

AGREEMENT TO PURCHASE, SELL, AND LEASE REAL ESTATE
BETWEEN INDIAN RIVER COUNTY
AND
OLD DIXIE 4086 LLC

THIS AGREEMENT TO PURCHASE AND SELL REAL ESTATE ("Agreement") is made and entered into as of the 9 day of September, 202_, by and between Indian River County, a political subdivision of the State of Florida ("the County"), and Old Dixie 4086, LLC, ("the Seller) who agree as follows:

WHEREAS, Seller owns properties located at 2185 41st Street, Vero Beach, Florida 32960 (Parcel A) and 4086 Old Dixie Highway, Vero Beach, Florida 32960 (Parcel B). Legal descriptions of the properties are attached to this agreement as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the County contacted the Seller to purchase the parcels of approximately 0.24 acres of property as depicted on Exhibit "A", and

WHEREAS, the County is currently purchasing property from willing sellers; and

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, covenants and premises hereinafter, the COUNTY and SELLER agree as follows:

1. Recitals. The above recitals are affirmed as being true and correct and are incorporated herein.

2. Agreement to Purchase and Sell. The Seller hereby agrees to sell to the County, and the County hereby agrees to purchase from Seller, upon the terms and conditions set forth in this Agreement that certain parcels of real property located at 2185 41st Street, Vero Beach, Florida 32960 (Parcel A) and 4086 Old Dixie Highway, Vero Beach, Florida 32960 (Parcel B) and more specifically described in the legal descriptions attached as Exhibit "A", fee simple, containing a total of approximately 0.24 acres, all improvements thereon, together with all easements, rights and uses now or hereafter belonging thereto (collectively, the "Properties").

2.1 Purchase Price, Effective Date. The purchase price ("Purchase Price") for the Properties shall be \$90,000.00 (Ninety Thousand and 00/100 Dollars). The Purchase Price shall be paid on the Closing Date. The Effective Date of this Agreement shall be the date upon which the County shall have approved the execution of this Agreement, either by approval by the Indian River County Board of County Commissioners at a formal meeting of such Board or by the County Administrator pursuant to his delegated authority.

3. Title. Seller shall convey marketable title to the Properties by warranty deed free of claims, liens, easements and encumbrances of record or known to Seller; but subject to property taxes for the year of Closing and covenants, restrictions and public utility

easements of record provided (a) there exists at Closing no violation of any of the foregoing; and (b) none of the foregoing prevents County's intended use and development of the Properties ("Permitted Exceptions").

3.1 County may order an Ownership and Encumbrance Report or Title Insurance Commitment with respect to the Properties. County shall within thirty (30) days following the Effective Date of this Agreement deliver written notice to Seller of title defects. Title shall be deemed acceptable to County if (a) County fails to deliver notice of defects within the time specified, or (b) County delivers notice and Seller cures the defects within thirty (30) days from receipt of notice from County of title defects ("Curative Period"). Seller shall use best efforts to cure the defects within the Curative Period and if the title defects are not cured within the Curative Period, County shall have thirty (30) days from the end of the Curative Period to elect, by written notice to Seller, to: (i) to terminate this Agreement, whereupon shall be of no further force and effect, or (ii) extend the Curative Period for up to an additional 90 days; or (iii) accept title subject to existing defects and proceed to closing.

3.2 This agreement is contingent upon a "clean" Phase 1 Environmental Assessment of the Property for the County's intended use. The Seller shall permit access to the County (or its agent) for such testing and examination needed for the Phase 1 Assessment upon reasonable notice by the County. At the conclusion of the Phase 1 Assessment, the property shall be returned to its original condition, ordinary wear and tear excepted.

3.3 In the event that the Phase 1 Environmental Assessment does not come back as a "clean" report, this agreement is further contingent upon a "clean" Phase 2 Environmental Assessment of the Property for the County's intended use. The Seller shall permit access to the County (or its agent) for such testing and examination needed for the Phase 2 Assessment upon reasonable notice by the County. At the conclusion of the Phase 2 Assessment, the property shall be returned to its original condition, ordinary wear and tear excepted.

