

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, that the Sundance Community Development District, ("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 owner of the Transferred Improvements; that the Transferred Improvements are free and clear of all liens, encumbrances and charges whatsoever; that it has good right and lawful authority to sell the Transferred Improvements; and that it will warrant and defend the sale of the Transferred Improvements unto the City, its legal representatives, successors and assigns, against the lawful claims and demands of all person whomsoever.

[Signatures and acknowledgments appear on the following page]

IN WITNESS WHEREOF, Transferor has caused this Bill of Sale Absolute to be executed this 6th day of SEPTEMBER 2024.

WITNESS:

BY: SUNDANCE COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Alex Akel, Chairperson

[Signature]
Signature

HERACIO MONCADA
Printed Name

[Signature]
Signature

Justin Tomczak
Printed Name

STATE OF FLORIDA
COUNTY OF PAIM BEACH

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 6th day of September 2024, by Alex Akel, as Chairperson of Sundance Community Development District on behalf of said District. He is personally known to me.

[Signature]
Notary Public

My Commission Expires:
10/06/2025
Notary Printed Name Jessica Spies



BILL OF SALE
SCHEDULE 1
TRANSFERRED IMPROVEMENTS

The "Transferred Improvements" consist of the following items:

Those certain regulatory and non-regulatory signs; roadways, including, without limitation, bridges and decorative architectural treatments on headwall facilities; and 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 roadway and conveying such water to the Wilson Grove stormwater system, including, without limitation, curbs, inlets, 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

BECKER ROAD AT WILSON GROVE, according to the plat thereof, as recorded in Plat Book 121, Page 7-13, of the Public Records of St. Lucie County, Florida, as depicted on the attached six (6) pages.

