

Return to:  
City of Lake Worth Beach  
Attn: City Clerk's Office  
7 N. Dixie Highway  
Lake Worth Beach, FL 33460

### BILL OF SALE

BY Hammon Park on the Ave, LLC TO THE CITY OF LAKE WORTH BEACH

KNOW ALL MEN BY THESE PRESENTS that  
Hammon Park on the Ave, LLC, a Florida company (hereinafter "Seller") for the sum  
of TEN and No/100 Dollars (\$10.00) and other good and valuable considerations paid by THE  
CITY OF LAKE WORTH BEACH, a Florida municipal corporation (hereinafter "Buyer"), the  
receipt of which is hereby acknowledged by Seller, has granted, bargained, sold, transferred,  
assigned, set over and delivered, and by these presents does grant, bargain, sell, transfer, assign,  
set over and deliver, unto Buyer, its successors and assigns, the following:  
2 fire hydrants, (3) 4" fire services, 150 LF of 4" and 6" DIP water service 2 sanitary sewer manholes, 75 LF of 8" PVC sanitary sewer

\_\_\_\_\_ and  
related assets as located in Exhibit "A", attached hereto and made a part hereof.

Seller represents for itself, its successors and assigns that all expenses in connection with  
construction and installation of the Aviara on the Ave water/sewer system have been paid in full and  
the same is free from liens and debts. Seller agrees to indemnify and hold Buyer harmless from  
any lawful claims of any party for labor and/or materials arising out of construction and installation  
of the system.

Seller further represents for itself, its successors and assigns that it has exclusive  
ownership, possession, control and marketable title to the  
Aviara on the Ave water/sewer System and the System is subject to no  
mortgage, pledge, lien, charge, security interest, encumbrance or restriction.

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IN WITNESS WHEREOF, this Bill of Sale from Hammon Park on the Ave, LLC to the City of Lake Worth Beach shall be effective as of the 20th day of April, 2021.

WITNESSES:

Kristofer Davis  
Witness Signature

KRISTOFER DAVIS  
Print Name of Witness above

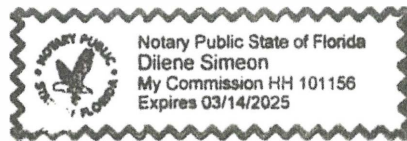
Sofian Radulovic  
Witness Signature

Sofian Radulovic  
Print Name of Witness above

SELLER:

Maher Hanna  
MAHER HANNA

[Corporate Seal]



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of April, 2021, by Maher Hanna as manager of Hammon Park on the Ave, LLC who is personally known to me or who produced \_\_\_\_\_ and \_\_\_\_\_ as identification.

My commission expires:

Dilene Simeon  
Notary Signature

The City of Lake Worth Beach accepted the foregoing Bill of Sale on \_\_\_\_\_, 20

City of Lake Worth Beach

\_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Deborah M Andrea, City Clerk

\_\_\_\_\_  
Glen J. Torcivia, City Attorney

**EXHIBIT "A"**

**RECORD OF ASSETS OF Aviara on the Ave water/sewer SYSTEM**

2 fire hydrants, (3) 4" fire services, 150 LF of 4" and 6" DIP water service 2 sanitary sewer manholes,



D:\B-P Projects\2020 Projects\20-005 Aviana\20-005 Aviana at the Ave Plat and Boundary Survey.dwg, 6/24/2020 11:21:17 AM, DWG to PDF.p3

## AVIARA ON THE AVE

BEING A REPLAT OF LOTS 79 THROUGH 103, INCLUSIVE, AND TRACT "B", HAMMON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

"EXHIBIT A"

### DEDICATION AND RESERVATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT HAMMON PARK ON THE AVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS AVIARA ON THE AVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF LOTS 79 THROUGH 103, INCLUSIVE, AND TRACT "B", HAMMON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR HAMMON PARK ON THE AVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAMMON PARK ON THE AVE, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH BEACH, FLORIDA.

#### 2. UTILITY EASEMENTS (U.E.):

THE UTILITY EASEMENTS AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

#### 3. ACCESS EASEMENTS (A.E.):

THE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR HAMMON PARK ON THE AVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAMMON PARK ON THE AVE, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH BEACH, FLORIDA.

#### 4. SIDEWALK EASEMENT (S.E.):

THE SIDEWALK EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH BEACH, FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HAMMON PARK ON THE AVE, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

WITNESS: \_\_\_\_\_  
(PRINT NAME)

HAMMON PARK ON THE AVE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
(PRINT NAME)

MAHER HANNA, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY MAHER HANNA, AS PRESIDENT FOR HAMMON PARK ON THE AVE, LLC, ON BEHALF OF THE CORPORATION, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_(SIGNATURE)  
\_\_\_\_\_(PRINT NAME)

NOTARY PUBLIC

(SEAL)

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, \_\_\_\_\_, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN HAMMON PARK ON THE AVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: \_\_\_\_\_

BY: \_\_\_\_\_

(PRINT NAME & TITLE OF OFFICER)

