

Lake Annie

Lake Pierce

Lake Wales

Waverly

Floritan

Lake Wales
Municipal
Airport

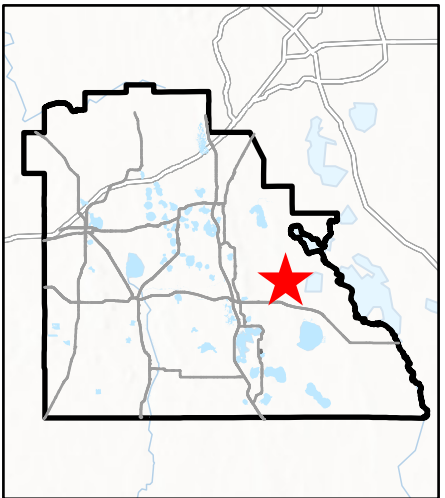
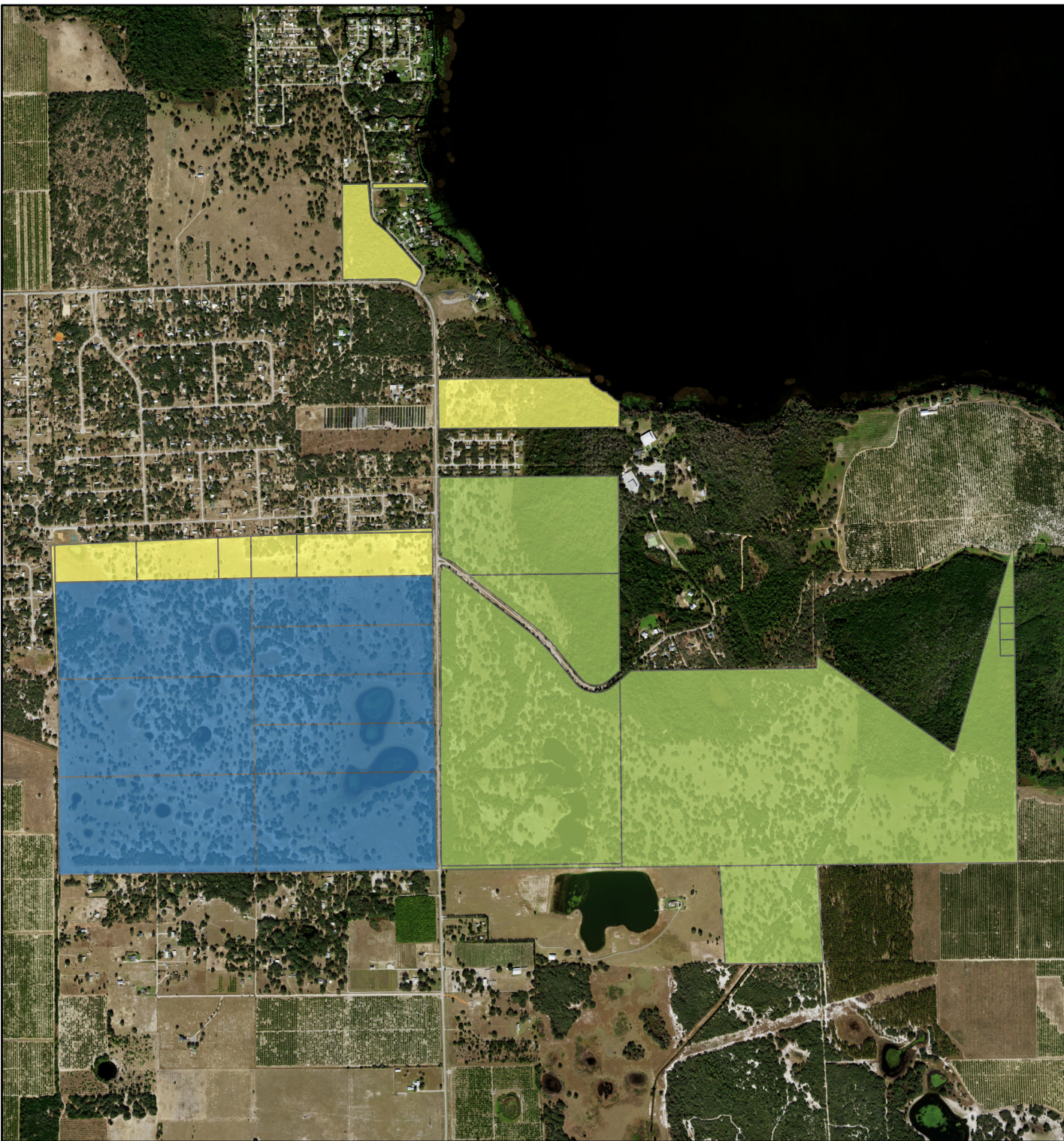
Oakwood Golf
Club

