

WARRANTY

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Riverland Development Company, LLC, a Florida limited liability company (Developer), warrants to the City of Port St. Lucie (City) that the Transferred Improvements (as defined in the Bill of Sale Absolute executed by Developer and delivered to City) as shown in the approved Construction Plans and Specifications for Marshall Parkway at Riverland Parcel B – Phase 1 under permit number P21-157, are free from any defect, whether patent or latent, in design, manufacture, construction, workmanship, and materials. The Developer agrees to indemnify and hold City harmless from any claim, loss, damage, or other expense whatsoever, including attorney's fees, that City may suffer as a result of the failure of the Transferred Improvements to be as warranted. This warranty shall expire twelve (12) months from the date all Transferred Improvements are completed and turned over to the City.

In the event any defect, malfunction, or failure, not caused by City's misuse or damage, occurs during the warranty period, the Developer will correct the defect, malfunction, or failure without any expense, cost, or charge to City. Such correction will consist of repair to the defective item to make it operational, or if such item cannot be repaired or it is not commercially practicable to do so, then at the Developer's option, the item may be replaced. If, after ten (10) days' written notice, the Developer fails to proceed promptly to comply with the terms of this warranty, City may have the defect, malfunction, or failure corrected and the Developer will be liable for all expenses incurred.

The warranty set forth herein is cumulative and shall not exclude or affect the operation of any other warranty or guaranty provided by law. Nothing herein shall relieve the Developer of responsibility to third parties for negligence or for any defect in design, manufacture, construction, workmanship, and materials as otherwise provided by law.

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed by its duly authorized agents, and its corporate seal affixed hereto, this 9 day of July, 2025.

[Signature page to follow.]

BY:

RIVERLAND DEVELOPMENT COMPANY,
LLC, a Florida limited liability company

By: _____
Print Name: Richard M. Norwalk
Title: Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 9 day of July 2025 by Richard M. Norwalk as Vice President of Riverland Development Company, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me.

Seal
 **DANIELLE TOLZMANN**
Notary Public
State of Florida
Comm# HH233038
Expires 2/23/2026

Danielle Tolzmann
Signature
Danielle Tolzmann
Printed Name
Notary Public, State of Florida

ACCEPTANCE OF WARRANTY

The above Warranty is hereby accepted this _____ day of _____.

Attest:

CITY OF PORT ST. LUCIE

Print Name: _____
Title

By: _____
Title

(Seal)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____ 2025 by _____. He/She is personally known to me, or has produced _____ as identification and did not take an oath.

Seal

Signature

Printed Name
Notary Public, State of Florida