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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0363 - 367; (5pgs)

BILL OF SALE

This **BILL OF SALE** made this 19th day of August, 2015, the Jupiter Village Community Homeowner's Association, a Florida not for profit corporation, established pursuant to Chapter 617 of the Florida Statutes, hereinafter referred to as "Seller", and the Town Of Jupiter, a Florida municipal corporation, hereinafter referred to as "Buyer". (Wherever used herein the terms "Seller" and "Buyer" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns.

WITNESS, that the Seller, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to it in hand paid by Buyer, the receipt whereof is hereby acknowledged, hereby delivers, grants, bargains, sells, transfers, aliens, remises, releases, conveys and confirms unto the Buyer, the following goods and chattels, located in the County of Palm Beach and State of Florida, to wit:

Roadway, pedestrian, stormwater drainage system, signage and striping improvements described in Exhibit A, and located in the road rights of way tracts, Access & Utility Easements, and Drainage Easements as described in Exhibit A

TO HAVE AND TO HOLD the same unto the Buyer, its executors, administrators, successors and assigns forever, Seller, for itself, its successors and assigns, does hereby covenant to and with the Buyer, its successors and assigns, that Seller is the lawful owner of the said goods and chattels; that the same are free from all encumbrances; that Seller has good right to sell the same as aforesaid; and, that Seller will Warrant and defend the sale of the said property, goods and chattels hereby made, unto the Buyer, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Seller has hereunto set their hands and seal this 22 day of December, 2014.

WITNESSED & ATTESTED TO BY:

Print Name _____

EXECUTED BY:

Thomas Nichols

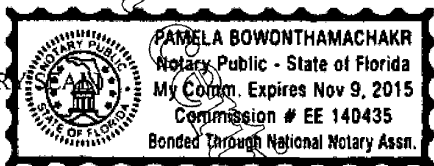
Print Name Thomas Nichols

Title: President

State of Florida, County of Palm Beach

The foregoing instrument was acknowledged before me this 22nd day of Dec, 2014 by Thomas Nichols, a Florida corporation, on behalf of the corporation. The subscribing party is personally known to me.

[NOTAR



Pamela Bowonthamachakr
Notary Public, State of Florida

Print Name: Pamela Bowonthamachakr

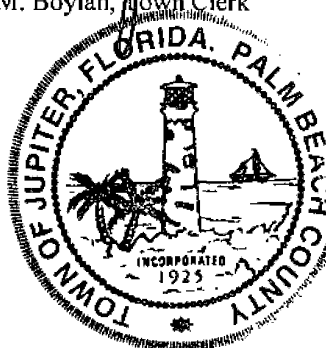
My Commission Expires: Nov. 9, 2015

BUYER - TOWN OF JUPITER

BY: Karen J. Golonka
Karen J. Golonka, Mayor

ATTESTED BY: Sally M. Boylan
Sally M. Boylan, Town Clerk

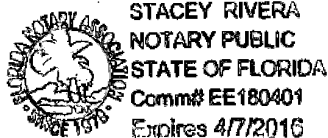
(TOWN SEAL)



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: Thomas J. Baird
Thomas J. Baird
Town Attorney

The foregoing instrument was acknowledged before me this 22nd day of September, 2015, by KAREN J. GOLONKA, Mayor of the Town of Jupiter. She is personally known to me or has produced a Florida drivers license as identification and did not take an oath.



[NOTARY SEAL]

Stacey Rivera
Notary Public, State of Florida

Print Name: Stacey Rivera

My Commission Expires: 4/7/2016

The improvements which are the subject of this Bill of Sale, are as follows:

1. Reference: All of the following references regarding plans sheets and descriptions are those plans listed below, which to the extent applicable, are incorporated herein by reference.
 - o Jupiter Village Phases I thru IX Paving, Grading & Drainage Plans as prepared by Lindahl, Browning, and Ferrari, Inc. Consulting Engineers, Planners, and Surveyors

2. Locations/Limits: All of the subject improvements lie within the following areas:

- A. The Roadway Access Easements as dedicated to the Jupiter Village Community Homeowner's Association on the 9 plats listed below, as generally depicted on Exhibit C Roadway Pavement & Development Phase MAP.
- B. The access roadways in Jupiter Village Phases VI and VIII that do not have platted Roadway Access Easements as these phases were developed as Condo. The access roadways in these phases that are subject to this agreement are depicted on Exhibit C Map.
- C. The storm drainage pipe and structures located within Drainage Easements as dedicated to the Jupiter Village Community Homeowner's Association on the 9 plats listed in Exhibit A, as are generally depicted on Exhibit C Roadway Pavement & Development Phase MAP.
- D. The storm drainage pipe and Structures located in Jupiter Village Phases VI and VIII that do not have platted Drainage Easements as these phases were developed as Condo. The drainage infrastructure in Phases VI and VIII that are subject to this agreement are depicted on Exhibit C Jupiter Village Stormwater Management System Map.