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF [A] MORTGAGE[S], UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE[S] WHICH [IS] [ARE] RECORDED IN OFFICIAL RECORD BOOK \_\_\_\_\_ AT PAGE[S] \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_(CORPORATE NAME) A \_\_\_\_\_(STATE) CORPORATION

BY: \_\_\_\_\_(SIGNATURE OF PRES./VICE PRES.)  
\_\_\_\_\_(PRINTED NAME AND TITLE)

WITNESS: \_\_\_\_\_  
\_\_\_\_\_(PRINTED NAME)

WITNESS: \_\_\_\_\_  
\_\_\_\_\_(PRINTED NAME)

(CORPORATE SEAL) (IF AVAILABLE)

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_(NAME), AS \_\_\_\_\_(TITLE), FOR \_\_\_\_\_(MORTGAGEE NAME), ON BEHALF OF THE CORPORATION, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_(SIGNATURE)  
\_\_\_\_\_(PRINT NAME)

NOTARY PUBLIC

(SEAL)

### REVIEWING SURVEYOR & MAPPER'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCES MONUMENTS AT LOT CORNERS.

\_\_\_\_\_(NAME) \_\_\_\_\_ DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. \_\_\_\_\_  
STATE OF FLORIDA

### SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") ACCORDING TO SEC. 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH BEACH, FLORIDA.

JOHN E. PHILLIPS, III, P.S.M.  
LICENSE NO. 4826  
STATE OF FLORIDA

DATE

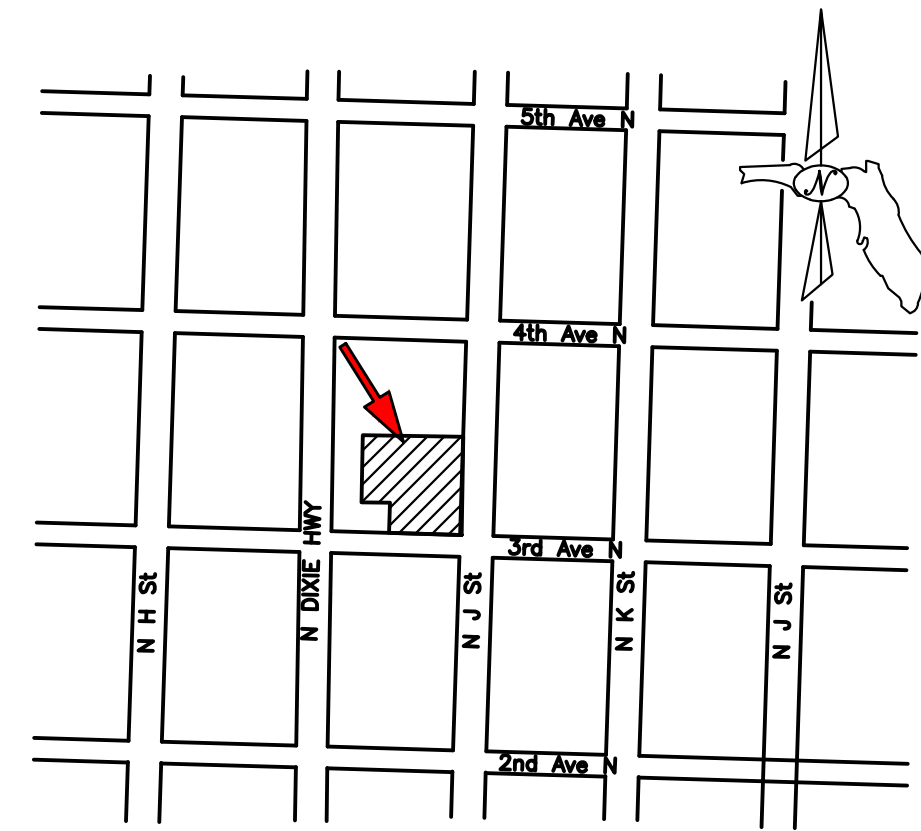
HAMMON PARK  
ON THE AVE, LLC  
SEAL  
(IF AVAILABLE)

MORTGAGEE'S  
SEAL

REVIEWING  
SURVEYOR'S  
SEAL

SURVEYOR'S  
SEAL

CITY OF LAKE  
WORTH BEACH  
SEAL



LEGEND:

ABBREVIATIONS:

ORB - OFFICIAL RECORD BOOK  
D.B. - DEED BOOK  
P.B. - PLAT BOOK  
NO. - NUMBER  
PG. - PAGE  
R/W - RIGHT-OF-WAY  
SEC. - SECTION  
C - CENTERLINE  
NAD - NORTH AMERICAN DATUM

LB - LICENSED BUSINESS  
(P) - PLAT DIMENSION  
22/44/43 - SECTION 22, TOWNSHIP 44 SOUTH,  
RANGE 43 EAST  
U.E. - UTILITY EASEMENT  
A.E. - ACCESS EASEMENT  
D.E. - DRAINAGE EASEMENT  
P.S.M. - PROFESSIONAL SURVEYOR & MAPPER

