COUNCIL ITEM 8D
DATE 1-9-12

COUNCIL ITEM ~~10A~~
DATE 12/12/11

ORDINANCE 11-94

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THAT CERTAIN PROPERTY DESCRIBED AS LOT 4, BLOCK 1615, PORT ST. LUCIE SECTION TWENTY THREE, WHICH WAS PREVIOUSLY PURCHASED FOR USE IN NSP; PROVIDING AN EFFECTIVE DATE.

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That the property is surplus property and no longer appropriate for re-sale from NSP because the property was located in a proposed commercial development area.

Section 2. That there is hereby authorized the conveyance of that certain property described as Lot 4, Block 1615, Port St. Lucie Section Twenty Three, said conveyance being more particularly described in the Contract for Sale and Purchase and Addendum, which is attached hereto as Exhibit "A," and said Contract and Addendum is authorized and approved in substantially the form attached hereto. The Mayor and city officials are hereby authorized to execute any and all documents necessary to complete the conveyance.

Section 3. This Ordinance shall become effective immediately after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

_____
Karen A. Phillips, City Clerk

BY:_____
JoAnn M. Faiella, Mayor

APPROVED AS TO FORM

By:_____
Roger G. Orr, City Attorney

H:\Stefanie\2011 Ordinances\Sale of NSP 1458 SW Bougainvillea ordinance.doc

MEMORANDUM

TO: JERRY A. BENTROTT, CITY MANAGER

THRU: ROGER G. ORR, CITY ATTORNEY

FROM: STEFANIE BESKOVOYNE, ASSISTANT CITY ATTORNEY SB

DATE: DECEMBER 6, 2011

SUBJECT: SALE OF CERTAIN CITY PROPERTY AND CONTRACT FOR SALE AND PURCHASE AUTHORIZATION ORDINANCE
LOT 4, BLOCK 1615, PSL SECTION 23
ADDRESS: 1458 SW BOUGAINVILLEA AVENUE, PORT ST. LUCIE, FL

Attached for review and approval by the City Council of the City of Port St. Lucie is an ordinance authorizing the sale of the above-described subject property now considered surplus real property. The subject property was previously purchased for use for NSP. The property was to be demolished and a home built in its place, where it would be resold through NSP. However the property was in a future commercial area and it would better suit the community to sell it to Thomas A. Petrillo, an adjoining property owner. It is recommended that the City sell the subject property described in the exhibits to the Contract for Sale and Purchase as it is no longer necessary for use in NSP program.

The attached Contract and Addendum for the sale of the surplus portion of the subject property is a sample of the contract used in negotiations with the potential purchaser. The proposed Purchase Price is $26,921.90, which has been approved by HUD. This price is the amount the City has expended to purchase and maintain the property.

Please place this item on the December 12, 2011 City Council agenda. If you have any questions, please do not hesitate to contact me.

SB/bb

Attachments: Ordinance 11-_____
Proposed Contract for Sale and Purchase and Addendum with Exhibits

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DEC 06 2011
City Manager's Office

Residential Sale and Purchase Contract

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1* **1. SALE AND PURCHASE:** City of Port St. Lucie, a Florida municipal corporation **("Seller")**
2* and Thomas A. Petrillo, **("Buyer")**
3 agree to sell and buy on the terms and conditions specified below the property described as:
4* Address: 1458 SW Bougainvillea
5* Port St. Lucie, FL 34953 County: St. Lucie
6* Legal Description: Lot 4, Block 1615, Port St. Lucie Section Twenty-Three (SEE ATTACHED
7* EXHIBIT "A") Tax ID No: 3420-610-0668-000/2
8 together with all existing improvements and attached items, including fixtures, built-in furnishings, major appliances (including
9* but not limited to range(s), refrigerator(s), dishwasher(s), washer(s), and dryer(s), _____ (#) ceiling fans (if left blank, all ceiling fans),
10 light fixtures, attached wall-to-wall carpeting, rods, draperies and other window treatments as of Effective Date. The only other
11* items included in the purchase are: _____
12* _____
13* _____
14* The following attached items are excluded from the purchase: _____
15* _____
16 The real and personal property described above as included in the purchase is referred to as the "Property." Personal property listed
17 in this Contract is included in the purchase price, has no contributory value and is being left for **Seller's** convenience.

18 **PRICE AND FINANCING**

19* **2. PURCHASE PRICE:** $ 26,921.90 net payable by **Buyer** in U.S. currency as follows:
20* **(a)** $ _____ Deposit received (checks are subject to clearance) on _____, _____ by
21* _____ for delivery to _____ ("Escrow Agent")
22 *Signature* *Name of Company*
23* (Address of Escrow Agent) _____
24* (Phone # of Escrow Agent) _____
25* **(b)** $ _____ Additional deposit to be delivered to Escrow Agent by _____,
26* _____ or _____ days from Effective Date. (10 days if left blank)
27* **(c)** _____ Total Financing (see Paragraph **3** below) (express as a dollar amount or percentage)
28* **(d)** $ _____ Other: _____
29* **(e)** $ 26,921.90 net Balance to close (not including **Buyer's** closing costs, prepaid items and prorations). All funds paid
30 at closing must be paid by locally drawn cashier's check, official bank check, or wired funds.

31* **3. FINANCING:** (Check as applicable) ☒ **(a) Buyer** will pay cash for the Property with no financing contingency.
32* ☐ **(b) Buyer** will apply for new ☐ conventional ☐ FHA ☐ VA financing specified in paragraph 2(c) at the prevailing interest rate and
33* loan costs based on **Buyer's** creditworthiness (the "Financing") within _____ days from Effective Date (5 days if left blank) and
34 provide **Seller** with either a written Financing commitment or approval letter ("Commitment") or written notice that **Buyer** is unable to
35* obtain a Commitment within _____ days from Effective Date (the earlier of 30 days after the Effective Date or 5 days prior to Closing
36 Date if left blank) ("Commitment Period"). **Buyer** will keep **Seller** and Broker fully informed about loan application status, progress
37 and Commitment issues and authorizes the mortgage broker and lender to disclose all such information to **Seller** and **Broker**. If,
38 after using diligence and good faith, **Buyer** is unable to provide the Commitment and provides **Seller** with written notice that **Buyer** is
39 unable to obtain a Commitment within the Commitment Period, either party may cancel this Contract and **Buyer's** deposit will be
40 refunded. **Buyer's** failure to provide **Seller** with written notice that **Buyer** is unable to obtain a Commitment within the Commitment
41 Period will result in forfeiture of **Buyer's** deposit(s). Once **Buyer** provides the Commitment to **Seller**, the financing contingency is
42 waived and **Seller** will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (1) the Property
43 appraises below the purchase price and either the parties cannot agree on a new purchase price or **Buyer** elects not to proceed, (2)
44 the property related conditions of the Commitment have not been met (except when such conditions are waived by other provisions
45 of this Contract), or (3) another provision of this Contract provides for cancellation.

