

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

BEFORE ME, the undersign authority, personally appeared James Harvey (the "Affiant"), as Authorized Signatory of Oak Ridge Ranches, LLC, a Florida limited liability company (the "Company"), who, upon being first duly sworn, deposes and says to his current actual knowledge:

1. My name is James Harvey, I am over the age of twenty-one (21) years, am *sui juris*, and have personal knowledge of the facts asserted herein.
2. 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. 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 executed any instruments that 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 Authorized Signatory 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 12th day of Feb. 2026.

Oak Ridge Ranches, LLC,
a Florida limited liability company

By: _____

Affiant Name: James Harvey

Affiant Title: Authorized Signatory

SUBSCRIBED AND SWORN 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/~~she~~ is personally known to me or who has produced _____ as identification.



Notary Public

My Commission Expires 1/27/28



Bryon T. LoPreste

Notary Printed Name

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.