

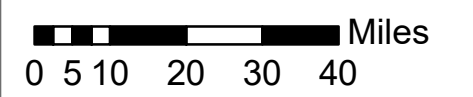
Area of Project Detail

Exhibit "A"

Upper Peace Creek
Mann Ranch
Project Area

Legend

Subject Parcels (1272 acres)



SECOND ADDENDUM TO AGREEMENT FOR SALE AND PURCHASE DATED AUGUST 20, 2024

THIS SECOND ADDENDUM, made this ____ day of _____, 2024, between **BUCK MANN RANCH, LLC**, a Florida limited liability company whose address is 368 Buck Mann Road, Winter Haven, FL 33884 and **BDG LANDS, LLC**, a Florida limited liability company whose address is 816 South Drive, Polk City, FL 33868, referred to as "Sellers" and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 9005, Bartow, Florida 33831, referred to as "Purchaser".

1. **Addendum.** This second addendum modifies certain terms contained within the Agreement for Sale and Purchase with an effective date of August 20, 2024, as previously amended by that certain Addendum to Agreement for Sale and Purchase with an effective date of October 2, 2024 (collectively, the "Agreement"), between the parties herein. It shall apply only to those items referred to herein and shall not be implied to replace or terminate the original agreement.

2. **Total Purchase Price.** The Survey, as defined in Section 9 of the Agreement, has been completed and has calculated a total area for the Property of 1,276.62-acres. In lieu of the provision within Section 3 contemplating the exclusion of portions of the Property in excess of 1,274-acres, the parties have mutually agreed to adjust the Total Purchase Price to account for the acreage deviation. Accordingly, the first paragraph of Section 3 of the Agreement is hereby amended and restated in its entirety as follows: *The total purchase price ("Total Purchase Price") for the Property is Twenty Million Forty Thousand and 00/100 Dollars (\$20,040,000). The Total Purchase Price is based on a total area of the Property in the amount of 1,276.62-acres. The total purchase price will be paid by Purchaser at Closing, subject only to the pro rations and adjustments as otherwise provided in this Agreement, to Sellers or Sellers' designated agent, who meets the requirements of Section 253.025, Florida Statutes. The purchase price shall be paid to the Title Company by Purchaser via county warrant, or electronic wire transfer.*

3. **Remaining Terms Unchanged.** All other provisions of the Agreement, including, without limitation, the second paragraph of Section 3, shall remain unchanged. The Agreement, as amended by this second addendum, continues in full force and effect.

THIS SECOND ADDENDUM IS SUBJECT TO APPROVAL BY THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS, AND IT IS INTENDED TO BE AN ADDENDUM TO AN EXISTING CONTRACT BETWEEN PURCHASER AND SELLERS.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Buck Mann Ranch, LLC has caused this instrument to be executed in its name for the purpose expressed the day and year written above.

WITNESSES AS TO SELLER:

Tammy Wynn

(WITNESS AS TO BOTH SIGNATORIES)

Tammy Wynn

(PRINTED NAME OF WITNESS)

Robert W. Allen

(WITNESS AS TO BOTH SIGNATORIES)

Robert W. Allen

(PRINTED NAME OF WITNESS)

SELLER:

Buck Mann Ranch, LLC, a Florida limited liability company

BY: Sylvia Peggy C. Mann

Sylvia Peggy C. Mann, Trustee,

MANAGING MEMBER

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 22 day of OCTOBER, 2024 by Sylvia Peggy C. Mann, Trustee, as Managing Member of Buck Mann Ranch, LLC, a Florida limited liability company, as Seller, who signed on behalf of said company. She is personally known to me or has produced _____ as identification.

(SEAL)



ROBERT W. ALLEN
Notary Public
State of Florida
Comm# HH428934
Expires 10/3/2027

Robert W. Allen

NOTARY PUBLIC, STATE OF FL

ROBERT W. ALLEN

(PRINTED NAME OF NOTARY)

COMMISSION EXP.: 10/3/27

COMMISSION NO.: HH428934

IN WITNESS WHEREOF, Peace Creek RV Park, LLC has caused this instrument to be executed in its name as to the provision contained in Section 20(b) stated herein the day and year written above.

WITNESSES AS TO SELLER:

SELLER:

Peace Creek RV Park, LLC, a Florida limited liability company

Tammy Wynn

(WITNESS AS TO BOTH SIGNATORIES)

Tammy Wynn

(PRINTED NAME OF WITNESS)

BY: Sylvia Peggy C. Mann

Sylvia Peggy C. Mann, Trustee,

MANAGING MEMBER

Robert W. Allen

(WITNESS AS TO BOTH SIGNATORIES)

Robert W. Allen

(PRINTED NAME OF WITNESS)

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 22 day of October, 2024 by Sylvia Peggy C. Mann, Trustee, as Managing Member of Peace Creek RV Park, LLC, a Florida limited liability company, as Seller, who signed on behalf of said company. She is personally known to me or has produced _____ as identification.

(SEAL)



ROBERT W. ALLEN
Notary Public
State of Florida
Comm# HH428934
Expires 10/3/2027

Robert W. Allen

NOTARY PUBLIC, STATE OF FL

Robert W. Allen

(PRINTED NAME OF NOTARY)

COMMISSION EXP.: 10/3/27

COMMISSION NO.: HH 428934

IN WITNESS WHEREOF, BDG Lands, LLC has caused this instrument to be executed in its name for the purpose expressed the day and year written above.

WITNESSES AS TO SELLER:

(WITNESS AS TO BOTH SIGNATORIES)

Bethany Nelson

(PRINTED NAME OF WITNESS)

SELLER:

BDG Lands, LLC, a Florida limited liability company

BY:

George W. Mann III, Manager

(WITNESS AS TO BOTH SIGNATORIES)

Suzanne Middleton

(PRINTED NAME OF WITNESS)

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 22nd day of October, 2024 by George W. Mann III, as Manager of BDG Lands, LLC, a Florida limited liability company, as Seller, who signed on behalf of said company. He is personally known to me or has produced FL DL as identification.

NOTARY PUBLIC, STATE OF Florida

(SEAL)



(PRINTED NAME OF NOTARY)

COMMISSION EXP.: 3/16/27

COMMISSION No.: HH 341552

PURCHASER:

POLK COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA

BY: _____

W.C. BRASWELL, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

DATE: _____

APPROVED AS TO FORM AND LEGALITY

COUNTY ATTORNEY'S OFFICE