Lake Wales
Country Club

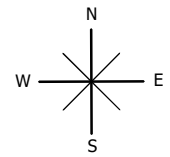
Subject Areas

Township 29 South,
Range 28 East

North



Close By Year End	Take Down Schedule	Parcel Group
2024	\$3,200,000.00	1
2025	\$12,000,000.00	2
2026	\$8,800,000.00	3
Total Offer	\$ 24,000,000.00	



AGREEMENT FOR SALE AND PURCHASE

THIS AGREEMENT is made and entered into as of the Effective Date (defined in Section 4 below), by and between **ALCOMA PROPERTIES, LTD.**, a Florida limited partnership whose address is P.O. Box 231, Lake Wales, FL 33859-0231 and **UPCO, INC.**, a Florida corporation whose address is P.O. Box 231, Lake Wales, FL 33859-0231, referred to collectively 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". Sellers and Purchaser may be referred to collectively hereafter as the "Parties."

1. AGREEMENT TO SELL. Sellers hereby agree to sell to Purchaser and Purchaser hereby agrees to purchase from Sellers, based on the take down schedule stated in Section 21 herein, that certain real property located in Polk County, Florida, identified as follows:

- a) Parcel ID Numbers 282917-000000-032010/022010; 282919-000000-011020/011030/013010/031010 and 282920-000000-031010/031020/033010, containing approximately 123.15-acres, as more particularly described in the attached Exhibit "A" ("Parcel Group 1");
- b) Parcel ID Numbers 282920-000000-011010/012010/012020/022020; 282921-000000-012010/012020/012030/021010 and 282928-000000-031000, containing approximately 636.72-acres, as more particularly described in the attached Exhibit "B" ("Parcel Group 2"); and
- c) Parcel ID Numbers 282919-000000-012010/021010/022010 and 282920-000000-032010/032020/041010/041020/042010, containing approximately 464.9-acres as more particularly described in the attached Exhibit "C" ("Parcel Group 3"),

together with all improvements, easements and appurtenances in accordance with the provisions of this Agreement. Parcel Group 1, Parcel Group 2 and Parcel Group 3, which are depicted on the aerial exhibit attached hereto as Exhibit "D", shall each hereafter be individually referred to as a "Parcel Group" and collectively referred to as the "Property." Subject only to the Permitted

Exceptions, as defined hereinafter, the conveyance of the Property will include, without limitation, improvements and all rights with respect to the Property, including but not limited to all water rights, all mineral rights, all oil and gas rights and all other rights connected with the beneficial use and enjoyment of the Property.

2. ACKNOWLEDGMENT. The Parties acknowledge the exchange of promises and other good and valuable consideration, the sufficiency of which supports the value of this Agreement to the Parties.

3. TOTAL PURCHASE PRICE. The purchase price for Parcel Group 1 shall be Three Million Two Hundred and 00/100 Dollars (\$3,200,000); the purchase price for Parcel Group 2 shall be Twelve Million and 00/100 Dollars (\$12,000,000), and the purchase price for Parcel Group 3 shall be Eight Million Eight Hundred Thousand and 00/100 (\$8,800,000), for a total purchase price of Twenty-Four Million and 00/100 Dollars ("Total Purchase Price"). The purchase price for each Parcel Group will be paid by Purchaser at the Closing associated with each Parcel Group, subject only to the pro rations and adjustments as otherwise provided in this Agreement. The purchase price shall be paid to the Title Company (hereinafter defined) by Purchaser via county warrant, or electronic wire transfer.

