

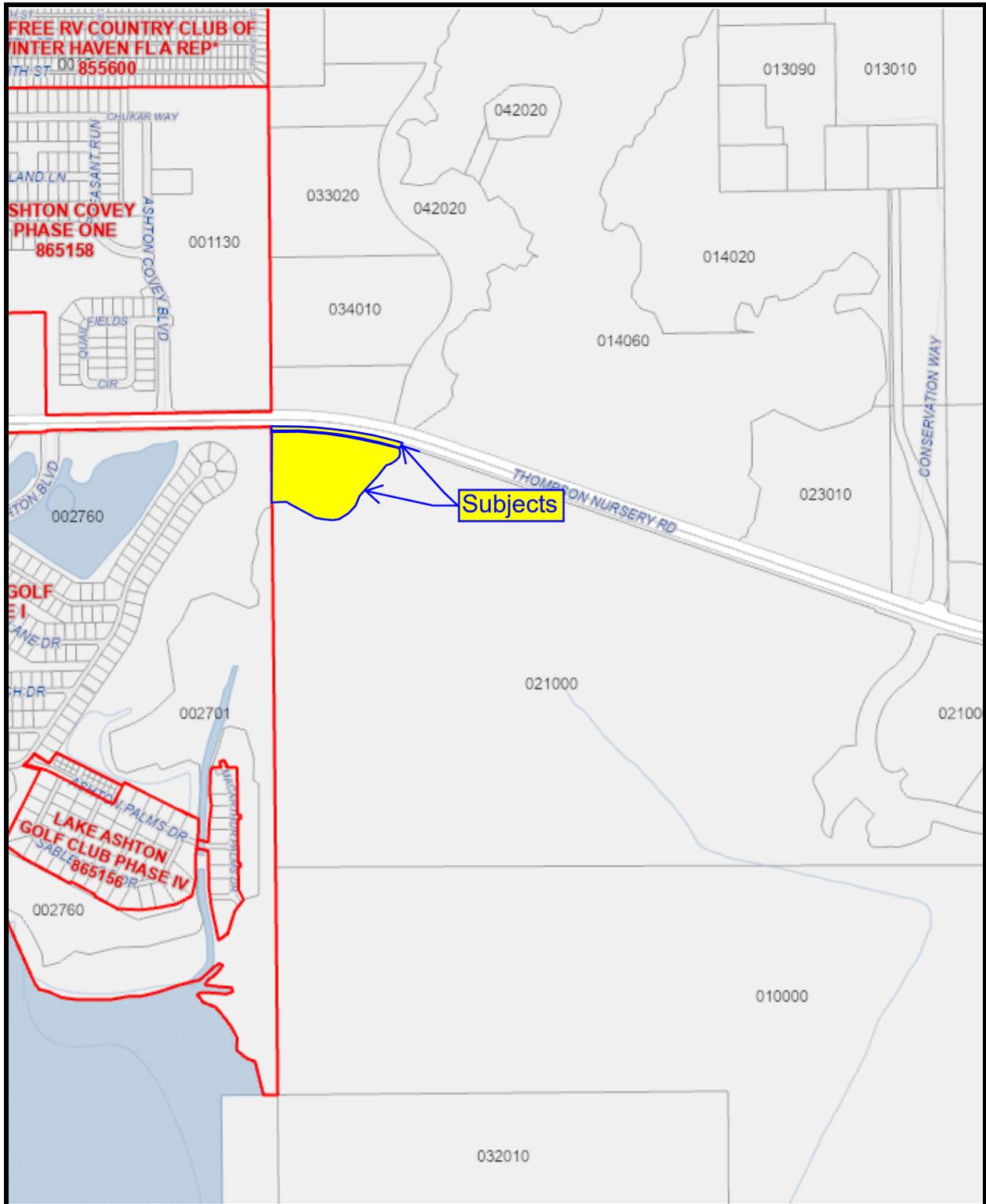
North

Subject Area

Section 17,  
Township 29 South,  
Range 27 East

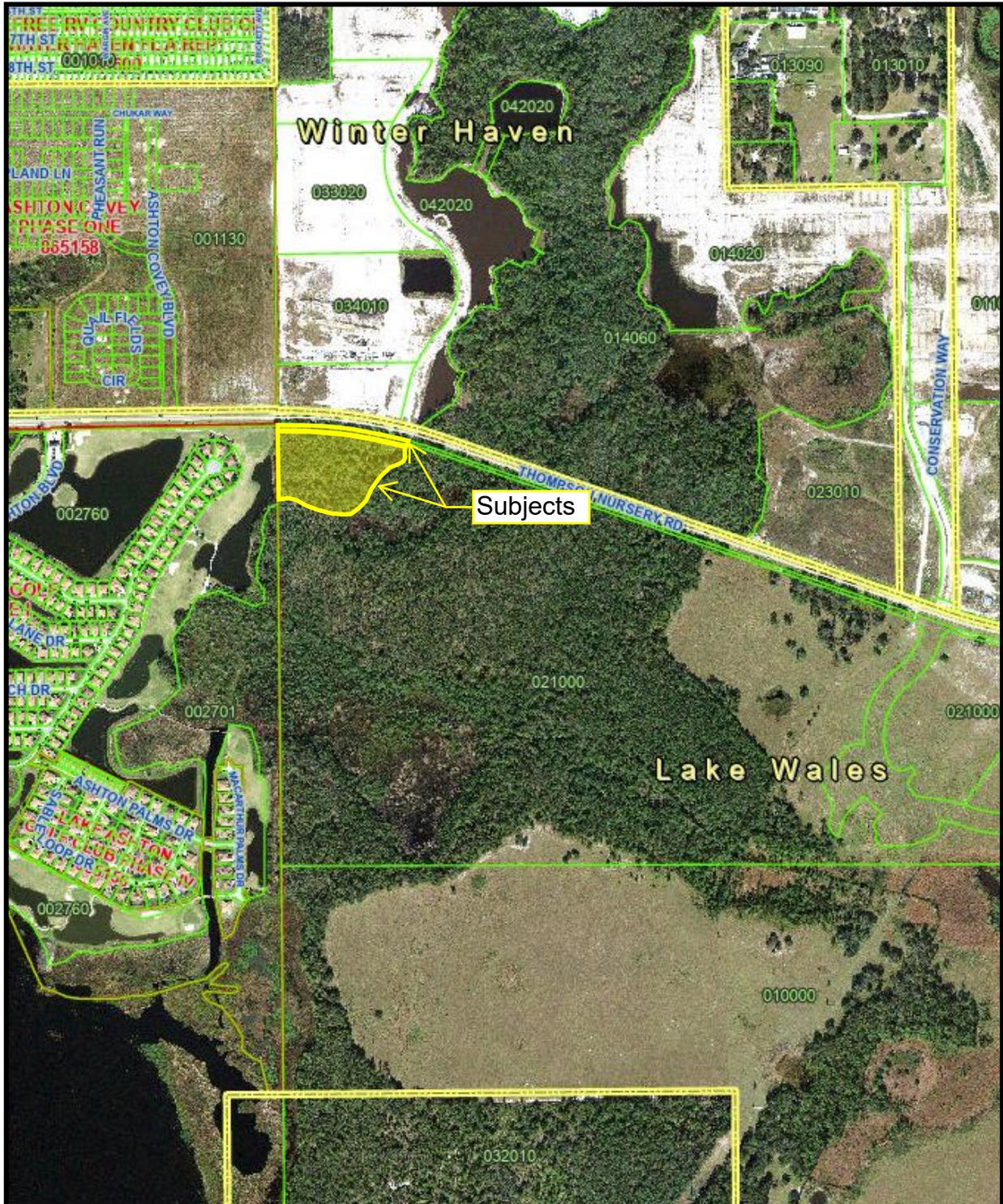


**SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST**





**SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST**





*Board of County Commissioners*

Project: Thompson Nursery Road Phase 2  
Parent Parcel I.D. No.: 272917-000000-021000

**RIGHT-OF-WAY AGREEMENT**

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 3<sup>rd</sup> day of February, 2026, between LAKE WALES PROPERTY HOLDINGS, LLC, a Delaware limited liability company, whose address is 9 Old Kings Highway South, 4th Floor, Darien, Connecticut 06820, hereinafter referred to as "Owner", and the POLK COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, hereinafter referred to as the "County".

