

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Mattamy Palm Beach LLC,

("Transferor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does grant, bargain, sell, transfer and deliver unto the City of Port St. Lucie ("City"), its successors and assigns, all those certain goods and chattels located on or benefiting that certain real property (the "Real Property") located in the County of St. Lucie, State of Florida, as more particularly described in Exhibit "A", attached hereto and made a part hereof, such goods and chattels described as follows:

Tradition Parkway Phase 1, 2 & 3, and Fernlake Drive improvements including drainage and lighting, as described in the material list and made a part hereof as Exhibit "B", together with all of the rights of the Transferor arising out of any and all guarantees, performance bonds, contracts and agreements of Transferor in connection with said roadway improvements.

TOGETHER, with every right, privilege, permit and easement of any kind and nature of Transferor, in and relating to connection with the aforesaid roadway improvements.

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

AND TRANSFEROR does for itself, its successors and assigns, covenant to and with the City, its successors and assigns, that Transferor is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the City, its successors and assigns, against the claims and demands of all persons whomsoever.

BILL OF SALE, Continued

IN WITNESS WHEREOF, Transferor has caused this Bill of Sale to be executed this 18 day of November, 2024.

WITNESS:

Sam Nilco

Signature
Sam Nilco

Printed Name

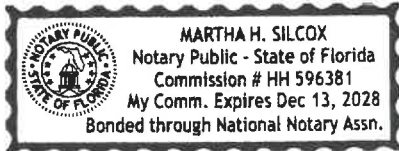
Kari Albertson

Signature
Kari Albertson

Printed Name

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of NOVEMBER 2024 By KARI ALBERTSON, who is personally known to me or has produced _____ as identification.



NOTARY SEAL STAMP

Martha Silcox
_____ Signature of Notary Public

MARTHA SILCOX
_____ Printed Name of Notary Public
Notary Public, State of Florida
My Commission expires 12/13/2028

WITNESS:

Signature

Printed Name

Signature

Printed Name

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 20__, By _____, who is personally known to me or has produced _____ as identification.

Signature of Notary Public

Printed Name of Notary Public
Notary Public, State of Florida
My Commission expires _____

NOTARY SEAL STAMP

BILL OF SALE

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A"

DESCRIPTION FOR A PORTION OF TRADITION PARKWAY AND FERNLAKE DRIVE:

ALL OF TRACT R-5, TRADITION PARKWAY, OF TRADITION PLAT NO. 24 PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACT R-1, TRADITION PARKWAY, OF TRADITION PLAT NO. 68, AS RECORDED IN PLAT BOOK 66, PAGE 37, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACT RW2, TRADITION PARKWAY, OF EMERY, AS RECORDED IN PLAT BOOK 96, PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACT RW, TRADITION PARKWAY, OF TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACT RW-1, TRADITION PARKWAY, OF CADENCE PHASE 1, AS RECORDED IN PLAT BOOK 101, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

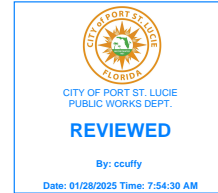
TOGETHER WITH:

A PORTION OF FERNLAKE DRIVE:

ALL OF TRACT RW1, FERNLAKE DRIVE, OF EMERY, AS RECORDED IN PLAT BOOK 96, PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**BILL OF SALE
EXHIBIT "B"**

**ASSET LIST FOR ROADWAY IMPROVEMENTS
(Cost to include material and installation)**



Project Name: Tradition Parkway (Ph. 1-3) and Fernlake

ITEM DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	TOTAL
TYPE "B" STABILIZATION (12")	SY	50,884	\$9.61	\$488,995.24
LIMEROCK BASE (LBR 100) (10")	SY	50,884	\$31.65	\$1,610,478.60
SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-12.5) (2")	SY	43,056	\$9.66	\$415,920.96
SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-9.5) (1")	SY	43,056	\$4.83	\$207,960.48
TYPE P-5 INLET	EA	41	\$10,231.27	\$419,482.07
TYPE P-6 INLET	EA	10	\$9,934.79	\$99,347.90
TYPE J-5 INLET	EA	33	\$15,367.32	\$507,121.56
TYPE J-6 INLET	EA	15	\$10,887.51	\$163,312.65
P-8 MANHOLE	EA	10	\$12,465.78	\$124,657.80
J-8 MANHOLE	EA	2	\$13,582.24	\$27,164.48
CONC. PIPE CULVERT (18" S/CD)	LF	3,826	\$67.00	\$256,342.00
CONC. PIPE CULVERT (24" S/CD)	LF	2,475	\$84.00	\$207,900.00
CONC. PIPE CULVERT (30" S/CD)	LF	2,551	\$102.00	\$260,202.00
CONC. PIPE CULVERT (36" S/CD)	LF	927	\$131.00	\$121,437.00
CONC. PIPE CULVERT (42" S/CD)	LF	61	\$156.00	\$9,516.00
CONC. PIPE CULVERT (48" S/CD)	LF	965	\$197.00	\$190,105.00
CONC. PIPE CULVERT (60" S/CD)	LF	331	\$228.00	\$75,468.00
18" CORRUGATED ALUMINUM PIPE	LF	60	\$102.48	\$6,148.80
36" CORRUGATED ALUMINUM PIPE	LF	60	\$131.12	\$7,867.20
CONCRETE COLLAR	EA	6	\$3,500	\$21,000.00
ADS EDGE DRAIN	LF	31,000	\$75.00	\$2,325,000.00
CONCRETE CURB AND GUTTER (TYPE F)	LF	31,000	\$48.88	\$1,515,280.00
CONCRETE CURB (MOUNTABLE TYPE E)	LF	850	\$45.60	\$38,760.00
CONCRETE CURB (TYPE D)	LF	695	\$46.60	\$32,387.00
CONCRETE SIDEWALK AND DRIVEWAYS (6" THICK)	SY	22,778	\$82.00	\$1,867,777.78
STAMPED CONCRETE	SY	840	\$96.32	\$80,908.80
DETECTABLE WARNINGS	SF	500	\$37.00	\$18,500.00
16" PVC IRRIGATION MAIN	LF	4,685	\$191.89	\$899,004.65
IRRIGATION SYSTEM	LS	1	\$840,990.00	\$840,990.00
STREET TREES	LS	1	\$1,262,763.94	\$1,262,763.94
STRIPING AND SIGNAGE	LS	1	\$75,000.00	\$75,000.00
TOTAL AMOUNT =			\$14,176,799.91	
MAINTENANCE BOND AMOUNT (15%) =			\$2,126,519.99	

Eric Kleier, P.E.
Kimley-Horn and Associates, Inc.
FL PE # 64076

Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.