Sellers acknowledge and agree that Purchaser shall take fee simple title to all of the property associated with each Parcel Group at their respective Closings. Unconditional conveyance of each Parcel Group in fee simple from Sellers to Purchaser will take place at the Closing, in exchange for the payment to be made to the Sellers at Closing as set forth in this Section.

4. TIME FOR ACCEPTANCE Sellers acknowledge and agree that its execution of this Agreement constitutes a binding offer to sell the Property to Purchaser for the Total Purchase Price, as stated above ("Sellers' Offer"). Sellers' Offer shall be valid, irrevocable and enforceable against Sellers from the date of Sellers' execution of this Agreement through November 19, 2024. To accept Sellers' Offer, Purchaser's Board of County Commissioners (the "Board") must approve this Agreement on or before November 19, 2024. If the Purchaser's Board does not approve this Agreement by November 19, 2024, the Sellers'

Offer and this proposed Agreement shall automatically terminate without further notice and the parties shall have no obligations hereunder. Notwithstanding the foregoing, Seller may, in its discretion, at any time extend the date by which the Purchaser's Board must approve the proposed Agreement by delivering written notice to the Purchaser together with an applicable addendum or amendment to the Agreement. The effective date of this Agreement (the "Effective Date"), for purposes of performance, shall be regarded as the date when the Purchaser's Board approves this Agreement on behalf of Purchaser to form a binding contract with Seller. Acceptance and execution of this Agreement shall void any prior contracts or agreements between the parties concerning the Property unless specifically incorporated by reference herein. The term of this Agreement (the "Agreement Term") shall be from the Effective Date through the Closing Date of Parcel Group 3, unless otherwise sooner terminated in accordance with the provisions herein.

5. ENVIRONMENTAL AUDIT. Intentionally Omitted.

6. HAZARDOUS MATERIALS. Intentionally Omitted.

7. Wood-Destroying Organisms Inspection. Intentionally Omitted.

8. Roof Inspection. Intentionally Omitted.

9. SURVEY. Purchaser may have the Property surveyed at its sole cost and expense. The Survey shall be done in accordance with the minimum technical standards for land surveying as adopted by the Florida State Board of Surveyors and Mappers, shall state the acreage of the Property, shall locate all title exceptions listed in the Title Commitment and be signed and sealed by a Florida registered land surveyor or professional engineer licensed by the State of Florida. If the Survey shows any encroachment on the Property or improvements intended to be located on the Property encroach on land of another, the same shall be treated as a Title Defect under Section 11 below.

10. TITLE INSURANCE. Purchaser shall, at its sole cost and expense and at least sixty (60) days prior to the closing of each Parcel Group contemplated herein (the "Closing"), obtain a title insurance

commitment prepared by American Government Services Corporation (the "Title Company"), to be followed by an owner's marketable title insurance policy insuring marketable title to each Parcel Group in the amount of the purchase price of the Parcel Group. In the event of defects in the title, Sellers, at their cost, will cure the same as provided in Section 11 below. Sellers shall require that the title insurer delete the standard exceptions of such policy referring to: (a) all taxes, (b) unrecorded rights or claims of parties in possession, (c) survey matters, subject to Purchaser delivering a current certified survey to Sellers and Title Company as further described in Section 9 of this Agreement; and (d) unrecorded easements or claims of easements, and (e) unrecorded mechanics' liens.

11. DEFECTS IN TITLE. If the Title Commitment or Survey contains exceptions to title which are not acceptable to Purchaser in Purchaser's sole and absolute discretion, then Purchaser shall notify Sellers of any and all objections to same in writing at least fifteen (15) days prior to Closing. Any such objection by Purchaser shall be deemed a "Title Defect," whether shown in the Survey or disclosed in the Title Commitment. Such notice is referred to herein as the "Notice of Title Defect." Any matters set forth in the Title Commitment to which Purchaser does not timely object are collectively, the "Permitted Exceptions." Exceptions which are expressly permitted by Purchaser and to which Purchaser shall not object shall include the following exceptions which are recorded in the Public Records of Polk County, Florida: (i.) Pipeline Easement recorded in O.R. Book 9566 at page 1632 et. seq., (ii.) Pipeline Easement recorded in O.R. Book 9566 at page 1620 et.seq. (iii) electrical utility easement recorded in O.R. Book 9650 at page 1309 et. seq. (i.v.) Access easement granted to David A. Culpepper recorded in in OR book 3831 at page 1265 et. seq. Seller shall provide notice to Purchaser within five (5) days of receipt of the Notice of Title Defect which, if any, of the Title Defects Seller intends to cure prior to Closing. If Sellers does not provide written notice to Purchaser within five (5) days from receipt of Purchaser's Notice of Title Defect that it intends to cure all Title Defects, then Purchaser may terminate this Agreement. Sellers shall use its best efforts to cure the Title Defects, but shall not be obligated to cure any Title Defect.