PLAT BOOK
PAGE
SHEET 2 OF 7

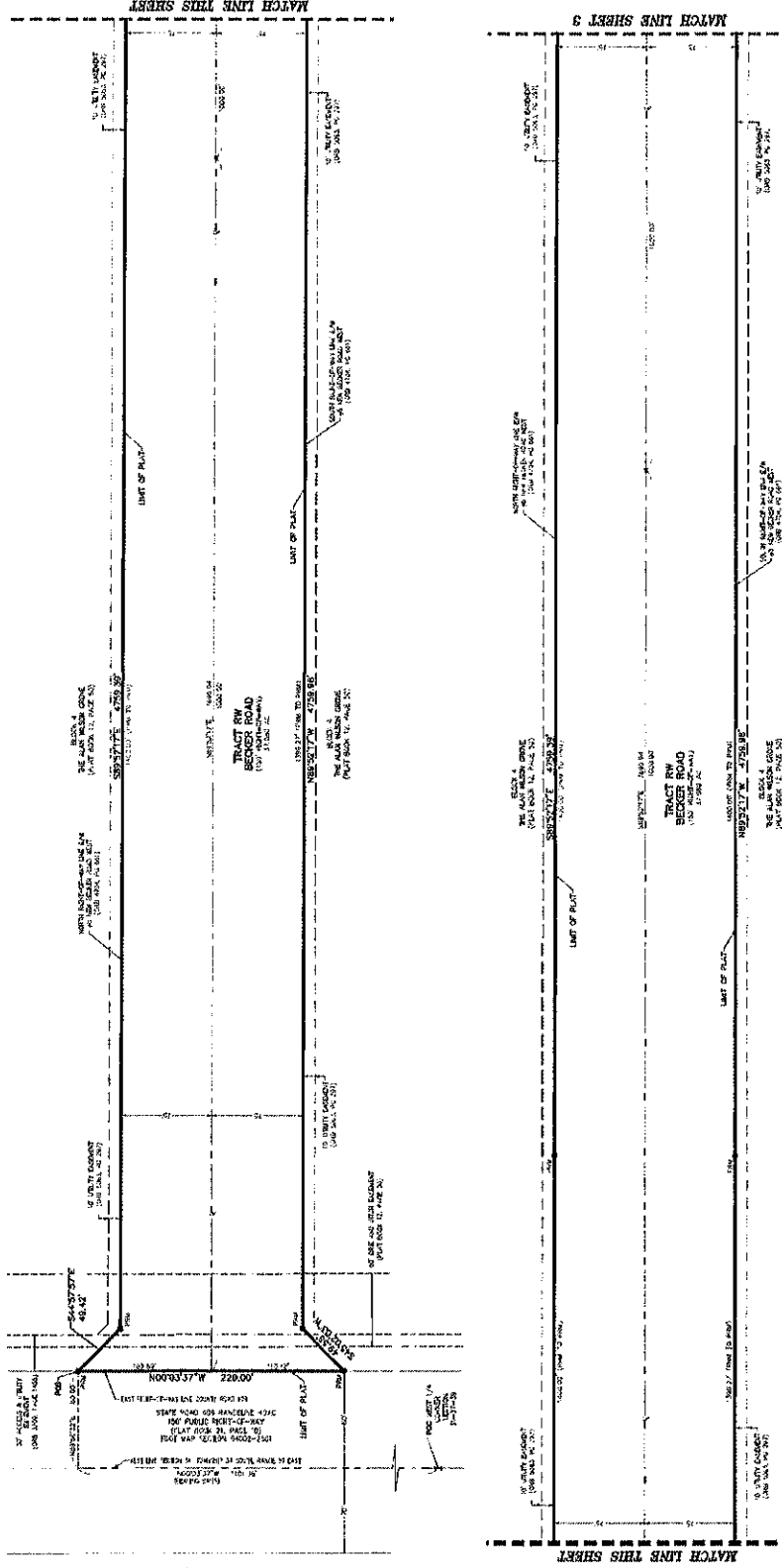
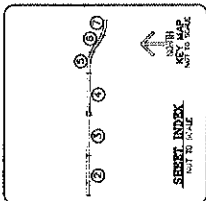
- LEGEND/ABBREVIATIONS**
- 1 - SURFACE ELEVATION
 - 2 - UNIMPROVED RIGHT-OF-WAY
 - 3 - IMPROVED RIGHT-OF-WAY
 - 4 - EXISTING DRIVE
 - 5 - EXISTING DRIVE
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BECKER ROAD AT WILSON GROVES

BEING A REPLAY OF A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 8, TRACT 3, BLOCK 7 AND BLOCK 8 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, AND A PORTION OF TRACT 4, BLOCK 7 AND BLOCK 8 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, TOGETHER WITH LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 4983, PAGE 2432 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LIVING IN SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA.

THIS PROJECT WAS DESIGNED BY
THOMAS L. FURNISS
 OF
CALLFIELD AND WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7800 GARDNER ROAD, SUITE 100
 PALM BEACH, FLORIDA 33410
 CERTIFICATE OF AUTHORIZATION NO. 10591



PSLUSD PROJECT NO. 5405
 CITY OF PORT ST. LUCIE
 PROJECT NO. P23-087

PLAT BOOK
PAGE
SHEET 3 OF 7

LEGEND/ABBREVIATIONS

- A — ALIEN RESIDENT
- B — BOUNDARY
- C — CEMETERY
- D — DISTRICT
- E — EASEMENT
- F — FLOOD ZONE
- G — GROUNDWATER
- H — HIGHWAY
- I — INTEREST
- J — JUDICIAL SALE
- K — LAKELAND
- L — LAND
- M — MARSH
- N — NATURAL
- O — OPEN SPACE
- P — PUBLIC
- Q — QUARTERS
- R — ROAD
- S — SCHOOL
- T — TRAIL
- U — UTILITY
- V — VARIANCE
- W — WATER
- X — X-ROAD
- Y — Y-ROAD
- Z — ZONING

