

## **BILL OF SALE ABSOLUTE**

KNOW ALL BY THESE PRESENTS, that DK Central Park LLC, a Florida limited liability company (“Transferor”), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, transfer and deliver unto the City of Port St. Lucie, a Florida municipal corporation (the “City”), its legal representatives, successors and assigns, all those improvements described in Schedule 1, attached hereto and made a part hereof (the “Transferred Improvements”).

TO HAVE AND TO HOLD the same unto the City, its legal representatives, successors and assigns, forever.

AND TRANSFEROR does, for itself, its legal representatives, successors and assigns, covenant to and with the City, its legal representatives, successors and assigns, that Transferor is the lawful owners of the Transferred Improvements; that the Transferred Improvements are free and clear of all liens, encumbrances, and charges whatsoever; that is has a good right and lawful authority to sell the Transferred Improvements unto the City, its legal representatives, successors and assigns, against the lawful claims and demands of all person whomsoever.

[Signatures and acknowledgements appear on the following page]

IN WITNESS WHEREOF, Transferor has caused this Bill of Sale Absolute to be executed this 12<sup>th</sup> day of FEB. 2026.

WITNESS:

BY:

DK Central Park LLC,  
a Florida limited liability company

[Signature]  
Signature

Darlene J. Miklos

Printed Name

[Signature]  
Signature

Bryon T. LoPreste

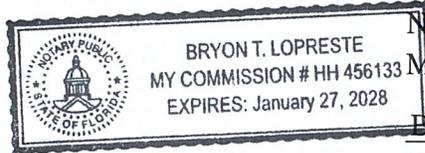
Printed Name

By: [Signature]  
Name: James Harvey  
Title: Authorized Signatory

STATE OF FLORIDA

COUNTY OF ~~SIX~~ HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of February 2026 by James Harvey as Authorized Signatory of DK Central Park LLC, a Florida limited liability company, on behalf of said company. He is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]

Notary Public

My Commission Expires: 01/27/28

Bryon T. LoPreste

Notary Printed Name

BILL OF SALE  
SCHEDULE 1  
TRANSFERRED IMPROVEMENTS

The “Transferred Improvements” consist of the following items:

