

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ST. LUCIE

BEFORE ME, the undersign authority, personally appeared Thomas J. Miller (the "Affiant"), who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is Thomas J. Miller, I am over the age of twenty-one (21) years, am *sui juris*, and have personal knowledge of the facts asserted herein.
2. Traditions Commerce Park, LLC, a Florida limited liability corporation (the "Company"), 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.

[Signatures and acknowledgements appear on the following page]

FURTHER AFFIANT SAYETH NAUGHT.

DATED this 9 day of JAN, 2025

Traditions Commerce Park, LLC, a Florida limited liability company

By: [Signature]

Affiant Name: Thomas J. Miller

Affiant Title: Manager

SUBSCRIBED AND SWORN before me by means of [] physical presence or [] online notarization, this 9 day of January, 2025, by Thomas J. Miller as Manager of Traditions Commerce Park LLC, a Florida limited liability company, on behalf of said company. He/she is personally known to me or who has produced _____ as identification.

[Signature]

Notary Public

My Commission Expires: 3/10/27



Harley R. Miller

Notary Printed Name