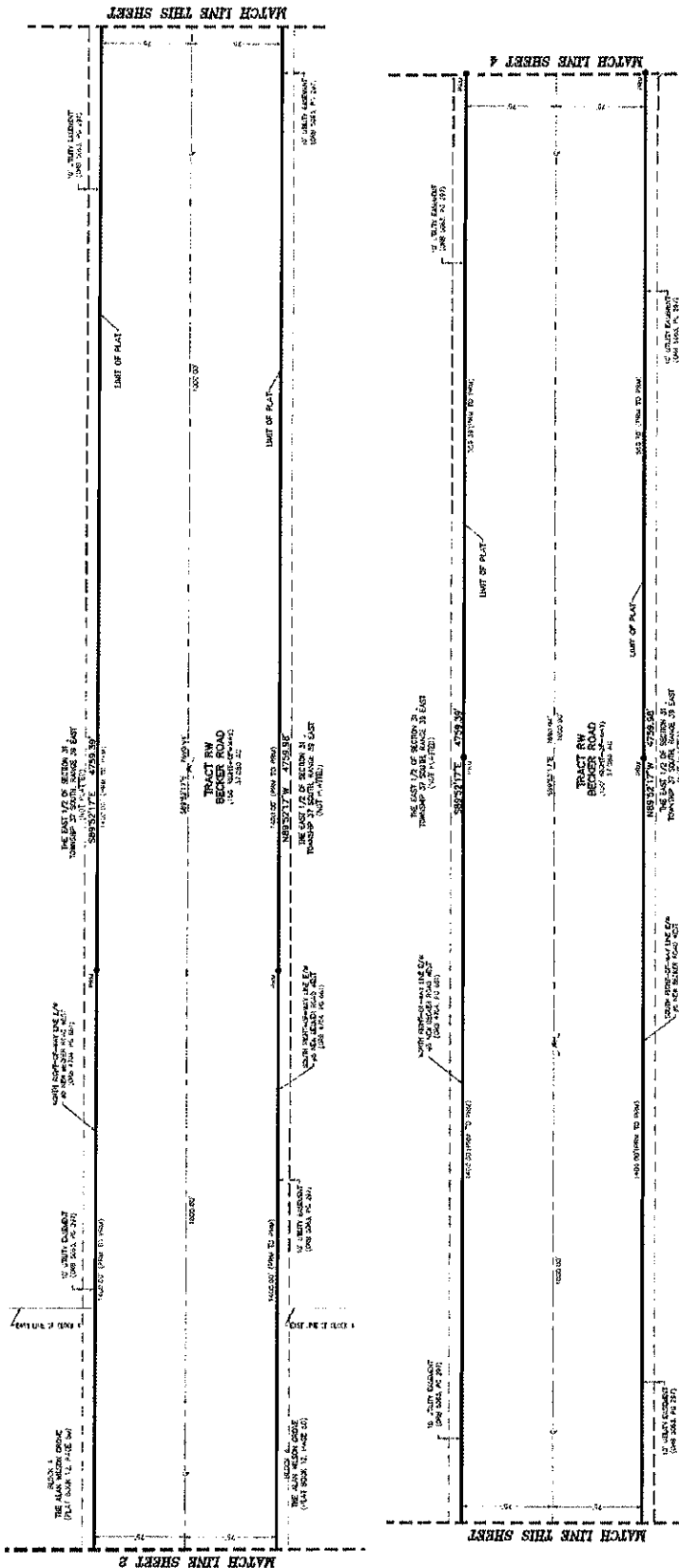
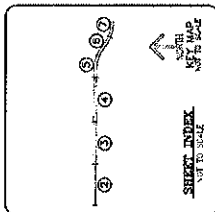