**WITNESSETH**

**WHEREAS**, the County requires the lands described herein as additional right-of-way, for the construction and maintenance of an authorized road known as Thompson Nursery Road Phase 2 ("Project") Owner agrees to sell to County and County agrees to purchase from Owner the lands as more particularly described in Exhibit "A" for use as a retention pond site for the Project ("Pond Parcel") and further agrees to convey the lands as more particularly described in Exhibit "B" to the County for use as additional right-of-way for Thompson Nursery Road in conjunction with its development plans ("Right-of-Way Parcel"), together with all improvements, easements, and appurtenances (collectively, the "Property"), in accordance with the provisions of this Agreement.

**NOW, THEREFORE**, in consideration of the premises and the sum of one dollar each to the other paid, it is agreed as follows:

- (a) Owner agrees to sell and convey the Pond Parcel for the sum of \$682,000 and agrees to convey the Right-of-Way Parcel, at no cost, all by Special Warranty Deed, free of liens and encumbrances, unto the County.
- (b) The County payment of \$682,000 for the purchase of the Pond Parcel together with applicable closing costs shall be made to the Title Agency described in Section (d) herein for disbursement at closing.
- (c) Owner shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, and any payment due will be deducted at closing from the Owner's proceeds. Owner shall also be responsible for the payment of any monetary Mortgages, Judgments and/or Liens, if any, which attach to the Property and any payment(s) due will be deducted at closing from the Owner's proceeds at closing.

Parcel I.D. No.: 272917-000000-021000

- (d) Transaction will be closed by American Government Services Corporation (the "Title Agency") and the County agrees to pay the closing fee, title search fee, owner's title insurance premium, documentary stamps, if any, and the recording of the deed.
- (e) Owner shall be responsible for the payment of any and all, attorney fees, real estate fees and/or commissions or fees on behalf of the Owner, if any, and any payments due will be deducted at closing from the Owner's proceeds. County represents that it has not incurred the services of a broker.
- (f) Any personal property located on the Property not removed after 14 days of transaction closing shall be considered abandoned by the Owner.
- (g) The County acknowledges that this conveyance of the Property for right-of-way is in lieu of, and under threat of condemnation.
- (h) In no event shall any of Owner's or County's direct or indirect partners, members, managers, directors, officers, investors, shareholders, employees, advisors, affiliates or agents (nor any of the direct or indirect partners, members, managers, directors, officers, shareholders, employees, advisors, affiliates or agents of any of the foregoing) be personally liable for any obligations of Owner's or County's, as applicable, under this Agreement or otherwise.
- (i) The County agrees and expressly acknowledges that the Owner has not made any representations or warranties to the County regarding the Property and that the County shall accept the Property in "As-Is" condition.
- (j) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement are just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost are owed by the County to Owner.

[SIGNATURE PAGE FOLLOWS]

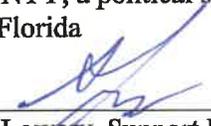
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Parcel I.D. No.: 272917-000000-021000

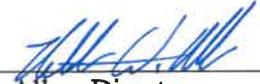
\* **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

**COUNTY:**  
POLK COUNTY, a political subdivision of  
the State of Florida

By:   
Scott C. Lowery, Support Manager  
Polk County Real Estate Services

Approved by:

  
R. Wade Allen, Director  
2/3/26  
Date

**OWNER:**  
LAKE WALES PROPERTY HOLDINGS, LLC,  
a Delaware limited liability company

By:   
Name: Marc Parasoff  
Title: Vice President and Secretary

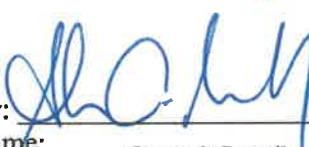
By:   
Name: Steven A. Russell  
Title: Vice President

Exhibit "A" - Sheet 1 of 2

Project Name: Thompson Nursery Road pond site  
 Tax Folio Number: 27-29-17-000000-021000

Road Number: 961304  
 Project Number: TNR

**DESCRIPTION**

A parcel of land being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 29 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

