

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, PARTY OF THE FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the CITY OF VENICE, PARTY OF THE SECOND PART, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer, and deliver unto the party of the second part, its successors and assigns, all those certain goods and chattels located in the County of Sarasota and the State of Florida, more particularly described as follows:

All pipelines, pipes, tees, ells, manholes, connections, cut-offs, fire hydrants, valves, and all other equipment used for, useful for, and/or in connection with, the water distribution and waste water collection systems constructed and installed by the party of the first part in the subdivision and lands described as follows:

Villages of Milano: Phase 2, Sub-phases 3 & 4 consisting of 1,269 LF of 8" PVC and 1,441 LF of 12" PVC. Specifically, this turnover includes from the tie-in connection on sheet 29 (as-built point 81,230) and tie-in connection on sheet 34 (as-built point 80,399) to the 8" gate valve on sheet 30 (as-built point 80,327). The main to be turned over will service lots 315 through 328, 343 through 360, and 361 through 380.

It is the purpose and intent of the party of the first part to convey to the party of the second part, by this Bill of Sale, all property comprising said water distribution and waste water collection systems to and within the above described property, together with all of the rights of the party of the first part arising out of any and all guarantees, performance bonds, contracts and agreements of the party of the first part in connection with said water distribution and waste water collection systems.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the party of the first part, in and to and in connection with, the aforesaid water distribution and wastewater collection systems, reserving however, similar non-exclusive easement rights in party of the first part for other utility purposes.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever.

AND THE PARTY OF THE FIRST PART does for itself and its successors covenant to and with the party of the second part, its successors and assigns, that it 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 said party of the second part, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed and its name by its proper officers and its corporate seal to be affixed, this 14 day of March, 2017.

WITNESSES:

Sherry S. Doddeema SHERRY S. DODDEMA
Echo Sanders Echo Sanders

James R. Schier James R. Schier CORPORATE SEAL

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Subscribed before me this 14th day of March, 2017, by James R. Schier, who is personally known to me or has produced as identification.

Notary stamp:



Sherry S. Doddeema
Notary Public

CERTIFICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared James R. Schier, who being duly sworn, upon oath certifies:

That no advance or contributions in aid of construction, refundable or non-refundable, have been made by customers or potential customers of the City of Venice Utility Department, or by the owner or owners, past or present, of any lots or tracts being served by the water distribution and waste water collection systems to and within that subdivision and lands known and described as:

Villages of Milano: Phase 2, Sub-phases 3 & 4 consisting of 1,269 LF of 8" PVC and 1,441 LF of 12" PVC. Specifically, this turnover includes from the tie-in connection on sheet 29 (as-built point 81,230) and tie-in connection on sheet 34 (as-built point 80,399) to the 8" gate valve on sheet 30 (as-built point 80,327). The main to be turned over will service lots 315 through 328, 343 through 360, and 361 through 380.

or by others (except as listed herein and here list any contributors if applicable)

for the connection of such facilities; that there are no past or existing agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being serviced or to be served by such facilities which might adversely affect the operation of the water distribution and waste water collection systems or which might result in claims that all or some part of the cost of the water distribution and waste water collection systems has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated at Sarasota, FL, this 14 day of March, 2017.

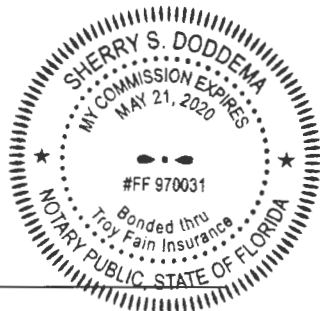
WITNESSES:

Sherry S. Doddema **SHERRY S. DODDEMA**
Echo Sanders **Echo Sanders**

James R. Schier
James R. Schier

Subscribed before me this 14th day of March, 2017, by James R. Schier who is personally known to me or who produced _____ as identification.

Notary Stamp:



Sherry S. Doddema
Notary Public

Commission No. _____

Commission Expiration Date: _____

NEAL COMMUNITIES

Building. Home. Life.

March 14, 2017

File: 215611819 640

Via: Hand Delivery

City of Venice
City Engineer's Office
210 West Venice Avenue
Venice, Florida 34285

Reference: **Villages of Milano Phase 2 Sub-phases 3 & 4**

To Whom It May Concern:

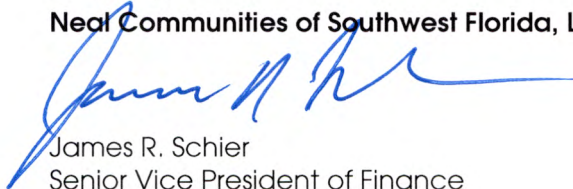
This letter is to certify that the final costs of the installation of the water distribution lines serving Villages of Milano Phase 2 Sub-phases 3 & 4 that are to be turned over to the City of Venice are:

Water Distribution Cost	\$139,575.00
Reclaim Water Distribution Cost	\$ -0-
Sewage Collection Cost	\$ -0-

Attached is a cost breakdown.