46 **CLOSING**

47 **4. CLOSING DATE; OCCUPANCY:** Unless the Closing Date is specifically extended by the **Buyer** and **Seller** or by any other provision in
48 this Contract, the Closing Date shall prevail over all other time periods including, but not limited to, inspection and financing periods. This
49* Contract will be closed on January 20, 2012 ("Closing Date") at the time established by the closing agent, by which time **Seller**
50 will (a) have removed all personal items and trash from the Property and swept the Property clean and (b) deliver the deed, occupancy
51 and possession, along with all keys, garage door openers and access codes, to **Buyer**. If on Closing Date insurance underwriting is
52 suspended, **Buyer** may postpone closing up to 5 days after the insurance suspension is lifted. If this transaction does not close for any
53 reason, **Buyer** will immediately return all **Seller**-provided title evidence, surveys, association documents and other items.

54* **Buyer** (_____) (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

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5. CLOSING PROCEDURE; COSTS: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** and brokerage fees to Broker as per Paragraph **19**. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) Seller Costs:

~~Taxes and surtaxes on the deed~~

~~Recording fees for documents needed to cure title~~

Other: SEE ATTACHED ADDENDUM

~~Seller will pay up to $ _____ or _____% (1.5% if left blank) of the purchase price for repairs to warranted items ("Repair Limit"); and up to $ _____ or _____% (1.5% if left blank) of the purchase price for wood-destroying organism treatment and repairs ("WDO Repair Limit"); and up to $ _____ or _____% (1.5% if left blank) of the purchase price for costs associated with closing out open permits and obtaining required permits for unpermitted existing improvements ("Permit Limit").~~

(b) Buyer Costs:

Taxes and recording fees on notes and mortgages

Recording fees on the deed and financing statements

Loan expenses

Lender's title policy

Inspections

Survey

Flood insurance, homeowner insurance, hazard insurance

Other: SEE ATTACHED ADDENDUM

(c) Title Evidence and Insurance: Check (1) or (2):

☐ **(1)** The title evidence will be a Paragraph 10(a)(1) owner's title insurance commitment. ☐ **Seller** will select the title agent and will pay for the owner's title policy, search, examination and related charges or ☒ **Buyer** will select the title agent and pay for the owner's title policy, search, examination and related charges or ☐ **Buyer** will select the title agent and Seller will pay for the owner's title policy, search, examination and related charges.

☐ **(2) Seller** will provide an abstract as specified in Paragraph 10(a)(2) as title evidence. ☐ **Seller** ☐ **Buyer** will pay for the owner's title policy and select the title agent. **Seller** will pay fees for title searches prior to closing, including tax search and lien search fees, and **Buyer** will pay fees for title searches after closing (if any), title examination fees and closing fees.

(d) Prorations: The following items will be made current (if applicable) and prorated as of the day before Closing Date: real estate taxes, interest, bonds, assessments, association fees, insurance, rents and other current expenses and revenues of the Property. If taxes and assessments for the current year cannot be determined, taxes shall be prorated on the basis of taxes for the preceding year as of the day before Closing Date and shall be computed and readjusted when the current taxes are determined with adjustment for exemptions and improvements. If there are completed improvements on the Property by January 1 of the year of the Closing Date, which improvements were not in existence on January 1 of the prior year, taxes shall be prorated based on the prior year's millage and at an equitable assessment to be agreed upon by the parties prior to Closing Date, failing which, request will be made to the County Property Appraiser for an informal assessment taking into consideration available exemptions. If the County Property Appraiser is unable or unwilling to perform an informal assessment prior to Closing Date, **Buyer** and **Seller** will split the cost of a private appraiser to perform an assessment prior to Closing Date. Nothing in this paragraph shall act to extend the Closing Date. This provision shall survive closing.

(e) Special Assessment by Public Body: Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing, and **Buyer** will pay all other amounts. If special assessments may be paid in installments ☒ **Buyer** ☐ **Seller** (if left blank, Buyer) shall pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full prior to or at the time of closing. Public body does not include a Homeowner Association or Condominium Association.

(f) Tax Withholding: Buyer and **Seller** will comply with the Foreign Investment in Real Property Tax Act, which may require **Seller** to provide additional cash at closing if **Seller** is a "foreign person" as defined by federal law.

(g) Home Warranty: ☐ **Buyer** ☐ **Seller** ☐ **N/A** will pay for a home warranty plan issued by _____ at a cost not to exceed $ _____ . A home warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in appliances in the event of breakdown due to normal wear and tear during the agreement period.

PROPERTY CONDITION

6. INSPECTION PERIODS: Buyer will complete the inspections referenced in Paragraphs **7** and **8(a)(2)** by _____, _____ (the earlier of 10 days after the Effective Date or 5 days prior to Closing Date if left blank) ("Inspection Period"); the wood-destroying organism inspection by _____, _____ (at least 5 days prior to closing, if left blank); and the walk-through inspection on the day before Closing Date or any other time agreeable to the parties; and the survey referenced in Paragraph 10(c) by _____, _____ (at least 5 days prior to closing if left blank).

Buyer (_____) (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

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7. REAL PROPERTY DISCLOSURES: Seller represents that **Seller** does not know of any facts that materially affect the value of the Property, including but not limited to violations of governmental laws, rules and regulations, other than those that **Buyer** can readily observe or that are known by or have been disclosed to **Buyer**.