Purchaser shall also have the right to object at any time to any Title Defect placed of record subsequent to the effective date of the Title Commitment, whether by virtue of an update to the Title Commitment or as indicated on an updated Survey or otherwise. If Sellers shall fail or decline to cure any Title Defects required or agreed to be cured by Sellers prior to Closing, then, at the option of Purchaser, Purchaser may (i) terminate this Agreement, or (ii) proceed to Closing without satisfaction of Purchaser's objection(s).

12. LEASES. Sellers acknowledge to Purchaser by execution of this Agreement that there are no existing leases, either recorded or unrecorded, on the Property except for certain month to month cattle leases that are terminable by Sellers upon 30 days' notice to the lessees. Seller agrees to terminate said leases as to each Parcel Group at least 30 days prior to the scheduled Closing Date of each Parcel Group, such that there will be no cattle leases affecting the Parcel Groups at the time of there respective Closings. The purpose of this provision is to allow the Sellers to maintain the existing Agricultural classifications (for county ad valorem tax purposes) up to the time of the Closing for each Parcel Group..

13. INTEREST CONVEYED. At Closing, Sellers shall execute and deliver to Purchaser a Warranty Deed, in the name of Polk County, a political subdivision of the State of Florida, in accordance with Section 689.02, Florida Statutes, conveying marketable title to the Property in fee simple, free and clear of all liens, reservations, restrictions, easements, leases, tenancies and other encumbrances, excepting only the Permitted Exceptions..

14. PREPARATION OF CLOSING DOCUMENTS. Upon execution of this Agreement, Sellers shall, if applicable, submit to Purchaser a properly completed and executed beneficial interest affidavit and disclosure statement as required by Section 286.23, Florida Statutes. The Title Company will conduct each of the three (3) Closings, as described in Section 21 below, and will prepare for each Closing the deed described in Section 13 of this Agreement, Purchaser's and Sellers' closing statements and the title, possession and lien affidavit certified to Purchaser and title insurer in accordance with Section 627.7842, Florida Statutes, and the FIRPTA affidavit provide for in Section 15. All prepared documents shall be

submitted to Purchaser and Sellers for review and approval at least five (5) days prior to each Closing.

15. OWNERS AFFIDAVIT/CONSTRUCTION LIENS. At each Closing, the Sellers shall furnish to the Purchaser an Owner's Affidavit(s) ("owner's Affidavit") swearing that there have been no improvements to the Property for ninety (90) days immediately preceding the Closing Date (as defined in Section 21 of this Agreement) in order to enable the Title Company to delete the construction lien exception from the Title Commitment. If the Property has been improved within ninety (90) days immediately preceding the Closing Date, the Sellers shall deliver appropriate releases or waivers of all construction liens and the Sellers' construction lien affidavit in order to enable the Title Company to delete the construction lien exception from the Title Commitment. In addition, the Owner's Affidavit shall be acceptable to the title Company in order to enable the Title Company to delete the unrecorded easements, parties in possession and other standard exceptions from the Title Commitment.

Sellers shall comply with the provisions of the Foreign Investment Real Property Tax Act, Section 1445 of the Internal Revenue Code (FIRPTA). In the event the Sellers are not a "non-resident alien" or a "foreign person" as defined within the meaning of FIRPTA, then Sellers shall provide at Closing to the Purchaser a non-foreign affidavit in a form acceptable to the Closing Agent ("Non-Foreign Affidavit"); or in the event the Sellers are a "non-resident alien" or "foreign person" within the meaning of FIRPTA and Sellers have not otherwise obtained an exemption or other written release from the Internal Revenue Service (IRS), then the Closing Agent shall withhold a sum equal to 15% of the Purchase Price, or such amount set forth in any written release from the IRS, from Sellers' proceeds at closing and pay such sum to the IRS within 10 days from Closing.