Sincerely,

Neal Communities of Southwest Florida, LLC

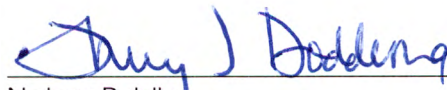


James R. Schier
Senior Vice President of Finance
Tel: 941-328-1040
E-Mail: jschier@nealcommunities.com

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

Subscribed before me this 14th day of March, 2017, by James R. Schier, who is personally known to me or has produced _____ as identification.




Notary Public

Notary Stamp:

Commission No.: _____ Commission Expiration: _____



**Engineer's Certified Cost of Construction
Villages of Milano Phase 2
Subphase 3 and 4
City of Venice Maintenance Bond**

Site Development Cost Breakdown Summary

Water	\$139,575.00
Total Cost Opinion	\$139,575.00
Total x 15%	\$20,936.25

Certificate of Cost Opinion

I, Melanie D. Smith, hereby submit that my opinion of cost for the improvements itemized herein is One Hundred Thirty Nine Thousand Five Hundred Seventy Five Dollars and No Cents (\$139,575.00).

Furthermore, as required by City of Venice, 15% of this amount, specifically, Twenty Thousand Nine Hundred Thirty Six Dollars and Twenty Five Cents (\$20,936.25) , is the required amount of the maintenance bond.

Signed and sealed on this 23rd day of February, 2017

Signed:



Melanie D. Smith
Florida Registered Engineer No. 75447



Engineer's Certified Cost of Construction
Villages of Milano Phase 2
City of Venice Maintenance Bond

Water

Description	Estimated Quantity	Unit	Unit-Price	Total
Subphase 3 and 4				
12" PVC Water Main	LF	1,441	\$27.00	\$38,907.00
8" PVC Water Main	LF	1,269	\$17.00	\$21,573.00
Single Water Service	EA	5	\$720.00	\$3,600.00
Double Water Service	EA	23	\$1,500.00	\$34,500.00
Potable Water Main Fittings	LS	1	\$3,700.00	\$3,700.00
Fire Hydrant Assembly	EA	3	\$4,400.00	\$13,200.00
12" Gate Valve	EA	3	\$2,965.00	\$8,895.00
8" Gate Valve	EA	8	\$1,900.00	\$15,200.00
TOTAL WATER				\$139,575.00

NEAL COMMUNITIES OF SW FLORIDA

Building. Home. Life.

March 19, 2017

Via: Hand Delivery

File: 215611819 640

City of Venice
 City Engineer's Office
 210 West Venice Avenue
 Venice, Florida 34285

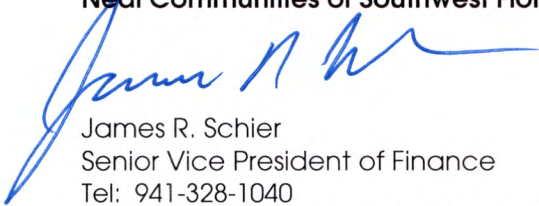
Reference: **Villages of Milano Phase 2 Sub-phases 3 & 4**

To Whom It May Concern:

This letter is to certify that there are no liens in existence against any of the work involving the installation of the water distribution lines and sewage collection lines serving Villages of Milano Phase 2 Sub-phases 3 & 4.

Sincerely,

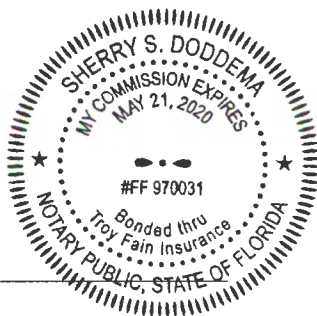
Neal Communities of Southwest Florida, LLC




James R. Schier
 Senior Vice President of Finance
 Tel: 941-328-1040
 E-Mail: jschier@nealcommunities.com

STATE OF FLORIDA)
) SS
 COUNTY OF SARASOTA)

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Commission No.: _____

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NEAL COMMUNITIES.COM

Building. Home. Life.

March 14, 2017

Via: Hand Delivery

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City of Venice
City Engineer's Office
210 West Venice Avenue
Venice, Florida 34285

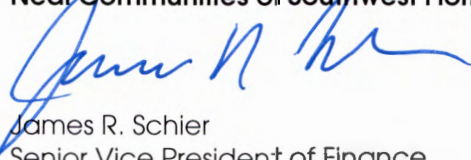
Reference: **Villages of Milano Phase 2 Sub-phases 3 & 4**

To Whom It May Concern:

All labor and materials furnished and installed for the underground utilities at the above referenced project are guaranteed for the period of one year from the date of final acceptance by the City of Venice City Council.

Sincerely,

Neal Communities of Southwest Florida, LLC



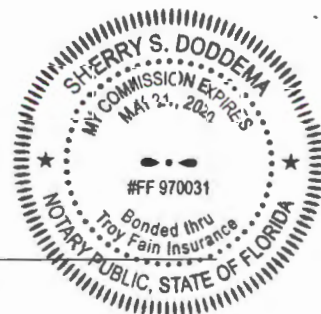
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Senior Vice President of Finance
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