

AGREEMENT TO PURCHASE, SELL, REAL ESTATE  
BETWEEN INDIAN RIVER COUNTY  
AND  
G & T LLC

THIS AGREEMENT TO PURCHASE AND SELL REAL ESTATE ("Agreement") is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between Indian River County, a political subdivision of the State of Florida ("the County"), and G & T LLC, ("the Seller") who agree as follows:

**WHEREAS**, Seller owns property located at 1612 20<sup>th</sup> Street, Vero Beach, FL 32960 and 2015 16<sup>th</sup> Avenue, Vero Beach, FL 32960. A legal description of the properties is attached to this agreement as Exhibit "A" and incorporated by reference herein; and

**WHEREAS**, the County is purchasing the property for a future parking purposes and expansion near the Indian River County Courthouse; and

**WHEREAS**, in order to proceed with future expansion, the County needs to purchase properties located 1612 20<sup>th</sup> Street, Vero Beach, FL 32960 and 2015 16<sup>th</sup> Avenue, Vero Beach, FL 32960; and

**WHEREAS**, the Seller contacted the County to purchase the parcels of approximately 0.28 acres of property as depicted on Exhibit "A", and

**WHEREAS**, the Parties agree this is an arm's length transaction between the Seller and the County, without the threat of eminent domain.

**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 the certain parcels of real property located at 1612 20<sup>th</sup> Street, Vero Beach, FL 32960 and 2015 16<sup>th</sup> Avenue, Vero Beach, FL 32960. A legal description of the properties is attached as Exhibit "A", fee simple, containing approximately 0.28 acres, all improvements thereon, together with all easements, rights and uses now or hereafter belonging thereto (collectively, the "Property").

2.1 Purchase Price, Effective Date. The purchase price ("Purchase Price") for the Property located at 1612 20<sup>th</sup> Street shall be \$350,000.00 (Three Hundred Fifty Thousand and 00/100 Dollars). The purchase price ("Purchase Price") for the Property located at 2015 16<sup>th</sup> Avenue shall be \$100,000.00 (One Hundred Thousand and 00/100 Dollars).

The Purchase Price shall be paid to Seller 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 and the duly authorized representative of the County executes the Agreement. The Parties hereby acknowledge and agree that the Seller has executed the Agreement prior to the County's counter execution in order to accommodate the County's approval process. The Parties further agree that in the event that the County fails to deliver this Agreement fully executed to Seller via certified mail with signature receipt confirmation within 30 days from the date Seller executed the Agreement, that this Agreement shall be null and void, the Parties be released from the Agreement and neither Party shall have any further obligation to the other.

3. Title. Seller shall convey marketable title to the Property by special 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 Property ("Permitted Exceptions").

3.1 County may order an Ownership and Encumbrance Report or Title Insurance Commitment with respect to the Property. County shall within fifteen (15) 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 commercially reasonable 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) terminate this Agreement, whereupon shall be of no further force and effect, or (ii) accept title subject to existing defects and proceed to closing. Notwithstanding the foregoing, in no event shall Seller be required to incur costs greater than \$1,000 related to Seller's best efforts to cure title defects.

4. Representations of the Seller.

4.1 Seller is indefeasibly seized of marketable, fee simple title to the Property, and is the sole owner of and has good right, title, and authority to convey and transfer the Property 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 Property, and shall record no documents in the Public Records which would affect title to the Property, without the prior written consent of the County.

4.3.1 To the best of Seller's knowledge, there are no existing or pending special assessments affecting the Property, 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; or (iii) obtain specific performance of the terms and conditions hereof.

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 15 days following the Full Execution ("Execution") of the contract by the Parties. Execution shall be the date that the County executes the Agreement. The parties agree that the Closing shall be as follows:

(a) The Seller shall execute and deliver to the County a special warranty deed conveying marketable title to the Property, 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, not to exceed the \$1,000 limit imposed in Paragraph 3 herein, except for Real Estate Taxes owed on the Property by Seller that have not been paid as of the day of Closing.

(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 has no personal property on the Property. The County hereby acknowledges that the Property is currently rented to and in possession of Robert C. Clark ("Tenant"), who currently has an Agreement to Lease ("Lease"), the term of which has expired, but continues on a month-to-month basis.

7.2 Seller shall deliver at Closing all keys to locks and codes to access devices, to the extent they are in Seller's possession, to County, if applicable.

7.3 Addendum.

Seller to provide documentation listed in Exhibit "B" Addendum to Agreement to Purchase, Sell and Lease Real Estate prior to closing.

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

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

8.1.1 The cost of recording the special 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 special warranty deed.

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

8.1.4 All costs, not to exceed \$1,000, 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 Property if any.

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:                   G & T, LLC  
                                      500 Loretto Avenue  
                                      Coral Gables, FL 33146  
                                      Attn: Satira Mekras, Owner

If to County:                   Indian River County  
                                      1801 27th Street  
                                      Vero Beach, FL 32960  
                                      Attn: Land Acquisition/Monique Filipiak

Either party may change the contact information in Paragraph 9.4 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, the prevailing party, which for purposes of this provision will include the County and Seller, will be awarded reasonable 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

G&T LLC

\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Satira Mekras, Owner

11/7/17  
\_\_\_\_\_  
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"

Lot 7, Block 44, of Original Town of Vero (now Vero Beach), according to the plat thereof, as recorded in Plat Book 2, at Page 12, of the Public Records of St. Lucie County, Florida, said lands now lying and being in Indian River County, Florida

Commonly known as: 1612 20th Street, Vero Beach, FL 32960  
Parcel ID Number: 33-39-02-00001-0440-00007.0

Lot 6, Block 44, Vero Beach, City of Original, according to map or plat thereof as recorded in Plat Book 2, Page 12 of the Public Records of Indian River County, Florida

Commonly known as: 2015 16<sup>th</sup> Avenue, Vero Beach, FL 32960  
Parcel ID Number: 33-39-02-00001-0440-00006.0

*AAM*

## **EXHIBIT "B"**

### **Addendum to Agreement to Purchase, Sell, and Lease Real Estate**

The Seller agrees to the following terms and conditions as part of the Agreement:

1. Provide the County with a copy of the current lease and amendment for Attorney Robert C. Clark prior to closing.
2. Statement of 2017 rent (rent roll), security deposits and reconciliation for 2016 prior to closing.
3. Provide keys and access codes to property at closing, only to the extent they are in Seller's possession.
4. Execute Assignment of Lease in favor of the County at closing.

*AAW*