(a) Energy Efficiency: Buyer acknowledges receipt of the energy-efficiency information brochure required by Section 553.996, *Florida Statutes.*

(b) Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. **Buyer** may, within the Inspection Period, have an appropriately licensed person test the Property for radon. If the radon level exceeds acceptable EPA standards, **Seller** may choose to reduce the radon level to an acceptable EPA level, failing which either party may cancel this Contract.

(c) Flood Zone: Buyer is advised to verify by survey, with the lender and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required and what restrictions apply to improving the Property and rebuilding in the event of casualty. If the Property is in a Special Flood Hazard Area or Coastal High Hazard Area **and** the buildings are built below the minimum flood elevation, **Buyer** may cancel this Contract by delivering written notice to **Seller** within 20 days from Effective Date, failing which **Buyer** accepts the existing elevation of the buildings and zone designation of the Property.

(d) Homeowners' Association: If membership in a homeowners' association is mandatory, an association disclosure summary is attached and incorporated into this Contract. **BUYER SHOULD NOT SIGN THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY.**

(e) PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE **SELLER'S** CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT **BUYER** MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

(f) Mold: Mold is part of the natural environment that, when accumulated in sufficient quantities, may present health risks to susceptible persons. For more information, contact the county indoor air quality specialist or other appropriate professional.

(g) Coastal Construction Control Line: If any part of the Property lies seaward of the coastal construction control line as defined in Section 161.053 of the Florida Statutes, **Seller** shall provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the coastal construction control line, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shoreline of the Property being purchased.

146* ☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

8. MAINTENANCE, INSPECTIONS AND REPAIR: Seller will keep the Property in the same condition from Effective Date until closing, except for normal wear and tear ("Maintenance Requirement") and repairs required by this Contract. **Seller** will provide access and utilities for **Buyer's** inspections. **Buyer** will repair all damages to the Property resulting from the inspections, return the Property to its pre-inspection condition and provide **Seller** with paid receipts for all work done on Property upon its completion. If **Seller** is unable to complete required repairs or treatments or meet the Maintenance Requirement prior to closing, **Seller** will give **Buyer** a credit at closing for the cost of the repairs and maintenance **Seller** was obligated to perform. At closing, **Seller** will assign all assignable repair and treatment contracts to **Buyer** and provide **Buyer** with paid receipts for all work done on the Property pursuant to the terms of this Contract. At closing, **Seller** will provide **Buyer** with any written documentation that all open permits have been closed out and that **Seller** has obtained required permits for improvements to the Property.

(a) Warranty, Inspections and Repair:

(1) Warranty: Seller warrants that non-leased major appliances and heating, cooling, mechanical, electrical, security, sprinkler, septic and plumbing systems, seawall, dock and pool equipment, if any, are and will be maintained in working condition until closing; that the structures (including roofs, doors and windows) and pool, if any, are structurally sound and watertight; and that torn or missing screens and missing roof tiles will be repaired or replaced. **Seller** warrants that all open permits will be closed out and that **Seller** will obtain any required permits for improvements to the Property prior to Closing Date. **Seller** does not warrant and is not required to repair cosmetic conditions, unless the cosmetic condition resulted from a defect in a warranted item. **Seller** is not obligated to bring any item into compliance with existing building code regulations unless necessary to repair a warranted item. "Working condition" means operating in the manner in which the item was designed to operate and "cosmetic conditions" means aesthetic imperfections that do not affect the working condition of the item, including pitted marcite; tears, worn spots and discoloration of floor coverings/wallpapers/window treatments; nail holes, scratches, dents, scrapes, chips and caulking in bathroom ceiling/walls/flooring/tile/fixtures/mirrors; cracked roof tiles; curling or worn shingles; and minor cracks in floor tiles/windows/driveways/sidewalks/pool decks/garage and patio floors.

(2) Professional Inspection: Buyer may, at **Buyer's** expense, have warranted items inspected by a person who specializes in and holds an occupational license (if required by law) to conduct home inspections or who holds a Florida license to repair and maintain the items inspected ("professional inspector"). **Buyer** must, within 5 days from the end of the Inspection Period, deliver written notice of any items that are not in the condition warranted and a copy of the portion of

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inspector's written report dealing with such items to **Seller**. If **Buyer** fails to deliver timely written notice, **Buyer** waives **Seller's** warranty and accepts the items listed in subparagraph (a) in their "as is" conditions, except that **Seller** must meet the maintenance requirement.

(3) Repair: Seller will obtain repair estimates and is obligated only to make repairs necessary to bring warranted items into the condition warranted, up to the Repair Limit. **Seller** may, within 5 days from receipt of **Buyer's** notice of items that are not in the condition warranted, have a second inspection made by a professional inspector and will report repair estimates to **Buyer**. If the first and second inspection reports differ and the parties cannot resolve the differences, **Buyer** and **Seller** together will choose, and equally split the cost of, a third inspector, whose written report will be binding on the parties. If the cost to repair warranted items equals or is less than the Repair Limit, **Seller** will have the repairs made in a workmanlike manner by an appropriately licensed person. If the cost to repair warranted items exceeds the Repair Limit, either party may cancel this Contract unless either party pays the excess or **Buyer** designates which repairs to make at a total cost to **Seller** not exceeding the Repair Limit and accepts the balance of the Property in its "as is" condition.

(4) Permits: Seller shall close out any open permits and remedy any violation of any governmental entity, including but not limited to, obtaining any required permits for improvements to the Property, up to the Permit Limit, and with final inspections completed no later than 5 days prior to Closing Date. If final inspections cannot be performed due to delays by the governmental entity, Closing Date shall be extended for up to 10 days to complete such final inspections, failing which, either party may cancel this Contract and **Buyer's** deposit shall be refunded. If the cost to close out open permits or to remedy any violation of any governmental entity exceeds the Permit Limit, either party may cancel the Contract unless either party pays the excess or **Buyer** accepts the Property in its "as is" condition and **Seller** credits **Buyer** at closing the amount of the Permit Limit.