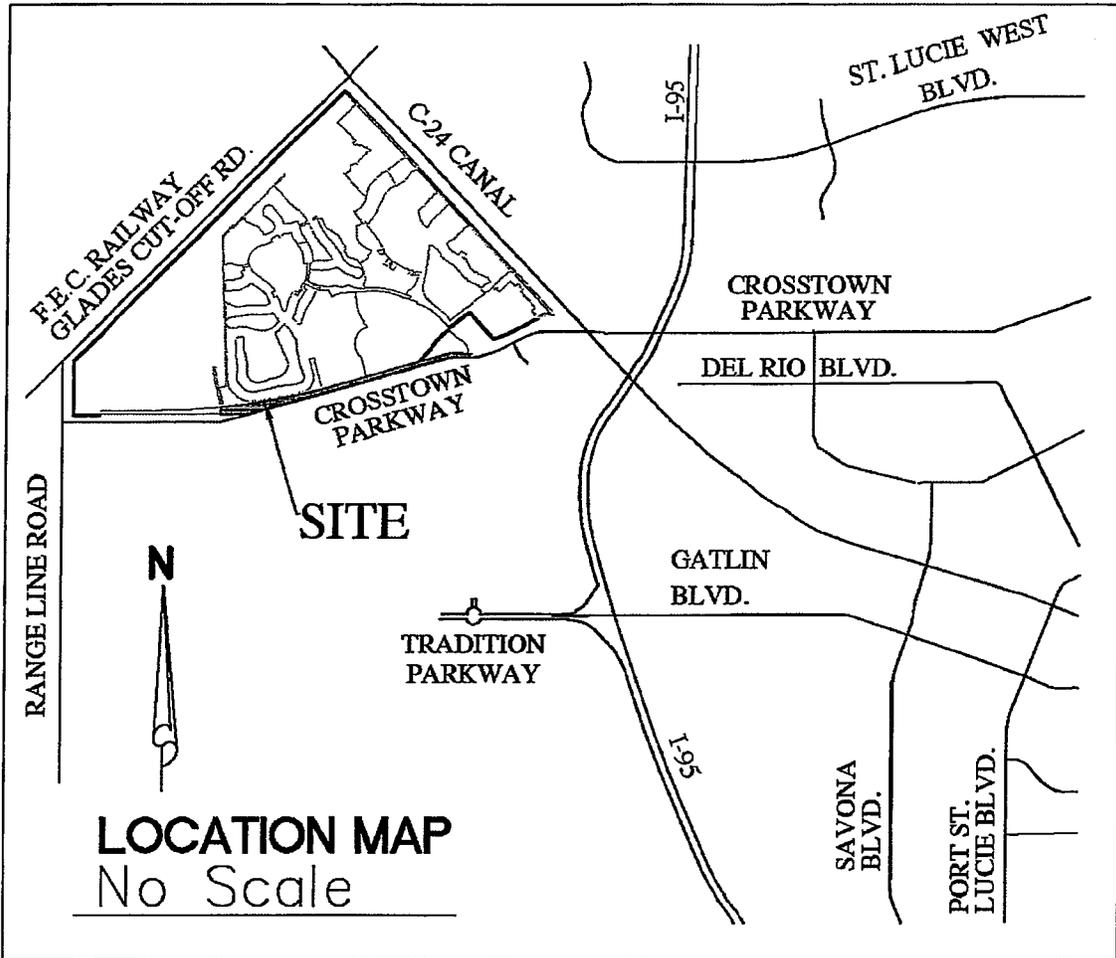
Those certain regulatory and non-regulatory signs; traffic signal, including, without limitation, all structures and improvements designed, installed, and maintained for the purpose of operating the traffic signal; roadways; the roadway drainage system, including, without limitation, all structures and improvements designed, installed, and maintained for the purpose of draining and collecting rainfall discharges from the roadways and conveying such water to the stormwater system, including, without limitations, curbs, inlets, manholes, grillwork, catch basins, culverts, and discharge pipes, located within that right-of-way identified and depicted on Schedule 1(a) attached hereto.

BILL OF SALE  
SCHEDULE 1(a)  
DEPICTION OF THE RIGHT-OF-WAY

[INSERT LEGAL DESCRIPTION OF PLAT AND ATTACH PLAT]

[See attached Exhibit A (2) pages]

**Exhibit A**  
**Location Map with Legal Description**  
**Project Name: Crosstown Parkway Plat 2-A**



BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT 1, TRADITION PLAT NO. 32, PLAT BOOK 62, PAGES 5 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 4, 5, AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.68 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6120.81 FEET; THENCE S.45°13'59"E.,