4. Representations of the Seller.

4.1 Seller is indefeasibly seized of marketable, fee simple title to the Properties, and is the sole owner of and has good right, title, and authority to convey and transfer the Properties which is the subject matter of this Agreement, free and clear of all liens and encumbrances.

4.2 From and after the Effective Date of this Agreement, Seller shall take no action which would impair or otherwise affect title to any portion of the Properties, and shall record no documents in the Public Records which would affect title to the Properties, without the prior written consent of the County.

4.3.1 There are no existing or pending special assessments affecting the Properties, which are or may be assessed by any governmental authority, water or sewer authority, school district, drainage district or any other special taxing district.

5. Default.

5.1 In the event the County shall fail to perform any of its obligations hereunder, the Seller shall, at its sole option, be entitled to: (i) terminate this Agreement by written notice delivered to the County at or prior to the Closing Date and thereupon neither the Seller nor any other person or party shall have any claim for specific performance, damages, or otherwise against the County; or (ii) waive the County's default and proceed to Closing.

5.2 In the event the Seller shall fail to perform any of its obligations hereunder, the County shall, at its sole option, be entitled to: (i) terminate this Agreement by written notice delivered to the Seller at or prior to the Closing Date and thereupon neither the County nor any other person or party shall have any claim for specific performance, damages or otherwise against the Seller; or (ii) obtain specific performance of the terms and conditions hereof; or (iii) waive the Seller's default and proceed to Closing:

6. Closing.

6.1 The closing of the transaction contemplated herein ("Closing" and "Closing Date") shall take place within 45 days following the execution of the contract by the Chairman of the Board of County Commissioners. The parties agree that the Closing shall be as follows:

(a) The Seller shall execute and deliver to the County a warranty deed conveying marketable title to the Properties, free and clear of all liens and encumbrances and in the condition required by paragraph 3.

(b) If Seller is obligated to discharge any encumbrances at or prior to Closing and fails to do so, County may use a portion of Purchase Price funds to satisfy the encumbrances.

(c) If the Seller is a non-resident alien or foreign entity, Seller shall deliver to the County an affidavit, in a form acceptable to the County, certifying that the Seller and any interest holders are not subject to tax under the Foreign Investment and Real Property Tax Act of 1980.

(d) The Seller and the County shall each deliver to the other such other documents or instruments as may reasonably be required to close this transaction.

6.2 Taxes. All taxes and special assessments which are a lien upon the property on or prior to the Closing Date (except current taxes which are not yet due and payable) shall be paid by the Seller.

7. Personal Property.

7.1 The Seller shall have removed all of its personal property, equipment and trash

from the Properties. The Seller shall deliver possession of the Properties to County vacant and in the same or better condition that existed at the Effective Date hereof.

8. Closing Costs; Expenses. County shall be responsible for preparation of all Closing documents.

8.1 County shall pay the following expenses at Closing:

8.1.1 The cost of recording the warranty deed and any release or satisfaction obtained by Seller pursuant to this Agreement.

8.1.2 Documentary Stamps required to be affixed to the warranty deed.

8.1.3 All costs and premiums for the owner's marketability title insurance commitment and policy, if any.

8.2 Seller shall pay the following expenses at or prior to Closing:

8.2.1 All costs necessary to cure title defect(s) or encumbrances, other than the Permitted Exceptions, and to satisfy or release of record all existing mortgages, liens or encumbrances upon the Properties.

9. Miscellaneous.

9.1 Controlling Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Venue shall be in Indian River County for all state court matters, and in the Southern District of Florida for all federal court matters.

9.2 Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to this transaction and supersedes all prior agreements, written or oral, between the Seller and the County relating to the subject matter hereof. Any modification or amendment to this Agreement shall be effective only if in writing and executed by each of the parties.