PLAT TITLE	RECORDING DATA	RECORDING DATE
JUPITER VILLAGE	PB 38 PG 25 - 26	08-29-79
JUPITER VILLAGE PHASE II	PB 39 PG 182-185	05-12-80
JUPITER VILLAGE PHASE III	PB 40 PG 103-104	08-26-80
JUPITER VILLAGE PHASE IV	PB 41 PG 138-139	01-19-81
JUPITER VILLAGE PHASE V	PB 42 PG 167-169	07-08-81
JUPITER VILLAGE PHASE VI	PB 44 PG 80-81	05-19-82
JUPITER VILLAGE PHASE VII	PB 44 PG 82-83	05-19-82
JUPITER VILLAGE PHASE VIII	PB 45 PG 110-111	03-10-83
JUPITER VILLAGE PHASE IX	PB 45 PG 012-104	03-07-83

3. Description of Improvements: The roadway improvements, pedestrian improvements and stormwater drainage improvements listed below and lying within the above described locations/limits, and subject to the exclusions noted below. NOTE - Exhibit B provides tabulated listing(s) with estimated unit costs, quantities and total costs of the improvements subject to this Bill of Sale.
 - a. roadway subgrade
 - b. roadway base rock
 - c. roadway asphalt
 - d. curbing & sidewalks
 - e. signage & striping exclusive of No Solicitation, speed bump traffic calming signage, and Towing signage as may exist in community at time of turnover
 - f. stormwater structures, inlets, manholes, grates & covers
 - g. stormwater pipe within access easements and drainage easements noted above

4. Exclusions: Regardless of any language herein to the contrary, expressly excluded from the above description of improvements accepted by the Town, are the following items that may exist or be established within the above described "Locations/Limits", all of which shall remain the perpetual ownership and maintenance responsibility of the Seller and/or their successors and assigns:
- a. Trees, Landscaping and Sod
 - b. Irrigation System
 - c. Specialty paving system including any stamped concrete, stamped asphalt or Paver Brick systems in vehicle areas or pedestrian areas, including any header curb, base rock, sand layer, and the directly abutting pavement elements that may be adversely affected by the failure or demise of the specialty pavement system
 - d. Decorative or Specialty traffic control or street name signage and/or posts (i.e., posts that are not round aluminum or Franklin channel)
 - e. Monument or neighborhood entrance signage (if applicable)
 - f. Decorative columns (if applicable)
 - g. Street lighting (street lighting will be subject to a separate "street lighting agreement")
 - h. Speed bumps and associated traffic calming signage

BILL OF SALE - HOA ROADWAY STORMWATER INFRASTRUCTURE SUMMARY

ELEMENT	QUANTITY	UNIT COST	TOTAL COST
Manhole	24	3500	\$84,000
Catch Basin	74	3500	\$259,000
Outfall Pipe End Wall	11	3000	\$33,000
Control Structures	0	4000	0
12" RCP	0	80	0
15" RCP	820	90	\$73,800
18" RCP	2500	100	\$250,000
24" RCP	2170	115	\$249,550
30" RCP	1540	145	\$223,300
36" RCP	2400	160	\$384,000
42" RCP	1620	175	\$283,500
48" RCP	0	200	0
54" RCP	0	250	0
TOTAL			\$1,840,150

BILL OF SALE - HOA ROADWAY & PEDESTRIAN INFRASTRUCTURE SUMMARY

ELEMENT	QUANTITY	UNIT COST	TOTAL COST
Road base rock (SY)	55,000	12	\$660,000
Road asphalt (SY)	55,000	12	\$660,000
Curbing (LF)	40,000	20	\$800,000
Sidewalk (SY)	17,200	50	\$860,000
Tactile strips (SF)	0	40	\$0
Signage (LS)	1	12,000	\$12,000
Striping (LS)	1	5000	\$5,000
TOTAL			\$2,997,000