16. DOCUMENTS FOR CLOSING. At each Closing, Sellers shall execute and deliver (or cause to be executed and delivered) to Purchaser the following documents and instruments ("Sellers' Documents"): the Warranty Deed, the Owner's Affidavit, the Non-foreign Affidavit, the Closing Statement, a certificate stating that the representations and warranties contained in this Agreement are true and correct, and all

other documents and instruments provided for under this Agreement, required by the Title Company, or reasonably required by Purchaser to consummate the transaction contemplated by this Agreement, all in form, content and substance reasonably required by and acceptable to Purchaser.

If Sellers are not individuals, then Sellers shall prepare and deliver to Purchaser, or Title Company, at least five (5) days prior to Closing evidence satisfactory to Purchaser that Sellers have complied with any corporate, trust, limited liability company, general partnership or limited partnership requirements necessary to authorize the sale and conveyance of the Property in accordance with the provisions of this Agreement. It is understood and agreed that the Title Company shall prepare this document for execution by the Sellers.

17. PURCHASER REVIEW FOR CLOSING. Purchaser will approve or reject each item required to be provided by Sellers under this Agreement within fifteen (15) days after receipt of all of the required items, provided any rejections are reasonable. Sellers will have fifteen (15) days thereafter to cure and resubmit any reasonably rejected item. In the event Sellers fail to timely deliver any item, or Purchaser reasonably rejects any item after delivery, Purchaser may in its discretion extend the closing for up to fifteen (15) days.

18. EXPENSES. Sellers will pay the documentary revenue stamp tax and costs associated with the conveyance. Purchaser will pay the title insurance premium, closing fee, title search fee and recording cost for the deed and ancillary recording costs associated with the closing. Each party shall pay their own attorney's fees.

19. TAXES AND ASSESSMENTS. All real property ad valorem taxes prior to the year in which Closing occurs and all certified, confirmed and ratified assessments (general, special or otherwise) which are a lien against the Property shall be satisfied of record by Sellers at Closing. All current real estate taxes shall be pro-rated as of Closing and all other assessments shall be assumed by Purchaser at Closing. In the event Purchaser acquires fee title to a Parcel Group between January 1 and November 1, Sellers

shall, in accordance with Section 196.295, Florida Statutes, place in escrow with the county tax collector an amount equal to the current taxes prorated to the date of Closing, based upon the current assessment and millage rates on the Property. In the event Purchaser acquires fee title to any Parcel Group on or after November 1, Sellers shall pay at Closing an amount equal to the taxes that are determined to be legally due and payable to the county tax collector for that Parcel Group.

20. ADDITIONAL CONDITIONS PRECEDENT TO CLOSING. In addition to all other conditions precedent to Purchaser's obligation to consummate the three (3) purchase and sale transactions contemplated herein provided elsewhere in this Agreement, the following shall be additional conditions precedent to Purchaser's obligation to consummate each of the three (3) purchase and sale transactions contemplated herein:

a. It is the Sellers responsibility to determine the apportionment of the purchase price stated herein for their respective ownership interests in each Parcel Group and Sellers shall coordinate with, and execute necessary documentation by, Title Company at the Closing of each Parcel Group regarding the apportionment of the net proceeds associated with the Parcel Group.

b. The physical condition of the Property shall be the same on the date of Closing as on the Effective Date of this Agreement, reasonable wear and tear excepted.

c. At Closing, there shall be no litigation or administrative agency or other governmental proceeding, of any kind whatsoever, pending or threatened which after Closing would, materially adversely affect the value of the Property.

d. Prior to Closing, approval and release of funds to Purchaser in the amount of the Purchase Price by Polk County Board of County Commissioners.

Should any of the conditions precedent to Closing provided in the subparagraphs above fail to occur with respect to any Parcel Group, then Purchaser shall have the right to terminate this Agreement

in its entirety or with respect to the affected Parcel Group, in Purchaser's sole and absolute discretion, upon which both parties shall be released of all remaining obligations under this Agreement, or those obligations related to the affected Parcel Group, as applicable.