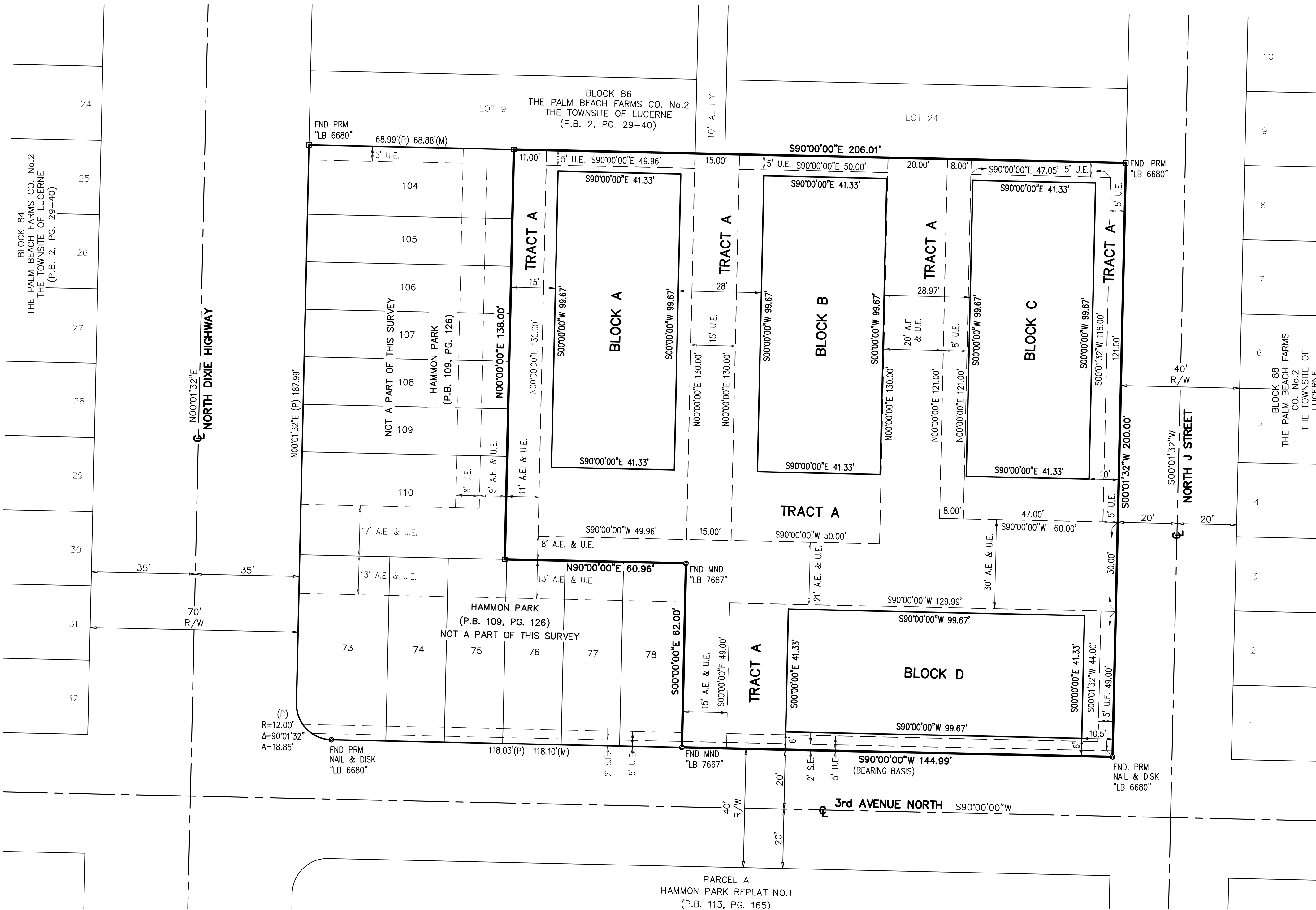
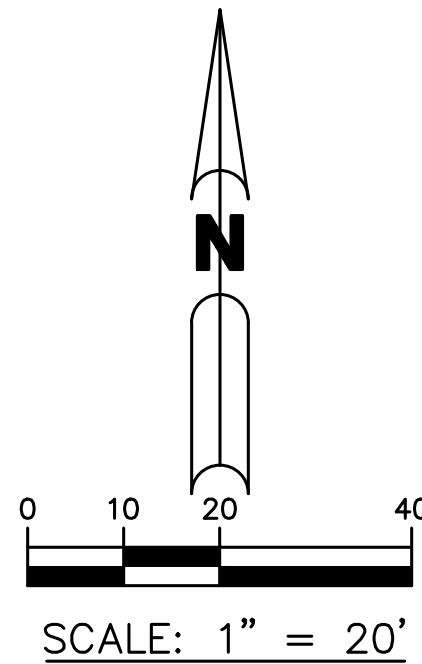
AVIARA ON THE AVE

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LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST,  
CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

SYMBOLS:

□ PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT  
WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE



PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826



**BROWN & PHILLIPS, INC.**

CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE RD., SUITE 509  
WEST PALM BEACH, FLORIDA 33409  
561-615-3988, 615-3986 FAX