

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ST. LUCIE

BEFORE ME, the undersigned authority, personally appeared Alexander Akel (the "Affiant"), who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is Alex Akel, I am over the age of twenty-one (21) years, am *sui juris*, and have personal knowledge of the facts asserted herein.
2. Sundance Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, FS (the "District"), has caused certain roadway improvements (the "Roadway Improvements") to be constructed and/or installed upon the real property more particularly depicted on Exhibit "A" attached hereto and made a part hereof (the "Right-of-Way").
3. To the best of Affiant's knowledge and belief, there are no unrecorded labor, mechanic's or materialmen's liens against the Roadway Improvements, all materials, services, or labor furnished and used or provided in connection with the Roadway Improvements made upon the Right-of-Way have been paid for in full to date, and there are no unpaid bills or claims for labor, services, or materials furnished in connection with such Roadway Improvements upon the Right-of-Way; no person, firm, or corporation has or claims to have any lien against the Roadway Improvements for labor, services, or materials furnished in connection with the Roadway Improvements within the past 90 days; there are no claims whatsoever of any kind or description against any of the Roadway Improvements; and the Company has not and will not execute any instruments that would adversely affect title or interest in the Roadway Improvements transferred or to be transferred to the City of Port St. Lucie, a Florida municipal corporation (the "City").
4. Affiant understands that this Affidavit will be relied upon by the City in taking title to the Roadway Improvements conveyed pursuant to the Bill of Sale Absolute executed by the Company.
5. Affiant is executing this Affidavit solely in his capacity as Manager of the Company and no resort shall be had to any of Affiant's personal assets on account hereof.

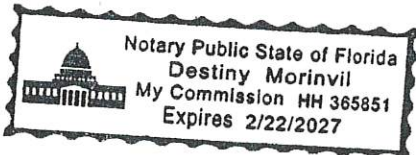
FURTHER AFFIANT SAYETH NAUGHT.

DATED this 25th day of October 2024.

SUNDANCE COMMUNITY DEVELOPMENT DISTRICT,
a local unit of special-purpose government pursuant to
Chapter 190, FS

By: [Signature]
Affiant Name: Alex Akel
Affiant Title: Chair

SUBSCRIBED AND SWORN before me by means of physical presence or online notarization, this 25th day of October 2024, by Alex Akel, as Chair of Sundance Community Development District, a local unit of special-purpose government, on behalf of said District. He is personally known to me.



[Signature]
Notary Public
My Commission Expires:
Destiny Morinvil
Notary Printed Name

EXHIBIT "A"

DEPICTION OF THE PROPERTY

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.

LEGEND/ABBREVIATIONS

- 1 - SUBMITTAL
- 2 - ASSESSOR'S MAP
- 3 - PLAT
- 4 - BOUNDARY
- 5 - EASEMENT
- 6 - RIGHT-OF-WAY
- 7 - EASEMENT
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BECKER ROAD AT WILSON GROVES

BEING A REPEAT OF PORTION OF SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 12, PAGE 50 AND A PORTION OF THAT 100 FOOT RIGHT-OF-WAY OF NEW EASEMENT BECKER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4704, PAGE 681 AND A PORTION OF N/S "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, TOGETHER WITH LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 4865, PAGE 2432 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 38 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS PROJECT IS PREPARED BY
RONNIE L. FURNISS

CAULFIELD, GRIFFIN & WHEELER, INC.
SURVEYORS
7000 GARDENS ROAD, SUITE 400
BOCA RATON, FLORIDA, 33434 - (561)992-1891
CERTIFICATE OF AUTHORIZATION NO. 003941