(b) Wood-Destroying Organisms: "Wood-destroying organism" means arthropod or plant life, including termites, powder-post beetles, oldhouse borers and wood-decaying fungi, that damages or infests seasoned wood in a structure, excluding fences. **Buyer** may, at **Buyer's** expense, have the Property inspected by a Florida-licensed pest control business to determine the existence of past or present wood-destroying organism infestation and damage caused by infestation. If the inspector finds evidence of infestation or damage, **Buyer** will deliver a copy of the inspector's written report to **Seller** within 5 days from the date of the inspection. If **Seller** previously treated the Property for the type of wood-destroying organisms found, **Seller** does not have to treat the Property again if (i) there is no visible live infestation, and (ii) **Seller** transfers to **Buyer** at closing a current full treatment warranty for the type of wood-destroying organisms found. Otherwise, **Seller** will have 5 days from receipt of the inspector's report to have reported damage estimated by a licensed building or general contractor and corrective treatment estimated by a licensed pest control business. **Seller** will have treatments and repairs made by an appropriately licensed person at **Seller's** expense up to the WDO Repair Limit. If the cost to treat and repair the Property exceeds the WDO Repair Limit, either party may pay the excess, failing which either party may cancel this Contract by written notice to the other. If **Buyer** fails to timely deliver the inspector's written report, **Buyer** accepts the Property "as is" with regard to wood-destroying organism infestation and damage, subject to the maintenance requirement.

(c) Walk-through Inspection/Reinspection: Buyer, and/or **Buyer's** representative, may walk through the Property solely to verify that **Seller** has made repairs required by this Contract, has met the Maintenance Requirement and has met contractual obligations. If **Buyer**, and/or **Buyer's** representative, fails to conduct this inspection, **Seller's** repair obligations and Maintenance Requirement will be deemed fulfilled.

9. RISK OF LOSS: If any portion of the Property is damaged by fire or other casualty before closing and can be restored by the Closing Date or within 45 days after the Closing Date to substantially the same condition as it was on Effective Date, **Seller**, will, at **Seller's** expense, restore the Property and deliver written notice to **Buyer** that **Seller** has completed the restoration, and the parties will close the transaction on the later of: (1) Closing Date; or, (2) 10 days after **Buyer's** receipt of **Seller's** notice. **Seller** will not be obligated to replace trees. If the restoration cannot be completed in time, **Buyer** may cancel this Contract and **Buyer's** deposit shall be refunded, or **Buyer** may accept the Property "as is", and **Seller** will credit the deductible and assign the insurance proceeds, if any, to **Buyer** at closing in such amounts as are (i) attributable to the Property and (ii) not yet expended in restoring the Property to the same condition as it was on Effective Date.

TITLE

10. TITLE: Seller will convey marketable title to the Property by statutory warranty deed or trustee, personal representative or guardian deed as appropriate to **Seller's** status.

(a) Title Evidence: Title evidence will show legal access to the Property and marketable title of record in **Seller** in accordance with current title standards adopted by the Florida Bar, subject only to the following title exceptions, none of which prevent residential use of the Property: covenants, easements and restrictions of record; matters of plat; existing zoning and government regulations; oil, gas and mineral rights of record if there is no right of entry; current taxes; mortgages that **Buyer** will assume; and encumbrances that **Seller** will discharge at or before closing. **Seller** will, at least 2 days prior to closing, deliver to **Buyer Seller's** choice of one of the following types of title evidence, which must be generally accepted in the county where the Property is located (specify in Paragraph **5(c)** the selected type). **Seller** will use option (1) in Palm Beach County and option (2) in Miami-Dade County.

(1) A title insurance commitment issued by a Florida-licensed title insurer in the amount of the purchase price and subject only to title exceptions set forth in this Contract.

(2) An existing abstract of title from a reputable and existing abstract firm (if firm is not existing, then abstract must be certified as correct by an existing firm) purporting to be an accurate synopsis of the instruments affecting title to the

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Property recorded in the public records of the county where the Property is located and certified to Effective Date. However, if such an abstract is not available to **Seller**, then a **prior owner's title policy** acceptable to the proposed insurer as a base for reissuance of coverage. **Seller** will pay for copies of all policy exceptions and an update in a format acceptable to **Buyer's** closing agent from the policy effective date and certified to **Buyer** or **Buyer's** closing agent, together with copies of all documents recited in the prior policy and in the update. If a prior policy is not available to **Seller** then (1) above will be the title evidence. Title evidence will be delivered no later than 10 days before Closing Date.

(b) Title Examination: Buyer will examine the title evidence and deliver written notice to **Seller**, within 5 days from receipt of title evidence but no later than Closing Date, of any defects that make the title unmarketable. **Seller** will have 30 days from receipt of **Buyer's** notice of defects ("Curative Period") to cure the defects at **Seller's** expense. If **Seller** cures the defects within the Curative Period, **Seller** will deliver written notice to **Buyer** and the parties will close the transaction on Closing Date or within 10 days from **Buyer's** receipt of **Seller's** notice if Closing Date has passed. If **Seller** is unable to cure the defects within the Curative Period, **Seller** will deliver written notice to **Buyer** and **Buyer** will, within 10 days from receipt of **Seller's** notice, either cancel this Contract or accept title with existing defects and close the transaction.

(c) Survey: Buyer may, at **Buyer's** expense, have the Property surveyed and deliver written notice to **Seller**, within 5 days from receipt of survey but no later than closing, of any encroachments on the Property, encroachments by the Property's improvements on other lands or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Buyer's** and **Seller's** obligations will be determined in accordance with subparagraph (b) above.

MISCELLANEOUS

11. EFFECTIVE DATE; TIME; FORCE MAJEURE:

(a) Effective Date: The "Effective Date" of this Contract is the date on which the last of the parties initials or signs and delivers the final offer or counteroffer. **Time is of the essence for all provisions of this Contract.**

(b) Time: All time periods will be computed in business days (a "business day" is every calendar day except Saturday, Sunday and national legal holidays). If any deadline falls on a Saturday, Sunday or national legal holiday, performance will be due the next business day. All time periods will end at 5:00 p.m. local time (meaning in the county where the Property is located) of the appropriate day.