**Commence** at the southwest corner of said Section 17, being monumented by a 4"x4" concrete monument and disk stamped "Chastain-Skillman"; Thence North 00°33'51" West, along the west line of said Section 17, a distance of 2174.55 feet to the **POINT OF BEGINNING**; Thence continue along said west line North 00°33'51" West, 412.07 feet to a point being 20.00 feet south of and parallel with the southerly right-of-way of Thompson Nursery Road as described in Official Records Book 1490 page 141 of the Public Records of Polk County, Florida, said point being on a non-tangent curve concave to the south having a radius of 2804.66 feet, a central angle of 15°49'07", a chord bearing of South 82°52'17" East, and a chord distance of 771.87 feet; Thence easterly, parallel with said southerly right-of-way, along the arc of said curve 774.33 feet to a wetland line depicted on a "Boundary Survey with wetland delineation" map by Basepoint Surveying, Inc., Project No. 10369, Revision 3 dated 07/27/21; Thence along said wetland lines the following sixteen (16) calls: (1) South 46°56'46" West, 34.81 feet; (2) South 12°50'45" West, 49.03 feet; (3) South 48°34'53" West, 50.94 feet; (4) South 70°19'29" West, 54.06 feet; (5) South 51°50'53" West, 61.68 feet; (6) South 50°39'14" West, 92.59 feet; (7) South 49°00'55" West, 61.60 feet; (8) South 47°03'09" West, 61.20 feet; (9) South 33°03'58" West, 73.86 feet; (10) South 19°55'54" West, 66.59 feet; (11) South 50°40'02" West, 55.85 feet; (12) North 76°57'04" West, 63.34 feet; (13) North 60°56'17" West, 75.96 feet; (14) North 49°25'21" West, 77.94 feet; (15) North 47°53'08" West, 70.23 feet; (16) South 87°50'10" West, 79.47 feet to said west line of Section 17 and the **POINT OF BEGINNING**.

Said Parcel containing 268863 square feet or 6.2 acres more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