BECKER ROAD AT WILSON GROVES

BEING A REPLAT OF A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 6 TRACT 2, BLOCK 7 AND BLOCK 8 OF THE PLAT OF THE ALAN WILSON GROVE, A PLANNED COMMUNITY, AND A PORTION OF THAT 150 FOOT RIGHT-OF-WAY OF NEW E/W #2 BECKER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3454, PAGE 2432, AND A PORTION OF BECKER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 485, PAGE 2432, OFFICIAL RECORDS BOOK 2972, PAGE 802 TOGETHER WITH LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 485, PAGE 2432 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY

FOR THE USE OF
DAIFIELD and WHEELER, INC.
SURVEYORS, PLANNERS AND ENGINEERS
700 CLAY STREET, SUITE 200
BOCA RATON, FLORIDA 33434 - (561) 392-1891
CERTIFICATE OF AUTHORIZATION NO. 123591



PSLSD PROJECT NO. 5405
CITY OF FORT ST. LUCIE
PROJECT NO. P23-067

BECKER ROAD AT WILSON GROVES

BEING A REPLAT OF A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND A PORTION OF BLOCK 8 TRACT 2, BLOCK 9 TRACT 7 AND BLOCK 8 OF THE ALAN WILSON GROVE, BEING A PORTION OF BECKER ROAD IN TRACT 1 AND BECKER ROAD IN TRACT 2 AND BECKER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4704, PAGE 681, AND A PORTION OF BECKER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4704, PAGE 681, AND A PORTION OF BECKER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4885, PAGE 2432, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

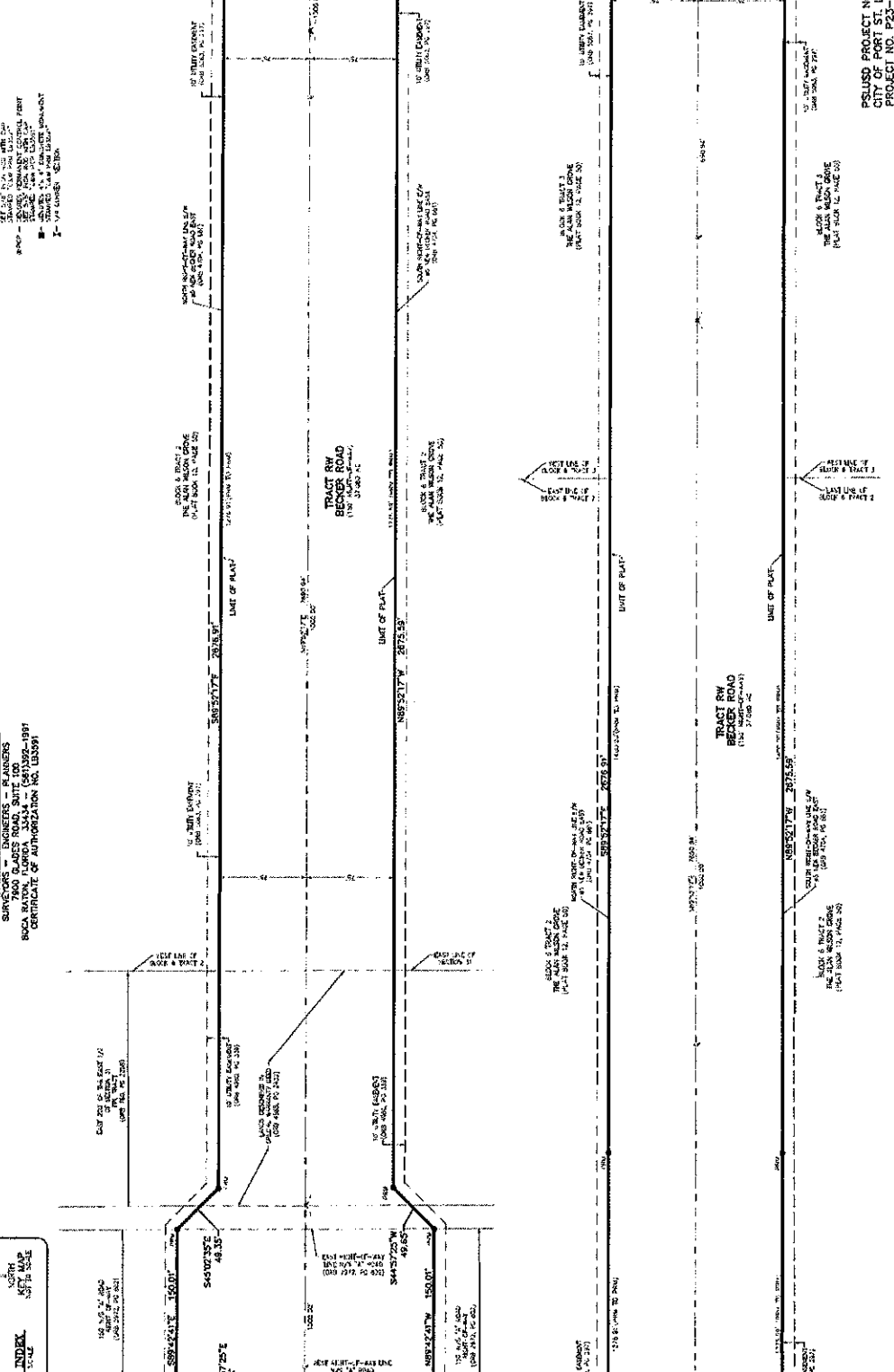
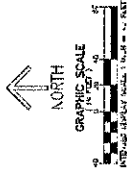
THIS INSTRUMENT PREPARED BY