9.3 Assignment and Binding Effect. Neither County nor Seller may assign its rights and obligations under this Agreement without the prior written consent of the other party. The terms hereof shall be binding upon and shall inure to the benefit of the parties hereto and their successors and assigns.

9.4 Notices. Any notice shall be deemed duly served if personally served or if mailed by certified mail, return receipt requested, or if sent via "overnight" courier service or facsimile transmission, as follows:

If to Seller:

Old Dixie 4086 LLC
c/o Jamie Conner
38 Holiday Pt Rd
Sherman, CT 06784

If to County: Indian River County
1801 27th Street
Vero Beach, FL. 32960
Attn: Land Acquisition/Andrew Sechen

Either party may change the information above by giving written notice of such change as provided in this paragraph.

9.5 Survival and Benefit. Except as otherwise expressly provided herein, each agreement, representation or warranty made in this Agreement by or on behalf of either party, or in any instruments delivered pursuant hereto or in connection herewith, shall survive the Closing Date and the consummation of the transaction provided for herein. The covenants, agreements and undertakings of each of the parties hereto are made solely for the benefit of, and may be relied on only by the other party hereto, its successors and assigns, and are not made for the benefit of, nor may they be relied upon, by any other person whatsoever.

9.6 Attorney's Fees and Costs. In any claim or controversy arising out of or relating to this Agreement, each party shall bear its own attorney's fees, costs, and expenses.

9.7. Counterparts. This Agreement may be executed in two or more counterparts, each one of which shall constitute an original.

9.8. County Approval Required: This Agreement is subject to approval by the Indian River County Board of County Commissioners as set forth in paragraph 2.

9.9 Beneficial Interest Disclosure: In the event Seller is a partnership, limited partnership, corporation, trust, or any form of representative capacity whatsoever for **others, Seller shall provide a fully completed, executed, and sworn beneficial interest** disclosure statement in the form attached to this Agreement as an exhibit that complies with all of the provisions of Florida Statutes Section 286.23 prior to approval of this Agreement by the County. However, pursuant to Florida Statutes Section 286.23 (3) (a), the beneficial interest in any entity registered with the Federal Securities and Exchange Commission, or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public, is exempt from disclosure; and where the Seller is a non-public entity, that Seller is not required to disclose persons or entities holding less than five (5%) percent of the beneficial interest in Seller.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first set forth above.

INDIAN RIVER COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

OLD DIXIE 4086, LLC

Peter D. O'Bryan, Chairman

Jamie Conner
Jamie C. Conner, Manager

9/9/22
Date

Approved by BCC _____

ATTEST:
Jeffrey R. Smith, Clerk of Court and Comptroller

By: _____
Deputy Clerk

Approved:

Jason E. Brown, County Administrator

Approved as to Form and Legal Sufficiency:

William K. DeBraal, Deputy County Attorney

EXHIBIT "A"