21. CLOSING PLACE AND DATE. The Closing for each Parcel Group shall occur on or before the take down schedule date stated below (hereinafter and heretofore the use of the terms "Closing" and "Closing Date" shall refer generally to the closing and corresponding date associated with the closing of each Parcel Group):

- a. Parcel Group 1 shall occur on or before December 31, 2024;
- b. Parcel Group 2 shall occur on or before December 31, 2025;
- c. Parcel Group 3 shall occur on or before December 31, 2026.

Notwithstanding each of the Closing Dates set forth above, if a defect exists in the title to the Property, title commitment, or any other documents required to be provided or completed and executed by Sellers, the Closing shall occur either on the original Closing Date or within thirty (30) days after receipt of documentation curing the defects, whichever is later, but in no case later than January 31 of the year following the Closing Date of any of the above Parcel Groups. The date, time and place of Closing shall be mutually agreed upon by Sellers and Purchaser. The Purchaser shall have the unilateral right in its sole and absolute discretion to extend the Closing Date any number of times up to a total of sixty (60) days for each Parcel Group.

22. RISK OF LOSS AND CONDITION OF REAL PROPERTY. Sellers assume all risk of loss or damage to each Parcel Group prior to the respective Closing of each Parcel Group. In the event that between the date this Agreement is executed by Sellers and the date of Closing for a particular Parcel Group, the condition of said Parcel Group, as it existed on the date this Agreement is executed by Sellers, is altered by an act of God or other natural force beyond the control of Sellers, Purchaser may, at Purchaser's sole discretion, go forward and close the transaction without diminution in the purchase price, or Purchaser may

terminate this transaction with respect to the affected Parcel Group upon written notice to the Sellers.

23. POSSESSION. Sellers shall deliver possession of each Parcel Group at its respective Closing.

24. MAINTENANCE AND MANAGEMENT OF PROPERTY. From the date of Sellers' execution of this Agreement through the Closing of Parcel Group 1, Sellers shall maintain and manage each of the Parcel Groups to a level at or above that which exists at the time of Sellers' Offer. Following the Closing of Parcel Group 1, Purchaser may monitor and remediate invasive or exotic species within the remaining Parcel Groups until such time as the transfer and conveyance of each Parcel Group has Closed or this Agreement is terminated for any of the reasons stated herein. Accordingly, Sellers, by execution of this Agreement, hereby grant a continuous and unlimited right of entry to Purchaser, its employees, agents, consultants, contractors, and other authorized representatives (collectively, "Purchaser's Representatives"), over all property comprising Parcel Group 2 and Parcel Group 3, effective as of the Closing Date of Parcel Group 1 and continuing through such time as the transfer and conveyance of all of the Parcel Groups hereunder are Closed or this Agreement is terminated for the purpose of remediating invasive exotic species. In exchange for Sellers granting Purchaser and Purchaser's Representatives such right of entry, Purchaser agrees, to the extent permitted by law and without in any manner waiving its rights of sovereign immunity or increasing the limits of liability set forth in Section 768.28, Florida Statutes, to hold Sellers harmless from any losses, claims, damages, liabilities, fines, penalties, costs or other expenses arising out of or proximately caused by Purchaser's negligent use or misuse of the right of entry granted by Sellers pursuant to this Section.

25. DEFAULT. If Sellers default under this Agreement, Purchaser may waive the default and proceed to closing, or refuse to close, each of the foregoing remedies without having any action for damages, or any other remedy permitted by law or in equity resulting from Sellers' default. The remedies set forth above shall be the Purchaser's sole remedies hereunder. In connection with any dispute arising

out of this Agreement (including without limitation litigation and appeals) each party, whether Sellers or Purchaser, will be responsible for their own attorney's fees and costs.

26. BROKERS. Any real estate commission or fee that may arise as a result of this Agreement or subsequent closing is the sole responsibility of Sellers. Sellers shall indemnify and hold the Purchaser harmless from any and all such claims, whether disclosed or undisclosed. Sellers acknowledge the specific consideration received and its sufficiency to support this indemnification of Purchaser. Purchaser represents that it has not incurred the services of a broker.