CAULFIELD and WHEELER, INC.
SURVEYORS & ENGINEERS - PLANNERS
Boca Raton, Florida 33434 - (561) 992-1897
CERTIFICATE OF AUTHORIZATION NO. U33991

PLAT BOOK PAGE **SEBET 4 OF 7**

LEGEND/ABBREVIATIONS

- A - ALAN WILSON GROVE
- B - BECKER ROAD
- C - CAULFIELD AND WHEELER, INC.
- D - DISTRICT OF
- E - EASEMENT
- F - FUTURE DEVELOPMENT
- G - GROUND SURFACE
- H - HOPE ROAD
- I - IRON RAILROAD
- J - JUNCTION
- K - KENNEDY ROAD
- L - LANDS ACQUIRED BY STATE
- M - MAINTENANCE
- N - NORTH
- O - OPEN SPACE
- P - PLANNING
- Q - QUADRANT
- R - RAILROAD
- S - SERVICE ROAD
- T - TRACT
- U - UTILITIES
- V - VARIATION
- W - WILSON GROVE
- X - EXISTING
- Y - YIELD
- Z - ZONING



PSLSD PROJECT NO. 64903
CITY OF PORT ST. LUCIE
PROJECT NO. P23-067

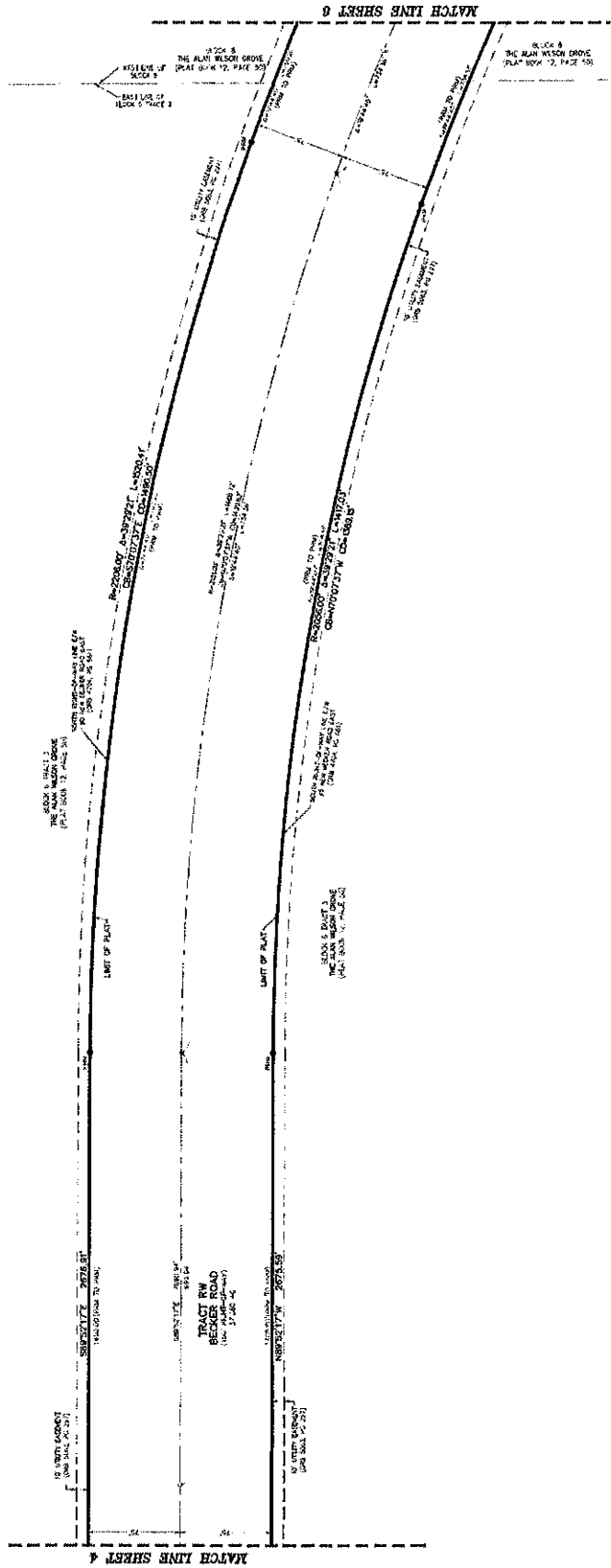
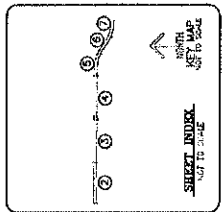
BECKER ROAD AT WILSON GROVES

BEING A PART OF PLAT BOOK 4885, CITY OF PORT ST. LUCIE, FLORIDA, AND A PORTION OF BLOCK 50 AND 50A AND A PORTION OF THAT 150 FOOT RIGHT-OF-WAY OF NEW E/W 85 BECKER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4704, PAGE 