\$ -
			\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR26	LF	4372	\$ 95.00	\$ 415,340.00
10" DR 26	LF	1610	\$ 170.00	\$ 273,700.00
			\$ -	\$ -
			\$ -	\$ -
Laterals (Size and Type)				
8" DR26	EA	136	\$ 1,875.00	\$ 255,000.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	1	\$ 9,750.00	\$ 9,750.00
6-8 foot deep Type A	EA	3	\$ 9,750.00	\$ 29,250.00
8-10 foot deep Type A	EA	1	\$ 9,750.00	\$ 9,750.00
10-12 foot deep Type A	EA	2	\$ 9,750.00	\$ 19,500.00
> 12 foot deep Type A 5' DIA	EA	6	\$ 9,750.00	\$ 58,500.00
4-6 foot deep Type A, Lined	EA	3	\$ 16,500.00	\$ 49,500.00
6-8 foot deep Type A, Lined	EA	2	\$ 16,500.00	\$ 33,000.00
10-12 foot deep Type A, Lined	EA	1	\$ 16,500.00	\$ 16,500.00
> 12 foot deep Type A, Lined	EA	1	\$ 16,500.00	\$ 16,500.00
> 12 foot deep Type A 5' DIA, Lined	EA	3	\$ 16,500.00	\$ 49,500.00
10-12 foot deep Type B Lined	EA	1	\$ 24,500.00	\$ 24,500.00
>12 foot deep Type B Lined	EA	3	\$ 24,500.00	\$ 73,500.00
Lift Station				
Lift Station Installation	Lump Sum	1	\$ 595,000.00	\$ 595,000.00
			Total Sewer System Cost	\$ 2,305,900.00

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

Project Name:	Silverleaf Parcel 22A Phase 1			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
16" DR18	LF	3502	\$ 200.00	\$ 700,400.00
12" DR18	LF	678	\$ 150.00	\$ 101,700.00
8" DR 18	LF	2437	\$ 70.00	\$ 170,590.00
6" DR 18	LF	219	\$ 45.00	\$ 9,855.00
4" DR 18	LF	188	\$ 35.00	\$ 6,580.00
2" Reuse Main	LF	73	\$ 20.00	\$ 1,460.00
Reuse Valves (Size and Type)				
16" Gate Valve	Ea	6	\$ 9,500.00	\$ 57,000.00
12" Gate Valve	Ea	4	\$ 4,600.00	\$ 18,400.00
8" Gate Valve	Ea	12	\$ 2,800.00	\$ 33,600.00
6" Gate Valve	Ea	1	\$ 2,000.00	\$ 2,000.00
4" Gate Valve	Ea	1	\$ 1,650.00	\$ 1,650.00
Hydrants Assembly (Size and Type)				
Flushing Hydrant	Ea	3	\$ 1,500.00	\$ 4,500.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
Reuse Services	Ea	54	\$ 975.00	\$ 52,650.00
Lift Station Reuse Service	Ea	1	\$ 1,725.00	\$ 1,725.00
			\$ -	\$ -
			\$ -	\$ -
			Total Reuse System Cost	\$ 1,162,110.00



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 \$ 4,612,230

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

September 23rd, 2024 to AG EHC II (LEN) MULTI STATE 1 LLC
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
 Silverleaf Parcel 22A Phase 1

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 30th day of September, 2024.

WITNESS:

Kristen Wacker
 Witness Signature
Kristen Wacker
 Print Witness Name

CONTRACTOR:

[Signature]
 Lienor's Signature
Jeff Rumer
 Print Lienor's Name

STATE OF FL
 COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of September, 2024, by Jeff Rumer as Executive Vice President of Operations for Patterson-Schmitt Civil Contractors, Inc.



[Signature]
 Notary Public
 My Commission Expires: 06/01/2027

Personally Known or Proper Identification
 Type of Identification Produced

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

Project Name:	Silverleaf Parcel 22A Phase 1			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR18 FPVC	LF	503	\$ 110.00	\$ 55,330.00
12" DR18	LF	3749	\$ 125.00	\$ 468,625.00
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4" DR 18	LF	503	\$ 35.00	\$ 17,605.00
2" Water Main	LF	153	\$ 20.00	\$ 3,060.00
Water Valves (Size and Type)				
12" Gate Valves	Ea	13	\$ 4,600.00	\$ 59,800.00
8" Gate Valve	Ea	15	\$ 2,800.00	\$ 42,000.00
6" Gate Valve	Ea	11	\$ 2,000.00	\$ 22,000.00
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Hydrants Assembly (Size and Type)				
Fire Hydrants	Ea	19	\$ 5,200.00	\$ 98,800.00
Flushing Hydrant	Ea	3	\$ 1,500.00	\$ 4,500.00
			\$ -	\$ -
Sevices (Size and Type)				
Water Services	Ea	136	\$ 1,000.00	\$ 136,000.00
Lift Station Water Service	Ea	1	\$ 2,500.00	\$ 2,500.00
			\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 1,144,220.00

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

Project Name:	Silverleaf Parcel 22A Phase 1				
Contractor:	Petticoat-Schmitt Civil Contractors				
Developer:	Land Planners Development II, Inc.				
	<table border="1"> <thead> <tr> <th>UNIT</th> <th>QUANTITY</th> <th>UNIT COST</th> <th>TOTAL COST</th> </tr> </thead> </table>	UNIT	QUANTITY	UNIT COST	TOTAL COST
UNIT	QUANTITY	UNIT COST	TOTAL COST		