PARCEL A

SPYS SUB

LOT 10

BS 2-36

Commonly
known as:
2185 41st

Street, Vero Beach, FL 32960

Parcel ID Number: 32-39-26-00008-0000-00010.0

PARCEL B

SPYS SUB

LOT 1

BS 2-36

Commonly
known as:
4086 Old

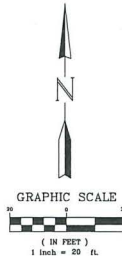
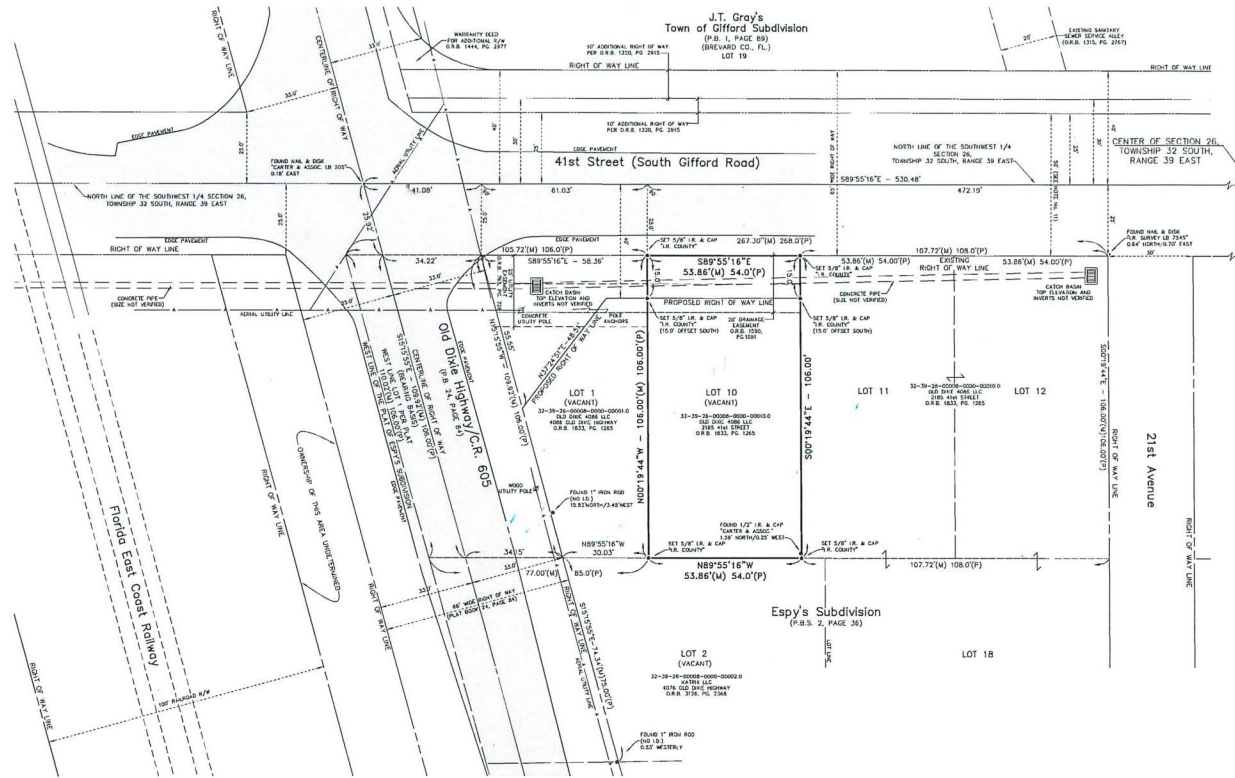
Dixie Highway, Vero Beach, FL 32960

Parcel ID Number: 32-39-26-00008-0000-00001.0

EXHIBIT "A"

PARCEL A

BOUNDARY SURVEY FOR: INDIAN RIVER COUNTY ENGINEERING DIVISION SURVEY SECTION LOT 10, ESPY'S SUBDIVISION - SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST INDIAN RIVER COUNTY, FLORIDA



Legal Description

Being a portion of those lands as described in Official Record Book 1833, Page 1265, as recorded in the Public Records of Indian River County, Florida, Being more particularly described as follows:
Being all of Lot 10, according to the Plat of Espy's Subdivision, as recorded in Plat Book 2, Page 36, Of the Public Records of St. Lucie (Now Indian River) County, Florida,
Containing 5,709.0 Sq. Ft. (0.13 Acres, More or Less)