681 AND A PORTION OF N/5 "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, TOGETHER WITH LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 4985, PAGE 2432 AND 2433, TOGETHER WITH LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 4985, PAGE 2432 OF THE PUBLIC RECORDS SOUTH, RANGE 35 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
CAWFIELD GILG WHEELER, INC.
 3000 UNIVERSITY AVENUE
 7840 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561) 982-1891
 CERTIFICATE OF ADOPTION NO. 02581

PLAT BOOK
 PAGE
SHEET 5 OF 7

- LEGEND/ABBREVIATIONS**
- A = ADJACENT PROPERTY
 - B = BOUNDARY
 - C = CURB
 - D = DRIVE
 - E = EASEMENT
 - F = FENCE
 - G = GRASS
 - H = HIGHWAY
 - I = INTERSECTION
 - J = JUNCTION
 - K = KITCHEN
 - L = LOT
 - M = METERS
 - N = NORTH
 - O = OAK
 - P = PLANTING
 - Q = QUARTER
 - R = ROAD
 - S = SIDEWALK
 - T = TRACT
 - U = UTILITY
 - V = VARIATION
 - W = WALL
 - X = X-CUT
 - Y = YIELD
 - Z = ZONING



REPLUS PROJECT NO. 8405
 CITY OF PORT ST. LUCIE
 PROJECT NO. P23-097