A DISTANCE OF 5258.64 FEET TO THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH POD G - PLAT NO.5, AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING, SAID SOUTHWESTERLY CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THAT WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22918.00 AND A RADIAL BEARING OF N.05°53'07"W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, ALSO THE SOUTH BOUNDARY LINE OF SAID PLAT OF VERANO SOUTH - POD G - PLAT NO.5, THROUGH A CENTRAL ANGLE OF 09°24'31", A DISTANCE OF 3763.37 FEET TO THE SOUTHEAST CORNER OF SAID PLAT AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22918.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°41'57", A DISTANCE OF 279.63 FEET TO A POINT OF TANGENCY; THENCE N.74°00'26"E., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1444.37 FEET TO THE SOUTHWEST CORNER OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.74°00'26"E., ALONG THE SOUTH BOUNDARY LINE OF SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AND SAID NORTH RIGHT-OF-WAY LINE, ALSO THE NORTH RIGHT-OF-WAY LINE OF ADDITIONAL ACQUISITION PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 3569, PAGE 1177, OF SAID PUBLIC RECORDS, A DISTANCE OF 3000.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1575.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AND SOUTH BOUNDARY LINE OF SAID PLAT, ALSO THE NORTH RIGHT-OF-WAY LINE OF SAID ADDITIONAL ACQUISITION PARCEL, THROUGH A CENTRAL ANGLE OF 19°32'55", A DISTANCE OF 537.37 FEET TO A POINT OF TANGENCY; THENCE S.86°26'39"E., ALONG THE SOUTH BOUNDARY LINE OF SAID PLAT AND THE NORTH RIGHT-OF-WAY LINE OF SAID ADDITIONAL ACQUISITION PARCEL, A DISTANCE OF 259.29 FEET; THENCE CONTINUE S.86°26'39"E., ALONG THE SOUTHERLY LINE OF ACCESS INGRESS / EGRESS AND UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3156, PAGE 1262, OF SAID PUBLIC RECORDS, A DISTANCE OF 50.11 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1325.00 AND A RADIAL BEARING OF N.03°32'43"E., AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF ACCESS INGRESS / EGRESS AND UTILITY EASEMENT, THROUGH A CENTRAL ANGLE OF 08°24'27", A DISTANCE OF 194.43 FEET TO A NON-TANGENT INTERSECTION AND A POINT OF CUSP; THENCE S.76°04'00"W., ALONG THE NORTH LINE TRADITION PLAT NO. 32, AS RECORDED IN PLAT BOOK 62, PAGE 5, OF SAID PUBLIC RECORDS, A DISTANCE OF 87.41 FEET; THENCE S.01°21'48"E., A DISTANCE OF 133.44 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1475.00 AND A RADIAL BEARING OF N.01°10'52"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF OPEN SPACE TRACT #1, AS SHOWN ON SAID PLAT OF TRADITION PLAT NO. 32, THROUGH A CENTRAL ANGLE OF 04°44'13", A DISTANCE OF 121.95 FEET TO A POINT OF TANGENCY; THENCE N.86°26'39"W., ALONG SAID NORTH LINE, A DISTANCE OF 309.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1425.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°19'24", A DISTANCE OF 331.36 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTH LINE OF O.L. PEACOCK CANAL PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING NINE (9) COURSES BEING BY SAID NORTH LINE OF O.L. PEACOCK CANAL PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF THAT WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS: 1) THENCE S.74°54'36"W., ALSO ALONG THE SOUTH LINE OF THAT RIGHT-OF-WAY ACQUISITION PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 3569, PAGE 1177, OF SAID PUBLIC RECORDS, A DISTANCE OF 881.64 FEET; 2) THENCE S.27°11'26"E., A DISTANCE OF 5.60 FEET; 3) THENCE S.74°00'26"W., ALSO ALONG THE SOUTH RIGHT-OF-WAY LINE OF THAT ADDITIONAL ACQUISITION PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 3569, PAGE 1172, OF SAID PUBLIC RECORDS, A DISTANCE OF 99.38 FEET; 4) THENCE N.38°44'44"E., A DISTANCE OF 1.02 FEET; 5) THENCE S.74°00'26"W., A DISTANCE OF 1625.09 FEET; 6) THENCE S.34°54'59"W., A DISTANCE OF 16.17 FEET; 7) THENCE S.74°35'02"W., A DISTANCE OF 625.46 FEET; 8) THENCE S.74°05'51"W., A DISTANCE OF 4615.46 FEET; 9) THENCE N.89°58'45"W., A DISTANCE OF 1001.78 FEET; THENCE N.00°01'15"E., A DISTANCE OF 258.62 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF THAT WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.05°33'35' W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°19'31", A DISTANCE OF 130.15 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,847,291 SQUARE FEET OR 42.408 ACRES, MORE OR LESS.