Surveyors Notes

- The Bearings shown hereon are based upon the centerline of the Right of Way for Old Dixie Highway, according to the Indian River County, Board of County Commissioners Right of Way Map. For Old Dixie Highway as recorded in Plat Book 24, Page 81, Said centerline bears S15°15'55"E (GRID) and all others are relative thereto.
- Only above ground appearances and visible utilities shown hereon have been located. Underground improvements such as utilities and foundations were not located.
- This Survey was prepared without the benefit of a Title Policy. Therefore there may be Easements, Restrictions and/or Reservations not shown hereon, but found in the Public Records.
- The Right of Way for Old Dixie Highway was established using the Indian River County, Board of County Commissioners Right of Way Map, For Old Dixie Highway, as recorded in Plat Book 24, Page 84, Public Records of Indian River County, Florida.
- Symbols shown hereon depict the horizontal position of that specific improvement. the symbols (for graphical purposes) are not drawn to scale.
- The field work for this survey was completed by Indian River County Personnel on the date of September 12, 2022. This survey was prepared for the purpose of obtaining additional Right of Way along 41st Street.
- This Survey meets and/or exceeds the accuracy requirements per Chapter 5A-17, Florida Administrative Code. The Position of all mapped features shown hereon are based upon the 1983 North American Datum, 2011 adjustment, and projected in the Florida State Plane Coordinate System, East Zone. This survey was tied to the Florida Permanent Reference Network (maintained by the FDOT Survey Department).
- The measurements for this survey were made utilizing conventional and real time kinematic Surveying methods with the following equipment: Leica Viva Global Positioning System, Topcon GTS 500 Robotic Total Station with Magnet Software.
- All distances shown hereon are expressed in U.S. Survey feet.
- This map is intended to be displayed at a scale of 1"=20' or smaller.
- The Old Dixie Right of Way Map (prepared by Morgan Eklund, Incorporated) as recorded in Plat Book 24, Page 81, shows the South Right of way line of 41st Street lying 15 feet South of the North line of the Southwest One-Quarter of Section 26. The Right of Way Map for 41st Street (prepared by the Florida State Road Department), as recorded in Plat Book 11, Page 18, shows the south Right of Way line lying 25 feet South of the aforesaid North One-Quarter Section line. The Old Dixie Highway Right of Way Map list no recording information to support the Right of Way width shown. The Right of Way width as shown in this 41st Street Right of Way Map matches the deed recorded in Official record Book 120, Page 572. (All Plats and Deeds being recorded in the Public records of Indian River County, Florida.) Recovered monuments in Espy's Subdivision also support the Right of Way line per the 41st Street Right of Way map.

Symbols and Abbreviations:

- | | |
|---------------------------------|--|
| CL = CENTERLINE | I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT |
| C.M. = CONCRETE MONUMENT | L = ARC LENGTH |
| C.M.P. = CORRUGATED METAL PIPE | LF = LENGTH FEET |
| CONC = CONCRETE | NAV D = NORTH AMERICAN VERTICAL DATUM |
| COR = CORNER | NV = NOT VERIFIED |
| (D) = COURSE PER DEED | (M) = FIELD MEASURED |
| DWY = DRIVEWAY | MAG. = MAGNETIC |
| ELEV = ELEVATION | O.R.S. = OFFICIAL RECORDS BOOK |
| E.P. = EDGE OF PAVEMENT | O/S = OFFSET |
| ESMT = ESMT-EASEMENT | P.B. = PLATTED COURSE |
| (F) = FIELD MEASURED COURSE | P.B. = PLAT BOOK |
| FNC = FENCE | P.S. = ST. LUCIE COUNTY PLAT BOOK |
| F.F.E. = FINISH FLOOR ELEVATION | P.O.B. = POINT OF BEGINNING |
| FOUND = FOUND | P.O.C. = POINT OF COMMENCEMENT |
| HW = HEADWALL | P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER |
| INV. = INVERT | W = WATER LINE |
| I.P. = IRON PIPE | W.U. = WOOD UTILITY POLE |
| IR. = IRON ROD | W.M. = WATER METER |
| IR.&C. = IRON ROD AND CAP | WELL = WELL |
| ASPH. = ASPHALT SURFACE | W.A. = POLE ANCHOR |
| A = AERIAL UTILITY LINE | |
| BE = BURIED ELECTRIC LINE | |

Certification

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER.
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE, AS ESTABLISHED IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