27. RECORDING. A notice of this Agreement may be recorded by Purchaser in the appropriate county, and Sellers will execute an appropriate notice, if requested by Purchaser.

28. ASSIGNMENT. This Agreement may not be assigned by Sellers or Purchaser without the prior written consent of the other party which consent will not be unreasonably withheld.

29. TIME. Time is of essence with regard to all dates or times set forth in this Agreement.

30. SUCCESSORS IN INTEREST. The terms and conditions of this Agreement shall apply to and bind Sellers, its successors and assigns upon signing by Sellers and shall be binding upon Purchaser upon approval by Purchaser. Whenever used, the singular shall include the plural and one gender shall include all genders.

31. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and undertakings of the parties. No supplement, modification or amendment to this Agreement shall be binding unless executed in writing by the parties. The degree of either party's role in the preparation of this Agreement shall not be construed against the drafter.

32. WAIVER. Failure of Purchaser or Sellers to insist upon strict performance of any covenant or condition of this Agreement, or to exercise any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right; but the same shall remain in full

force and effect.

33. AGREEMENT EFFECTIVE. This Agreement or any modifications, amendment or alteration thereto, shall not be effective or binding upon any of the parties hereto until it has been executed by all of the parties hereto.

34. ADDENDUM. Any addendum attached hereto that is signed by the parties shall be deemed a part of this Agreement.

35. NOTICE. Whenever a party desires or is required to give notice unto the other, it is must be given by written notice, and either delivered personally or mailed to:

Purchaser: POLK COUNTY
c/o Real Estate Services Director
P.O. Box 9005, Drawer RE-01
Bartow, FL 33831

Sellers: Alcoma Properties, LTD / UPCO, Inc.
c/o Lawrence C. Updike
P.O. Box 231
Lake Wales, FL 33859-0231

36. SURVIVAL. The covenants, warranties, representations, indemnities and undertaking of Sellers and Purchaser set forth in this Agreement shall survive the closing, the delivery and recording of the deed described in this Agreement and Purchaser's possession of the Property.

THIS AGREEMENT IS SUBJECT TO AND CONTINGENT UPON:

- (1) Approval by the Polk County Board of County Commissioners; and
- (2) Purchaser's approval of all documents to be furnished hereunder by Sellers as provided hereunder.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT.

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

WITNESSES AS TO SELLER:

[Signature]

(WITNESS)

Wendy Jenkins

(PRINTED NAME OF WITNESS)

[Signature]

(WITNESS)

Nita Sullivan

(PRINTED NAME OF WITNESS)

SELLER:

ALCOMA PROPERTIES, LTD., a Florida limited liability company

By: Updike Enterprises, Inc., a Florida corporation, its General Partner

By: [Signature]

Samuel D. Updike, Vice-President

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 15th day of October, 2024 by Samuel D. Updike, as Vice-President of Updike Enterprises, Inc., as General Manager of Alcoma Properties, LTD, a Florida limited partnership, who signed on behalf of said partnership. He is personally known to me or has produced _____ as identification.

[Signature]

NOTARY PUBLIC, STATE OF Florida

Lee Ann Avirett

(PRINTED NAME OF NOTARY)

COMMISSION EXP.: 03/13/2028

COMMISSION No.: HH 503806

(SEAL)



LEE ANN AVIRETT
Notary Public - State of Florida
Commission: HH 503806
Expires: 03/13/2028

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

WITNESSES AS TO SELLER:

SELLER:

UPCO, INC., a Florida corporation

[Signature]

(WITNESS)

Wendy Jenkins

(PRINTED NAME OF WITNESS)

By: [Signature]

Samuel D. Updike, Sr., President

[Signature]

(WITNESS)

Nita Sullivan

(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 15th day of October, 2024 by Samuel D. Updike, Sr., as President of UPCO, Inc., a Florida corporation, who signed on behalf of said corporation. He is personally known to me or has produced _____ as identification.