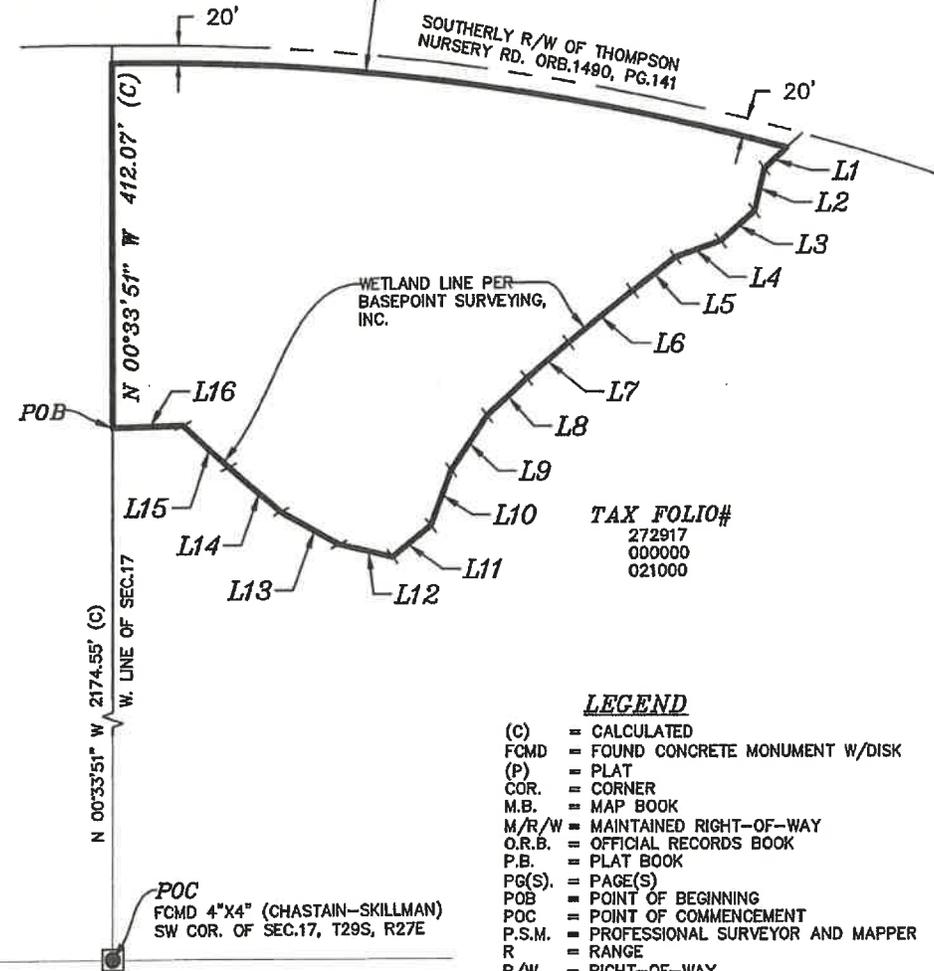
THIS IS NOT  
A SURVEY

SCALE  
1" = 200 feet

RADIUS = 2804.66 (C)  
CENTRAL ANGLE = 15°49'07" (C)  
CHORD DISTANCE = 771.87 (C)  
CHORD BEARING = S 82°52'17" E (C)  
LENGTH = 774.33 (C)

NORTH

THOMPSON NURSERY ROAD



Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L1	S 46°56'46" W	34.81'
L2	S 12°50'45" W	49.03'
L3	S 48°34'53" W	50.94'
L4	S 70°19'29" W	54.06'
L5	S 51°50'53" W	61.68'
L6	S 50°39'14" W	92.59'
L7	S 49°00'55" W	61.60'
L8	S 47°03'09" W	61.20'
L9	S 33°03'58" W	73.86'
L10	S 19°55'54" W	66.59'
L11	S 50°40'02" W	55.85'
L12	N 76°57'04" W	63.34'
L13	N 60°56'17" W	75.96'
L14	N 49°25'21" W	77.94'
L15	N 47°53'08" W	70.23'
L16	S 87°50'10" W	79.47'

LEGEND

- (C) = CALCULATED
- FCMD = FOUND CONCRETE MONUMENT W/DISK
- (P) = PLAT
- COR. = CORNER
- M.B. = MAP BOOK
- M/R/W = MAINTAINED RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG(S). = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP
- ☉ = CONCRETE MONUMENT



Digitally signed  
by John Richard  
Noland Jr.  
Date: 2025.03.18  
15:59:00 -04'00'

SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON A BOUNDARY AND WETLAND DELINEATION MAP BY BASEPOINT SURVEYING, INC., PROJECT No.10389, REVISION 3, DATED 07/27/21. THE WEST LINE OF SECTION 17 BEING REPORTED TO BE N00°33'51"W.

DATE  
3/18/25

JOHN RICHARD NOLAND, JR. P.S.M.  
FLORIDA REGISTRATION #5923  
SURVEYING & MAPPING MANAGER  
SURVEYING AND MAPPING SECTION

SEE SHEET 1 OF 2 FOR DESCRIPTION.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.

DESCRIPTION SKETCH  
LOCATED IN SECTION 17, TOWNSHIP  
29 SOUTH, RANGE 27 EAST, POLK  
COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,  
WINTER HAVEN, FL 33880  
PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 2 of 2	Drawn by: EAA	Checked by: JRN	Check Date: 3/18/25
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: TNR



Exhibit "B" - Sheet 1 of 2

Project Name: Thompson Nursery Road added R/W @ Pond Site  
Tax Folio Number: 27-29-17-000000-021000

Road Number: 961304  
Project Number: TNR

**DESCRIPTION**

A parcel of land being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 29 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

**Commence** at the southwest corner of said Section 17, being monumented by a 4"x4" concrete monument and disk stamped "Chastain-Skillman"; Thence North 00°33'51" West, along the west line of said Section 17, a distance of 2586.62 feet to the **POINT OF BEGINNING**; Thence continue along said west line North 00°33'51" West, 20.00 feet to the southerly right-of-way line of Thompson Nursery Road as described in Official Records Book 1490 page 141 of the Public Records of Polk County, Florida, said point being on a non-tangent curve concave to the south having a radius of 2824.66 feet, a central angle of 16°04'10", a chord bearing of South 82°44'40" East, and a chord distance of 789.62 feet; Thence easterly along the arc of said curve 792.21 feet; Thence South 46°56'46" West, 23.53 feet to a point being on a non-tangent curve concave to the south having a radius of 2804.66 feet, a central angle of 15°49'07", a chord bearing of North 82°52'17" West, and a chord distance of 771.87 feet; Thence northerly along the arc of said curve 774.33 feet to said west line of Section 17 and the **POINT OF BEGINNING**.

