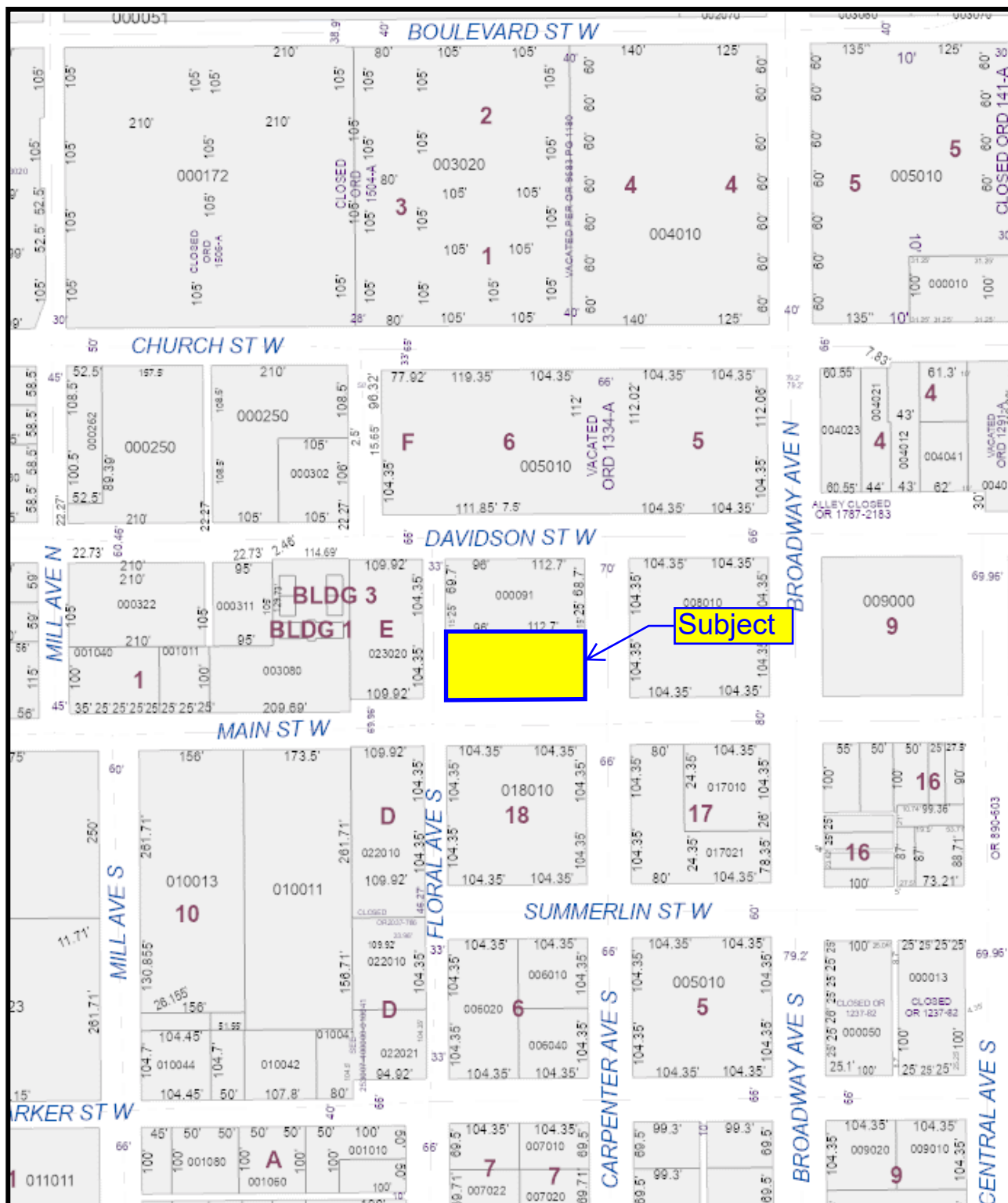


North

Subject Area

Section 6,
Township 30 South,
Range 25 East





SECTION 6, TOWNSHIP 30 SOUTH, RANGE 25 EAST





Board of County Commissioners

Parcel ID No.: 253006-394030-000010

AGREEMENT

STATE OF FLORIDA COUNTY OF POLK

THIS AGREEMENT made and entered into this 15TH day of August, 2025, by and between **ROSALEDA ENTERPRISES, INC.**, a Florida corporation, whose address is 222 West Main Street, Suite B, Bartow, Florida 33830, (the "Owner"), and **POLK COUNTY**, a political subdivision of the state of Florida, whose mailing address is P.O. Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, (the "County").