(c) Force Majeure: Buyer or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused or prevented by an act of God or force majeure. An "act of God" or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections and any other cause not reasonably within the control of the **Buyer** or **Seller** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended (not to exceed 30 days) for the period that the force majeure or act of God is in place. In the event that such "act of God" or "force majeure" event continues beyond the 30 days in this sub-paragraph, either party may cancel the Contract by delivering written notice to the other and Buyer's deposit shall be refunded.

12. NOTICES: All notices shall be in writing and will be delivered to the parties and Broker by mail, personal delivery or electronic media. Except for the notices required by Paragraph **3** of this Contract, **Buyer's failure to deliver timely written notice to Seller, when such notice is required by this Contract, regarding any contingencies will render that contingency null and void and the Contract will be construed as if the contingency did not exist. Any notice, document or item delivered to or received by an attorney or licensee (including a transaction broker) representing a party will be as effective as if delivered to or by that party.**

13. COMPLETE AGREEMENT: This Contract is the entire agreement between **Buyer** and **Seller**. **Except for brokerage agreements, no prior or present agreements will bind Buyer, Seller or Broker unless incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or initialed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Buyer** and **Seller** will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public records.

14. ASSIGNABILITY; PERSONS BOUND: Buyer may **not** assign this Contract without **Seller's** written consent. The terms "**Buyer**," "**Seller**," and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives and assigns (if permitted) of **Buyer**, **Seller** and Broker.

DEFAULT AND DISPUTE RESOLUTION

15. DEFAULT: (a) Seller Default: If for any reason other than failure of **Seller** to make **Seller's** title marketable after diligent effort, **Seller** fails, refuses or neglects to perform this Contract, **Buyer** may choose to receive a return of **Buyer's** deposit without waiving the right to seek damages or to seek specific performance as per Paragraph **16. Seller** will also be liable to Broker for the full amount of the brokerage fee. **(b) Buyer Default:** If **Buyer** fails to perform this Contract within the time specified, including timely payment of all deposits, **Seller** may choose to retain and collect all deposits paid and agreed to be paid as liquidated damages or to seek specific performance as

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per Paragraph **16**; and Broker will, upon demand, receive 50% of all deposits paid and agreed to be paid (to be split equally among Broker) up to the full amount of the brokerage fee.

16. DISPUTE RESOLUTION: This Contract will be construed under Florida law. All controversies, claims and other matters in question arising out of or relating to this transaction or this Contract or its breach will be settled as follows:

(a) Disputes concerning entitlement to deposits made and agreed to be made: Buyer and **Seller** will have 30 days from the date conflicting demands are made to attempt to resolve the dispute through **mediation.** If that fails, Escrow Agent will submit the dispute, if so required by Florida law, to Escrow Agent's choice of arbitration, a Florida court or the Florida Real Estate Commission ("FREC"). **Buyer** and **Seller** will be bound by any resulting award, judgment or order. A broker's obligation under Chapter 475, FS and the FREC rules to timely notify the FREC of an escrow dispute and timely resolve the escrow dispute through mediation, arbitration, interpleader or an escrow disbursement order, if the broker so chooses, applies to brokers only and does not apply to title companies, attorneys or other escrow companies.

(b) All other disputes: Buyer and **Seller** will have 30 days from the date a dispute arises between them to attempt to resolve the matter through mediation, failing which the parties will resolve the dispute through neutral binding **arbitration** in the county where the Property is located. The arbitrator may not alter the Contract terms or award any remedy not provided for in this Contract. The award will be based on the greater weight of the evidence and will state findings of fact and the contractual authority on which it is based. If the parties agree to use discovery, it will be in accordance with the Florida Rules of Civil Procedure and the arbitrator will resolve all discovery-related disputes. Any disputes with a real estate licensee or firm named in Paragraph **19** will be submitted to arbitration only if the licensee's broker consents in writing to become a party to the proceeding. This clause will survive closing.

(c) Mediation and Arbitration; Expenses: "Mediation" is a process in which parties attempt to resolve a dispute by submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a settlement on the parties. Mediation will be in accordance with the rules of the American Arbitration Association ("AAA") or other mediator agreed on by the parties. The parties will equally divide the mediation fee, if any. "Arbitration" is a process in which the parties resolve a dispute by a hearing before a neutral person who decides the matter and whose decision is binding on the parties. Arbitration will be in accordance with the rules of the AAA or other arbitrator agreed on by the parties. Each party to any arbitration will pay its own fees, costs and expenses, including attorneys' fees, and will equally split the arbitrators' fees and administrative fees of arbitration.

ESCROW AGENT AND BROKER

17. ESCROW AGENT: Buyer and **Seller** authorize Escrow Agent to receive, deposit and hold funds and other items in escrow and, subject to clearance, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. The parties agree that Escrow Agent will not be liable to any person for misdelivery of escrowed items to **Buyer** or **Seller**, unless the misdelivery is due to Escrow Agent's willful breach of this Contract or gross negligence. If Escrow Agent interpleads the subject matter of the escrow, Escrow Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. All claims against Escrow Agent will be arbitrated, so long as Escrow Agent consents to arbitrate.

18. PROFESSIONAL ADVICE; BROKER LIABILITY: Broker advises **Buyer** and **Seller** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting contracts, determining the effect of laws on the Property and transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the coastal construction control line, etc.) and for tax, property condition, environmental and other specialized advice. **Buyer** acknowledges that Broker does not reside in the Property and that all representations (oral, written or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors and governmental agencies for verification of the Property condition, square footage and facts that materially affect Property value. Buyer** and **Seller** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents and employees in connection with or arising from **Buyer's** or **Seller's** misstatement or failure to perform contractual obligations. **Buyer** and **Seller** hold harmless and release Broker and Broker's officers, directors, agents and employees from all liability for loss or damage based on **(1) Buyer's** or **Seller's** misstatement or failure to perform contractual obligations; **(2)** Broker's performance, at **Buyer's** and/or **Seller's** request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor; **(3)** products or services provided by any vendor; and **(4)** expenses incurred by any vendor. **Buyer** and **Seller** each assume full responsibility for selecting and compensating their respective vendors. This paragraph will not relieve Broker of statutory obligations. For purposes of this paragraph, Broker will be treated as a party to this Contract. This paragraph will survive closing.