Said Parcel containing 15665.5 square feet more or less.

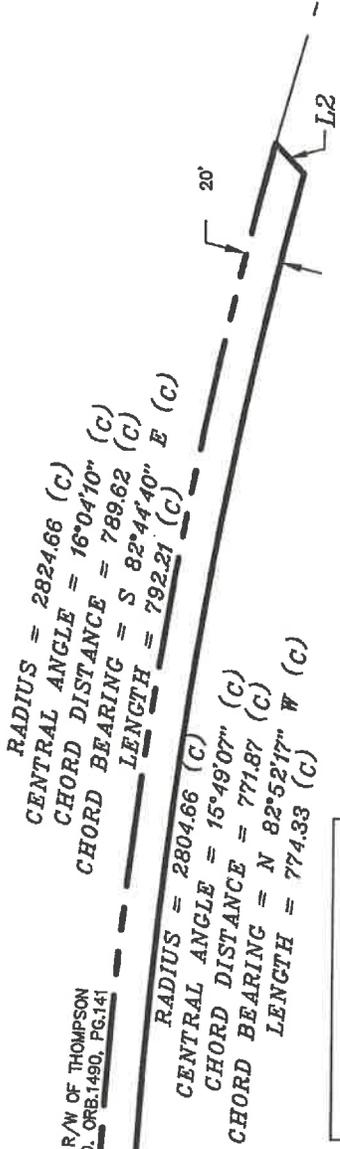
SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT A SURVEY

SCALE  
1" = 100 Feet



RADIUS = 2824.66 (C)  
 CENTRAL ANGLE = 16°04'10" (C)  
 CHORD DISTANCE = 789.62 (C)  
 CHORD BEARING = S 82°44'40" E (C)  
 LENGTH = 792.21 (C)

RADIUS = 2804.66 (C)  
 CENTRAL ANGLE = 15°49'07" (C)  
 CHORD DISTANCE = 771.87 (C)  
 CHORD BEARING = N 82°52'17" W (C)  
 LENGTH = 774.33 (C)

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L1	N 0°33'51" W	20.00'
L2	S 46°56'46" W	23.53'

**LEGEND**

- (C) = CALCULATED
- FCMD = FOUND CONCRETE MONUMENT W/DISK
- (P) = PLAT
- COR. = CORNER
- M.B. = MAP BOOK
- M/R/W = MAINTAINED RIGHT-OF-WAY
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- POB = POINT OF BEGINNING
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- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP
- ☐ = CONCRETE MONUMENT

POC  
 FCMD 4"x4" (CHASTAIN-SKILLMAN)  
 SW COR. OF SEC.17, T29S, R27E

W. LINE OF SEC.17  
 N 00°33'51" W 2686.62' (C)

Digitally signed  
 by John Richard  
 Noland Jr.  
 Date: 2025.05.19  
 10:59:19 -04'00'



JOHN RICHARD NOLAND, JR. P.S.M.  
 FLORIDA REGISTRATION #5923  
 SURVEYING & MAPPING MANAGER  
 SURVEYING AND MAPPING SECTION

DATE  
 5/19/25



**SURVEYOR'S NOTES**  
 BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA  
 STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,  
 NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.  
 SEE SHEET 1 OF 2 FOR DESCRIPTION.

**DESCRIPTION SKETCH**

LOCATED IN SECTION 17,  
 TOWNSHIP 29 SOUTH, RANGE 27 EAST,  
 POLK COUNTY, FLORIDA.

REVISION	DATE	BY

**POLK COUNTY ROADS AND DRAINAGE**  
 3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (863) 535-2200	FAX: (863) 519-8117
Sheet No. 2 of 2	Drawn Date: 5/19/25
Drawn by: EAA	Checked by: JRN
Parcel Number: N/A	Job Number: TNR
PREPARED FOR: REAL ESTATE SERVICES	

THIS DESCRIPTION AND  
 SKETCH IS NOT VALID  
 WITHOUT THE SIGNATURE  
 AND ORIGINAL SEAL OF A  
 LICENSED SURVEYOR AND  
 MAPPER.