Force Mains (Size, Type & Pipe Class)				
10" DR18	LF	3496	\$ 95.00	\$ 332,120.00
8" DR18	LF	28	\$ 105.00	\$ 2,940.00
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			\$ -	\$ -
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Sewer Valves (Size and Type)				
Air Release Valves	Ea	2	\$ 12,500.00	\$ 25,000.00
10" Gate Valve	Ea	4	\$ 3,600.00	\$ 14,400.00
8" Gate Valve	Ea	1	\$ 2,650.00	\$ 2,650.00
			\$ -	\$ -
			\$ -	\$ -

Gravity Mains (Size, Type & Pipe Class)				
8" DR26	LF	4372	\$ 95.00	\$ 415,340.00
10" DR 26	LF	1610	\$ 170.00	\$ 273,700.00
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			\$ -	\$ -

Laterals (Size and Type)				
8" DR26	EA	136	\$ 1,875.00	\$ 255,000.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -

Manholes (Size and Type)				
4-6 foot deep Type A	EA	1	\$ 9,750.00	\$ 9,750.00
6-8 foot deep Type A	EA	3	\$ 9,750.00	\$ 29,250.00
8-10 foot deep Type A	EA	1	\$ 9,750.00	\$ 9,750.00
10-12 foot deep Type A	EA	2	\$ 9,750.00	\$ 19,500.00
> 12 foot deep Type A 5' DIA	EA	6	\$ 9,750.00	\$ 58,500.00
4-6 foot deep Type A, Lined	EA	3	\$ 16,500.00	\$ 49,500.00
6-8 foot deep Type A, Lined	EA	2	\$ 16,500.00	\$ 33,000.00
10-12 foot deep Type A, Lined	EA	1	\$ 16,500.00	\$ 16,500.00
> 12 foot deep Type A, Lined	EA	1	\$ 16,500.00	\$ 16,500.00
> 12 foot deep Type A 5' DIA, Lined	EA	3	\$ 16,500.00	\$ 49,500.00
10-12 foot deep Type B Lined	EA	1	\$ 24,500.00	\$ 24,500.00
>12 foot deep Type B Lined	EA	3	\$ 24,500.00	\$ 73,500.00

Lift Station				
Lift Station Installation	Lump Sum	1	\$ 595,000.00	\$ 595,000.00
			Total Sewer System Cost	\$ 2,305,900.00

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

Project Name:	Silverleaf Parcel 22A Phase I			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
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12" DR18	LF	678	\$ 150.00	\$ 101,700.00
8" DR 18	LF	2437	\$ 70.00	\$ 170,590.00
6" DR 18	LF	219	\$ 45.00	\$ 9,855.00
4" DR 18	LF	188	\$ 35.00	\$ 6,580.00
2" Reuse Main	LF	73	\$ 20.00	\$ 1,460.00
Reuse Valves (Size and Type)				
16" Gate Valve	Ea	6	\$ 9,500.00	\$ 57,000.00
12" Gate Valve	Ea	4	\$ 4,600.00	\$ 18,400.00
8" Gate Valve	Ea	12	\$ 2,800.00	\$ 33,600.00
6" Gate Valve	Ea	1	\$ 2,000.00	\$ 2,000.00
4" Gate Valve	Ea	1	\$ 1,650.00	\$ 1,650.00
Hydrants Assembly (Size and Type)				
Flushing Hydrant	Ea	3	\$ 1,500.00	\$ 4,500.00
				\$ -
			\$ -	\$ -
Sevices (Size and Type)				
Reuse Services	Ea	54	\$ 975.00	\$ 52,650.00
Lift Station Reuse Service	Ea	1	\$ 1,725.00	\$ 1,725.00
			\$ -	\$ -
			\$ -	\$ -
			Total Reuse System Cost	\$ 1,162,110.00

Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: September 13, 2024
Project Title: Silverleaf Parcel 22A Phase 1
FROM: Petticoat-Schmitt Civil Contractors
Contractor's Name
Address: 6380 Phillips Hwy
Jacksonville, FL 32216

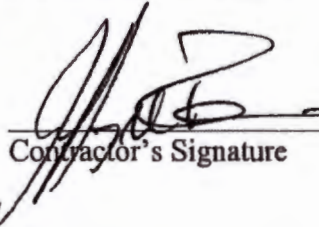
TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

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:

Petticoat-Schmitt Civil Contractors
Print Contractor's Name


Contractor's Signature

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 19th day of September, 2024, by Jeff Rumer as Executive VP of Operations for Petticoat-Schmitt Civil Contractors, Inc.



Jodi Marson
Notary Public
My Commission Expires: 06/01/2027

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: February 18, 2025
SUBJECT: Silver Falls Phase 1 (Silverleaf Parcel 22A) (ASBULT 2024000164)

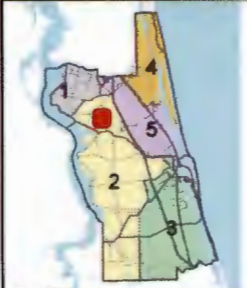
St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Silver Falls Phase 1 (Silverleaf Parcel 22A).

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



2024 Aerial Imagery

Date: 2/21/2025

Silver Falls Phase 1
(Silverleaf Parcel 22A)

Bill of Sale, Final Release
of Lien and Warranty



Land Management
Systems

(904) 209-0798

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.