WITNESSETH

WHEREAS, the Owner agrees to sell to County and County agrees to purchase from Owner the lands located in Polk County, Florida, as described on the attached Exhibit "A", being identified as Parcel ID Number 253006-394030-000010, together with all improvements, easements, and appurtenances (collectively, the "Property").

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 Property by Warranty Deed, free of liens and encumbrances, unto the County, for the sum of \$1,802,222 (One Million Eight Hundred Two Thousand Two Hundred Twenty-Two and 00/100 Dollars).
- (b) The County payment of \$1,802,222, together with applicable closing costs, shall be made to the Title Agency described in Section (d) herein for disbursement. Owner and County agree that the net proceeds from the closing will be held in escrow after closing and disbursed by the Title Agency to the Owner on January 7, 2026 ("Disbursement Date"). Owner and County agree to enter into an escrow agreement directing the Title Agency to hold the net proceeds in escrow until the Disbursement Date.
- (c) Owner shall be responsible for the payment of any and all, current and/or past due real property taxes, or prorations thereof, prorated 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 Mortgages, monetary 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.

- (d) Transaction will be closed by American Government Services Corporation (the "Title Agency"). The County agrees to pay all closing costs associated with the transaction with the exception of the documentary stamp on the deed, the real property taxes / assessments and Judgments/Liens as described in Section (c), and real estate commissions or fees, if any, incurred as a result of the Owner. Such closing costs paid by the County include the closing fee, title search fee, title insurance premium, and ancillary recordable documents, if any.
- (e) County agrees to construct, as part of its planned improvements on the Property, a decorative concrete wall with a minimum height of 8-feet on the street facing sides of the Property (west, south, and east sides).
- (f) The County agrees to grant extended occupancy of the Property to the Owner through no later than April 1, 2026 and the Owner agrees to execute an Extended Occupancy and Hold Harmless Agreements for said extended occupancy. Any improvements or personal property not removed upon vacation of the premises or expiration of extended occupancy of the Property shall be considered abandoned by the Owner and the County may use or dispose of the items as it wishes.
- (g) The Owner acknowledges that there are multiple tenants that occupy the Property on a month-to-month basis or under a current valid lease which is scheduled to expire within sixty (60) of this Agreement.
- (h) County agrees to grant extended occupancy to any existing tenant that desires to continue use of the Property after Closing for no more than three (3) months from the date of Closing. Any tenant(s) which elects to occupy the Property after Closing shall enter into an Extended Occupancy and Hold Harmless Agreement with the County, at or prior to Closing, for said occupancy. Any improvements or personal property not removed upon vacation of the Property, or expiration of the Extended Occupancy Agreement(s), shall be considered abandoned by the Owner/Occupant(s)/Tenant(s), and the County may use or dispose of the items as it wishes.
- (i) Owner agrees to serve proper termination notice to said tenants, in accordance with Florida Statutes, and provide satisfactory evidence of said notice to the County. Owner further agrees and acknowledges that the Closing shall not occur until all tenants have entered into an Extended Occupancy and Hold Harmless Agreement with the County or have vacated the premises.
- (j) The Closing shall occur after October 1, 2025 but no later than November 1, 2025 or this Agreement shall become null and void, unless further extended in writing by all parties herein.
- (k) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims, including business damage claims arising from this acquisition and no other monies including fees and/or cost are owed by the County to Owner.

Agreement
Rosaleda Enterprises, Inc.
Parcel ID No.: 253006-394030-000010

Page 3

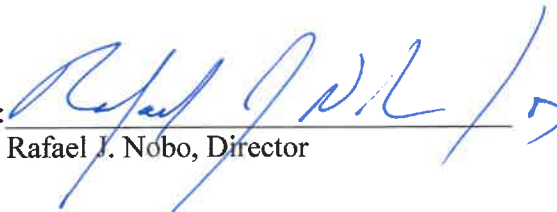
**THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF
COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

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: 
R. Wade Allen, Director
Real Estate Services
Its Agent

OWNER:
ROSALEDA ENTERPRISES, INC.,
a Florida corporation

By: 
Rafael J. Nobo, Director

Approved by the Board:

Date: _____

Agreement
Rosaleda Enterprises, Inc.
Parcel ID No.: 253006-394030-000010

Page 4

Exhibit "A"

Lots 1 through 8 and the South 10-feet of Lot 9 and the South 10-feet of Lot 11, REIDS SUBDIVISION OF BLOCK 7 OF ORIGINAL TOWN OF BARTOW, according to the map or plat thereof as recorded in Plat Book 1, at Page 11, Public Records of Polk County, Florida.

The above being the same property described in that certain Warranty Deed recorded in O.R. Book 3336, at Page 1504, Public Records of Polk County, Florida.