DATE OF SIGNATURE: _____
DAVID M. SILON
INDIAN RIVER ASSISTANT COUNTY SURVEYOR
FLORIDA CERTIFICATE NO. 6139

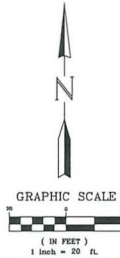
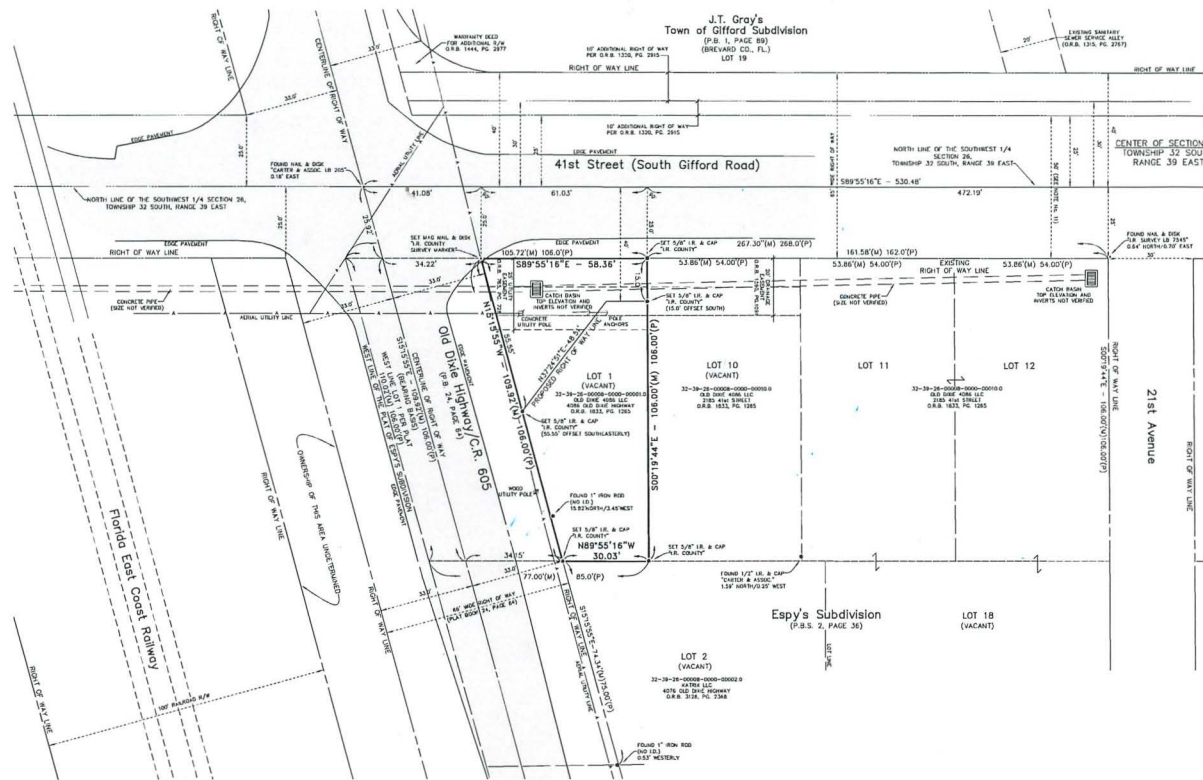
NO.	REVISION	DATE	BY	INDIAN RIVER COUNTY 1801 27TH STREET VERO BEACH, FL 32960 (772) 567-8000		DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION	CHECKED BY: D. SILON	SECTION 26	FIELD BOOK STANTON 9	DATE 09-21-2022	BOUNDARY SURVEY Lot 10, Espy's Subdivision, Plat Book 2, Page 36 St. Lucie (Now Indian River) County, Florida	SHEET 1
							APPROVED BY: D. SCHRYVER	TOWNSHIP 32	PAGE 49/62	PROJECT NUMBER IRC-1359		OF 1

EXHIBIT "A"