19. BROKERS: The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to Closing Agent: Seller** and **Buyer** direct closing agent to disburse at closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the brokers, except to the extent Broker has retained such fees from the escrowed funds. In the absence of such brokerage agreements, closing agent will disburse brokerage fees as indicated below. This paragraph will not be used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

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354* _____ _____
355 *Selling Sales Associate/License No.* *Selling Firm/Brokerage Fee: ($ or % of Purchase Price)*

356* _____ _____
357 *Listing Sales Associate/License No.* *Listing Firm/Brokerage Fee: ($ or % of Purchase Price)*

358 **ADDENDA AND ADDITIONAL TERMS**

359 **20. ADDENDA:** The following additional terms are included in the attached addenda and incorporated into this Contract (check if
360 applicable):

361* ☐ A. Condo. Assn.	☐ H. As Is w/Right to Inspect	☐ O. Interest-Bearing Account	☐ V. Prop. Disclosure Stmt.
362* ☐ B. Homeowners' Assn.	☐ I. Inspections	☐ P. Back-up Contract	☐ W. FIRPTA
363* ☐ C. Seller Financing	☐ J. Insulation Disclosure	☐ Q. Broker - Pers. Int. in Prop.	☐ X. 1031 Exchange
364* ☐ D. Mort. Assumption	☐ K. Pre-1978 Housing Stmt. (LBP)	☐ R. Rentals	☐ Y. Additional Clauses
365* ☐ E. FHA Financing	☐ L. Insurance	☐ S. Sale/Lease of Buyer's Property	
366* ☐ F. VA Financing	☐ M. Housing Older Persons	☐ T. Rezoning	☒ Other Attached Addendum
367* ☐ G. New Mort. Rates	☐ N. Lease purchase/Lease option	☐ U. Assignment	☐ Other _____

368* **21. ADDITIONAL TERMS:** _____
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410* **Buyer** (_____) (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

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411 **This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.**

412 **OFFER AND ACCEPTANCE**

413* **(Check if applicable:** ☐ **Buyer** received a written real property disclosure statement from **Seller** before making this Offer.)

414 **Buyer** offers to purchase the Property on the above terms and conditions. Unless this Contract is signed by **Seller** and a copy
415* delivered to **Buyer** no later than 5:00 ☐ a.m. ☒ p.m. on December 2, 2011, this offer will be revoked
416 and **Buyer's** deposit refunded subject to clearance of funds.

417 **COUNTER OFFER/REJECTION**

418* ☐ **Seller** counters **Buyer's** offer (to accept the counter offer, **Buyer** must sign or initial the counter offered terms and deliver a copy
419 of the acceptance to **Seller**. Unless otherwise stated, the time for acceptance of any counteroffers shall be 2 days from the
420* date the counter is delivered. ☐ **Seller** rejects **Buyer's** offer.

421* Date: _____ **Buyer:** _____
422* Print name: Thomas A. Petrillo

423* Date: _____ **Buyer:** _____
424* Phone: (772)528-9294 Print name: _____
425* Fax: _____ Address: 2401 SW Valnera Street
426* E-mail: BVPetrillo@comcast.net Port St. Lucie, FL 34953

427* Date: _____ **Seller:** City of Port St. Lucie, a Florida municipal
428* Print name: corporation

429* Date: _____ **Seller:** _____
430* Phone: (772)873-6321 Print name: Jerry A. Bentrott, City Manager
431* Fax: (772)873-6335 Address: 121 SW Port St. Lucie Blvd.
432* E-mail: bbollinger@cityofpsl.com Port St. Lucie, FL 34984

433* **Effective Date:** 01/10/2011 **(The date on which the last party signed or initialed and delivered the final offer or counteroffer.)**

434* **Buyer** (_____) (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

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"EXHIBIT A"
PROPERTY DESCRIPTION

CITY OF PORT ST. LUCIE
PROPERTY STREET ADDRESS: 1458 SW BOUGAINVILLEA, PORT ST. LUCIE, FL
ESTATE OR INTEREST SOUGHT: FEE SIMPLE
PARCEL ID: 3420-610-0668-000/2

Lot 4, Block 1615, PORT ST. LUCIE SECTION TWENTY THREE, according to the plat thereof, recorded in Plat Book 13, pages 29, 29A through 29D, inclusive of the Public Records of St. Lucie County, Florida.

ADDENDUM TO CONTRACT

THIS ADDENDUM ("Addendum") is attached to and made a part of that certain Residential Sale and Purchase Contract of even date herewith (the "Contract") by and between the **CITY OF PORT ST. LUCIE, a Florida municipal corporation**, as "**Seller**," and, **THOMAS A. PETRILLO**, as "**Buyer**." In the event of any conflict or inconsistency between the terms and provisions of the Contract and this Addendum, the terms and provisions of this Addendum shall be construed to control and prevail. Capitalized terms appearing in this Addendum shall have the same meaning as said terms are given within the Contract. The Contract and this Addendum are hereinafter sometimes collectively referred to as the "Agreement." The parties further agree as follows:

1. PURCHASE PRICE. Buyer agrees to pay a net purchase price of $26,921.90 (the "Purchase Price") for the Property; and Seller agrees to accept the net Purchase Price of $26,921.90. The Purchase Price shall be paid at Closing and is subject to other adjustments and pro-rations as provided for herein.

2. CLOSING. The date of the Closing shall be on or before **January 20, 2011,** unless otherwise extended by a written mutual agreement of the Buyer and Seller. The time and place of Closing shall be set by mutual agreement of Buyer and Seller, but no later than the Closing Date. Closing may be conducted by mail or electronic means. The parties hereby agree that each party shall be responsible for their respective costs associated with the transfer and/or conveyance of the Property, unless otherwise agreed to herein. Further, Seller shall deliver possession of the Property to the Buyer at Closing.

