

BILL OF SALE ABSOLUTE

KNOW ALL BY THESE PRESENTS, that Oak Ridge Ranches, 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").

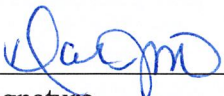
TO HAVE AND TO HOLD the same unto the City, its legal representatives, successors and assigns, forever.

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.

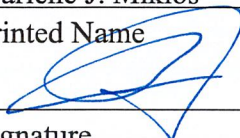
[Signatures and acknowledgements appear on the following page]

IN WITNESS WHEREOF, Transferor has caused this Bill of Sale Absolute to be executed this 12th day of Feb. 2026.

WITNESS:


Signature

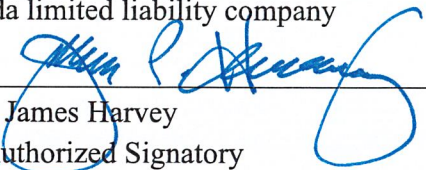
Darlene J. Miklos
Printed Name


Signature

Bryon T. LoPreste
Printed Name

BY:

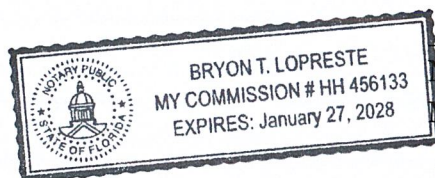
Oak Ridge Ranches, LLC,
a Florida limited liability company

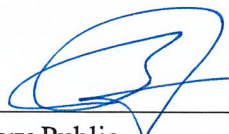
By: 
Name: James Harvey
Title: Authorized Signatory

STATE OF FLORIDA

COUNTY OF ~~ST. LUCIE~~ HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of Feb. 2026 by James Harvey as Authorized Signatory of Oak Ridge Ranches, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me or has produced _____ as identification.




Notary Public
My Commission Expires: 1-27-28

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; 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]

DESCRIPTION: CROSSTOWN PARKWAY – 2 B

BEING A PORTION OF WEST VIRGINIA EXTENSION, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING WITHIN SECTION 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 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", AS SHOWN ON CROSSTOWN PARKWAY PLAT 2-A, RECORDED IN PLAT BOOK 115, PAGES 15 THROUGH 18, INCLUSIVE, 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 WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TRACT "R-1", THROUGH A CENTRAL ANGLE OF 00°19'31", A DISTANCE OF 130.15 FEET TO A NON-TANGENT INTERSECTION AND THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT "R-1", AS SHOWN ON SAID CROSSTOWN PARKWAY PLAT 2-A; THENCE S.00°01'15"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "R-1", A DISTANCE OF 258.62 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "R-1", ALSO A POINT ON THE SOUTHERLY LINE OF THAT WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, AND THE NORTH LINE OF O.L. PEACOCK CANAL PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955, BOTH OF SAID PUBLIC RECORDS; THENCE N.89°58'45"W., ALONG SAID SOUTHERLY LINE OF WEST VIRGINIA EXTENSION, A DISTANCE OF 4506.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID WEST VIRGINIA

EXTENSION; THENCE S.89°58'45"E., ALONG SAID NORTHERLY LINE OF WEST VIRGINIA EXTENSION, A DISTANCE OF 2278.21 FEET TO 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 NORTHERLY LINE OF WEST VIRGINIA EXTENSION, THROUGH A CENTRAL ANGLE OF 05°34'50", A DISTANCE OF 2232.21 FEET TO THE POINT OF BEGINNING.

CONTAINING: 756,652 SQUARE FEET OR 17.370 ACRES, MORE OR LESS.