PARCEL B

BOUNDARY SURVEY FOR: INDIAN RIVER COUNTY ENGINEERING DIVISION SURVEY SECTION

LOT 1, ESPY'S SUBDIVISION - SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST
INDIAN RIVER COUNTY, FLORIDA



Legal Description

Being a portion of those lands as described in Official Record Book 1833, Page 1265, as recorded in the Public Records of Indian River County, Florida, Being more particularly described as follows:
Being all of Lot 1, according to the Plat of Espy's Subdivision, as recorded in Plat Book 2, Page 36, of the Public Records of St. Lucie (Now Indian River) County, Florida,
Containing 4.8850 Sq. Ft. (0.11 Acres, More or Less)

Surveyors Notes

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- Only above ground appearances and visible utilities shown hereon have been located. Underground improvements such as utilities and foundations were not located.
- This Survey was prepared without the benefit of a Title Policy. Therefore there may be Easements, Restrictions and Reservations not shown hereon, but found in the Public Records.
- The Right of Way for Old Dixie Highway was established using the Indian River County, Board of County Commissioners Right of Way Map, For Old Dixie Highway, as recorded in Plat Book 24, Page 84, Public Records of Indian River County, Florida.
- Symbols shown hereon depict the horizontal position of that specific improvement, the symbols (for graphical purposes) are not drawn to scale.
- The field work for this survey was completed by Indian River County Personnel on the date of September 12, 2022. This survey was prepared for the purpose of obtaining additional Right of Way along 41st Street.
- This Survey meets and/or exceeds the accuracy requirements per Chapter 53-17, Florida Administrative Code. The Position of all mapped features shown hereon are based upon the 1983 North American Datum, 2011 adjustment, and projected in the Florida State Plane Coordinate System, East Zone. This survey was tied to the Florida Permanent Reference Network (maintained by the FDOT Survey Department).
- The measurements for this survey were made utilizing conventional and real time kinematic Surveying methods with the following equipment: Leica Viva Global Positioning System, Topcon GTS 500 Robotic Total Station with Magnet Software.
- All distances shown hereon are expressed in U.S. Survey feet.
- This map is intended to be displayed at a scale of 1"=20' or smaller.
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Symbols and Abbreviations:

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------|--------------------------|--------------------------------|-----------------|--------------|-----------------------|----------------|-----------------|----------------------|-----------|---------------------------------|-------------|---------------|--------------|------------------|-----------------|----------------------------|------------------------|-------------------------|---------------------------|--|----------------|------------------|--------------------------------------|-------------------|----------------------|-----------------|--------------------------------|--------------|--------------------------------|------------------|-------------------------------------|-----------------------------|--------------------------------|---|----------------|----------------------------|--------------------|-------------|-----------------------------------|
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|-----------------|--------------------------|--------------------------------|-----------------|--------------|-----------------------|----------------|-----------------|----------------------|-----------|---------------------------------|-------------|---------------|--------------|------------------|-----------------|----------------------------|------------------------|-------------------------|---------------------------|--|----------------|------------------|--------------------------------------|-------------------|----------------------|-----------------|--------------------------------|--------------|--------------------------------|------------------|-------------------------------------|-----------------------------|--------------------------------|---|----------------|----------------------------|--------------------|-------------|-----------------------------------|

Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE, AS ESTABLISHED IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

DATE OF SIGNATURE: _____
DAVID M. SILON
INDIAN RIVER ASSISTANT COUNTY SURVEYOR
FLORIDA CERTIFICATE NO. 6139

NO.	REVISION	DATE	BY	INDIAN RIVER COUNTY 1801 27TH STREET VERO BEACH, FL 32960 (772) 567-8000	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION	DRAWN BY: D. SLOAN APPROVED BY: D. SCHRIVER	SECTION 26 TOWNSHIP 32 RANGE 39	FIELDBOOK STANTON 9 PAGE 49/62	DATE 09-21-2022 PROJECT NUMBER IRC-1359	BOUNDARY SURVEY Lot 1, Espy's Subdivision, Plat Book 2, Page 36 St. Lucie (Now Indian River) County, Florida	SHEET 1 OF 1
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