3. TIME. Notwithstanding language in the Contract to the contrary, all time periods expressed solely in "days" shall be computed in calendar days, not business days. In computing time periods of less than six (6) days, Saturdays, Sundays and state or national legal holidays shall be excluded. Any time periods provided for herein which shall end on a Saturday, Sunday or a legal holiday shall extend until 5:00 p.m. of the next business day.

4. PRORATIONS. The Buyer and Seller hereby agree that typical pro-rations (such as, but not limited to, utility service, water and sewer costs, solid waste service, electricity, and ad valorem taxes) normally considered being part of closing costs and expenses shall not be prorated. Buyer shall be responsible for the payment of the taxes and any assessments for the current year and subsequent years. Seller has not paid Ad Valorem stormwater fees for 2011 Buyer will be responsible for said fees with no proration due back from Seller. There will be no taxes paid by Seller. Seller is exempt from taxes, therefore there will be no taxes collected from seller at closing. Buyer will be responsible for fees, costs, and charges incurred by Seller for the maintenance of the property to date of closing.

5. TITLE INSURANCE. Within fifteen (15) days after the Effective Date, Seller shall, at Buyer's expense, deliver to Buyer an Owner's Title Insurance Commitment (with legible copies of instruments listed as exceptions attached thereto). Said title commitment shall show a good, marketable and insurable title to the Property in the Seller's name. Buyer shall be responsible for the payment of title charges and expenses, including the cost of an owner's title insurance policy.

Notwithstanding the terms of the Contract, Buyer shall have ten (10) days after receipt of the title commitment and title documents to inspect the title documents and commitment and deliver notice of defects, if any, in writing to the Seller. If the title commitment shows title to the Property to be unmarketable and uninsurable, then Buyer shall, before the end of such ten (10) day period, provide to Seller written notification of the title defects. The Seller shall have fifteen (15) days from the receipt of such notice to cure the defects, and if after said period the Seller shall not have cured the defects, Buyer shall have the option of: (i) accepting title "as is," or (ii) declining to accept title and thereupon this Agreement shall be cancelled and rendered null and void and both Buyer and Seller shall be released of all obligations hereunder, and shall have no further claims against each other, except as otherwise set forth herein. Notwithstanding anything set forth in this Agreement to the contrary, Seller shall have no obligation to either (a) file a lawsuit, or (b) pay more than $2,500.00, in order to cure any title defect. Any matter revealed by the title commitment, and/or by a survey obtained by Buyer pursuant to this Agreement, which Buyer either (i) does not timely object to, or (ii) waives in writing, shall be considered a "Permitted Exception." Within a reasonable time after closing, the title agent shall issue an Owner's Title Insurance Policy in the amount of the Purchase Price to Buyer at Buyer's expense. Notwithstanding anything set forth in this Agreement to the contrary, Seller shall deliver title to Buyer at closing via Special Warranty Deed.

6. SURVEY. Buyer may, at Buyer's sole cost and expense, and within twenty (20) days after the Effective Date of this Agreement, have the Property surveyed. Buyer shall deliver written notice to Seller before the end of such twenty (20) day period, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restrictions or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and the obligations of the Buyer and the Seller will be determined in accordance with Paragraph "6" hereinabove of this Addendum to Contract. The Seller shall have fifteen (15) days from the receipt of such notice to cure the encroachment or violation, and if after said period the Seller shall not have cured the defects, Buyer shall have the option of: (i) accepting title "as is," or (ii) declining to accept title and thereupon this Agreement shall be cancelled and rendered null and void and both Buyer and Seller shall be released of all obligations hereunder, and shall have no further claims against each other, except as otherwise expressly set forth herein. Notwithstanding anything set forth in this Agreement to the contrary, Seller shall have no obligation to cure any encroachment or violation.

8. NOTICE. Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been given, delivered and received when either (i) delivered in person to the agents designated herein below for that purpose, (ii) on the first business day after delivery to an overnight courier (e.g. Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth herein below, or (iii) three (3) days after deposited in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the other party. The addresses of the parties are as follows:

TO BUYER:	**Thomas W. Petrillo** **2401 SW Valnera Street** **Port St. Lucie, FL 34953**	**TO SELLER:**	**City of Port St. Lucie** **121 SW Port St. Lucie Blvd** **Port St. Lucie, FL 34984** **Attn: City Attorney**
		WITH COPY TO:	**City of Port St. Lucie** **121 SW Port St. Lucie Blvd** **Port St. Lucie, FL 34984** **Attn: City Manager**

Notice sent to counsel for either party hereto, in the manner of delivery provided for herein, shall be effective as notice to such party. Any party hereto may, from time to time, give to the other party written notice, in the manner provided for herein, of some other address to which communications to such party shall be sent, in which event, notices to such party shall be personally delivered or sent in the manner set forth hereinabove to such address.

9. BROKERS. Buyer and Seller represent and warrant that no real estate broker, agent or finder has been hired or engaged by Buyer or Seller with respect to the Property.

10. AS IS. Seller makes no warranties of any kind, nature or description concerning the Property, including habitability and fitness for a particular purpose. Buyer has inspected or will inspect the Property and upon the consummation of the transaction contemplated hereby, Buyer shall take the Property "As Is, Where Is and With All Faults." Seller acknowledges and agrees that the foregoing shall not impair or limit any warranties set forth in the Special Warranty Deed executed by Seller at closing.

11. LOSS. All risk of loss to the Property shall be borne by the Seller until transfer of title.

12. EXPENSES. Buyer shall be responsible for the costs of title insurance fees and obtaining an Owner's Policy in accordance with Paragraph "6" hereinabove of this Addendum to Contract. Buyer shall also be responsible for recording of the Deed, Buyer's legal expenses, if any, and for the payment of Florida Documentary Stamp Taxes.

13. DEFAULT. If either party defaults under this Agreement, then the other party may waive the default and proceed with closing without adjustment to the Purchase Price, in which event any and all claims with respect to such default shall be deemed extinguished, or either party may seek specific performance. In no event shall either party be liable for any consequential or punitive damages for any default under this Agreement.

14. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of any legal or equitable action arising under this Agreement, the venue of such action shall lie exclusively within the state courts in and for St. Lucie County.

15. DISPUTE RESOLUTION. The parties agree that all controversies, claims, and other matters in question arising out of or relating to this transaction or this Agreement or its breach may be resolved through mediation, neutral binding arbitration, or through any and all other legal remedies available under the laws of the State of Florida.

16. LITIGATION. In the event of any arbitration or litigation, including appellate proceedings, arising out of or under this Agreement, the prevailing party in such arbitration or litigation shall be entitled to recover reasonable attorney's fees and costs from the other party upon final judgment.

17. INVALID PROVISIONS. In the event any term or provision of this Agreement is held illegal, unenforceable or inoperative as a matter of law, the remaining terms and provisions will not be affected thereby, but will be valid and remain in full force and effect so far as possible.

If any provision of this Agreement may be construed in two or more ways, one of which would render the provision invalid or otherwise voidable or unenforceable and another of which would render the provision valid and enforceable, such provision shall have the meaning that renders it valid and enforceable.

18. COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A facsimile copy or a scanned and emailed copy of this Agreement and any signatures thereon shall be considered for all purposes as originals.

19. RECORDING. This Agreement or notice thereof may be recorded by Seller in the minutes of the Clerk of the City Council for Port St. Lucie, St. Lucie County, Florida, but shall not be recorded in the Official Public Records of the Clerk of the Court of St. Lucie County, Florida.

20. ASSIGNMENT. Neither this Agreement nor any interest therein shall be assigned by Buyer or Seller without the express written consent of each other.

21. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties hereto as it pertains to the subject matter contained herein and shall supersede and take precedence over any and all prior and contemporaneous agreements and understandings between the parties hereto.

22. EFFECTIVENESS. The effectiveness of this Agreement is contingent upon and subject to approval by the City Council of Port St. Lucie, as well as public hearing, if applicable. The date of such approval of the Agreement by Seller, as set forth above is the Effective Date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum to Contract on the date shown below.

BUYER:

THOMAS W. PETRILLO

Date:_____ _____

Thomas W. Petrillo

SELLER:

CITY OF PORT ST. LUCIE, a Florida municipal corporation

Date:_____ By:_____

Jerry A. Bentrott, City Manager

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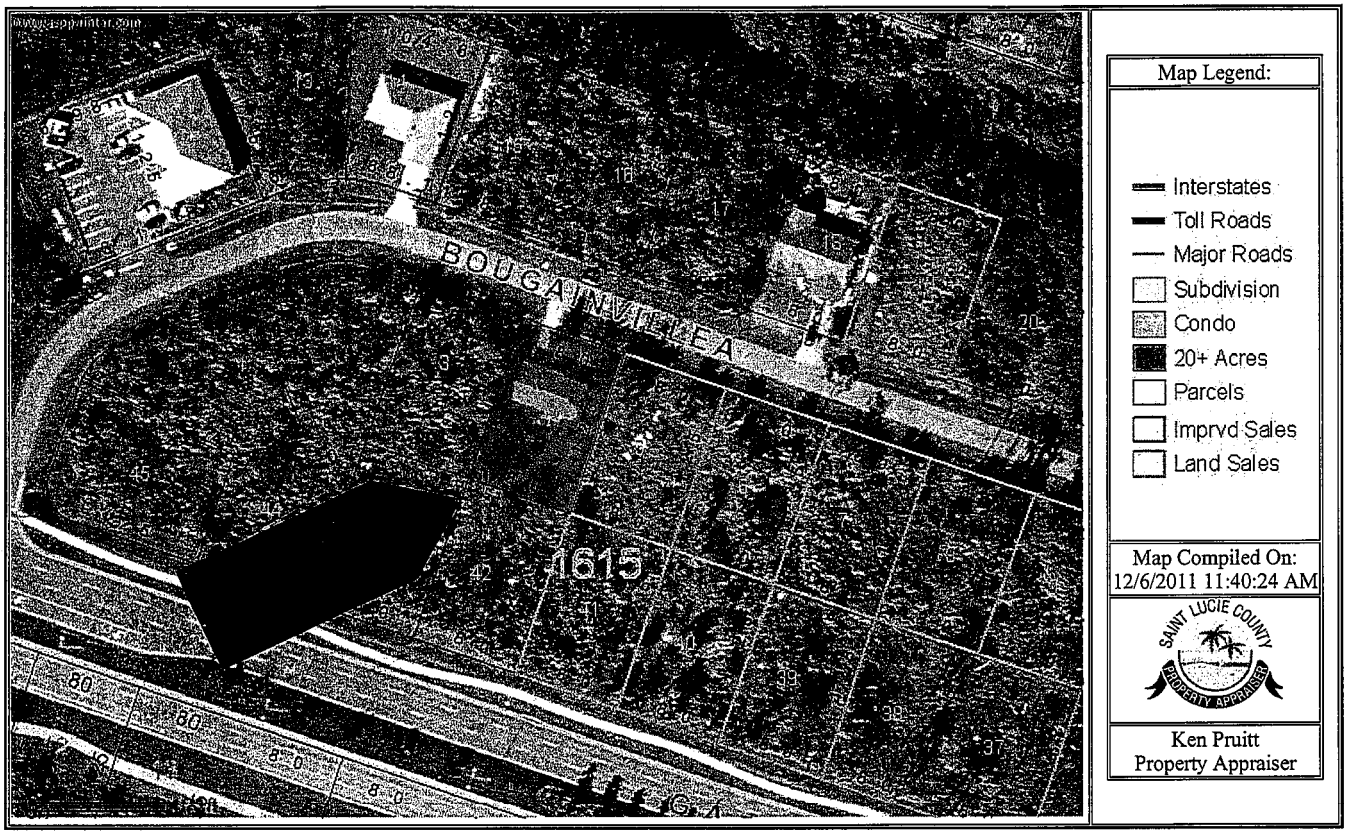
Saint Lucie County, Florida

Property Appraiser's - Internet Mapping Print Service



NSP PROPERTY SALE
LOT 4, BLOCK 1615, PSL-23
1458 SW BOUGANVILLEA