[Signature]

NOTARY PUBLIC, STATE OF Florida

Lee Ann Avirett

(PRINTED NAME OF NOTARY)

COMMISSION EXP.: 03/13/2028

COMMISSION NO.: HH 503806

(SEAL)



LEE ANN AVIRETT
Notary Public - State of Florida
Commission: HH 503806
Expires: 03/13/2028

ATTEST:

STACY M. BUTTERFIELD
CLERK TO THE BOARD

PURCHASER:

POLK COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA

BY: _____
DEPUTY CLERK

BY: _____
W.C. BRASWELL, CHAIRMAN OF THE BOARD OF
COUNTY COMMISSIONERS

DATE: _____

DATE: _____

APPROVED BY POLK COUNTY
BOARD OF COUNTY COMMISSIONERS ON:

APPROVED AS TO FORM AND LEGALITY

DATE

COUNTY ATTORNEY'S OFFICE

EXHIBIT "A"
(Parcel Group 1)

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD 17-A (MASTERPIECE ROAD) AND LYING WESTERLY OF TIMBER LANE ROAD, LESS AND EXCEPT THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, TOGETHER WITH THE NORTH 60-FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 LYING EAST OF TIMBERLANE ROAD. PARCEL ID NUMBER 282917-000000-032010

AND

THAT PORTION OF THE NORTH 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 28 EAST, LYING WEST OF COUNTY ROAD 17-A (MASTERPIECE ROAD) AND SOUTH OF LAKE PIERCE RANCHETTES FOURTH ADDITION AS RECORDED IN PLAT BOOK 80 AT PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND SOUTH OF LAKE PIERCE RANCHETTES SECOND ADDITION AS RECORDED IN PLAT BOOK 76, AT PAGE 21, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID NUMBERS 282920-000000-031010/031020/033010

AND

THAT PORTION OF THE NORTH 1/4 OF THE EAST 1/2 OF SECTION 19, LYING SOUTH OF LAKE PIERCE RANCHETTES FIRST ADDITION AS RECORDED IN PLAT BOOK 74, AT PAGE 13, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND SOUTH OF LAKE PIERCE RANCHETTES SECOND ADDITION AS RECORDED IN PLAT BOOK 76, AT PAGE 21, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID NUMBERS 282919-000000-011020/011030/013010

AND

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA LYING EAST OF LAKE PIERCE RANCHETTES FIFTH ADDITION PHASE TWO AS RECORDED IN PLAT BOOK 84, AT PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LYING SOUTH OF LAKE PIERCE RANCHETTES THIRD ADDITION AS RECORDED IN PLAT BOOK 77, AT PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LYING SOUTH OF LAKE PIERCE RANCHETTES FIRST ADDITION AS RECORDED IN PLAT BOOK 74, AT PAGE 13, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID NUMBER 282919-000000-031010

AND

THAT PORTION OF THE NORTH 660-FEET OF THE SOUTH 1,320-FEET OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA LYING EAST OF COUNTY ROAD 17-A (MASTERPIECE ROAD). PARCEL ID NUMBER 282917-000000-022010

Exhibit "B"
(Parcel Group 2)

THAT PORTION OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LYING EAST OF COUNTY ROAD 17-A (MASTERPIECE ROAD), LESS AND EXCEPT GREAT MASTERPIECE ROAD AS DESCRIBED IN DEED BOOK 912, AT PAGE 505, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PARCEL ID NUMBERS 282920-000000-011010/012010/022010

AND

U.S. GOVERNMENT LOTS 1 AND 2 IN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA AND THE SOUTHWEST 1/4 OF SAID SECTION 21 LESS AND EXCEPT GREAT MASTERPIECE ROAD AS DESCRIBED IN DEED BOOK 912, AT PAGE 505, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA.
PARCEL ID NUMBERS 282921-000000-012010/012020/012030/021010 AND 282928-000000-031000

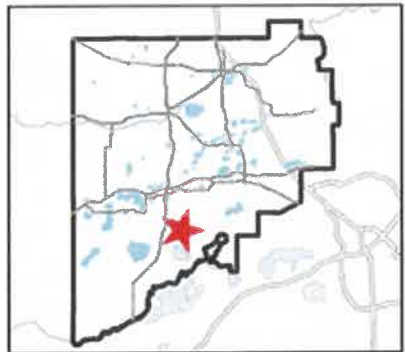
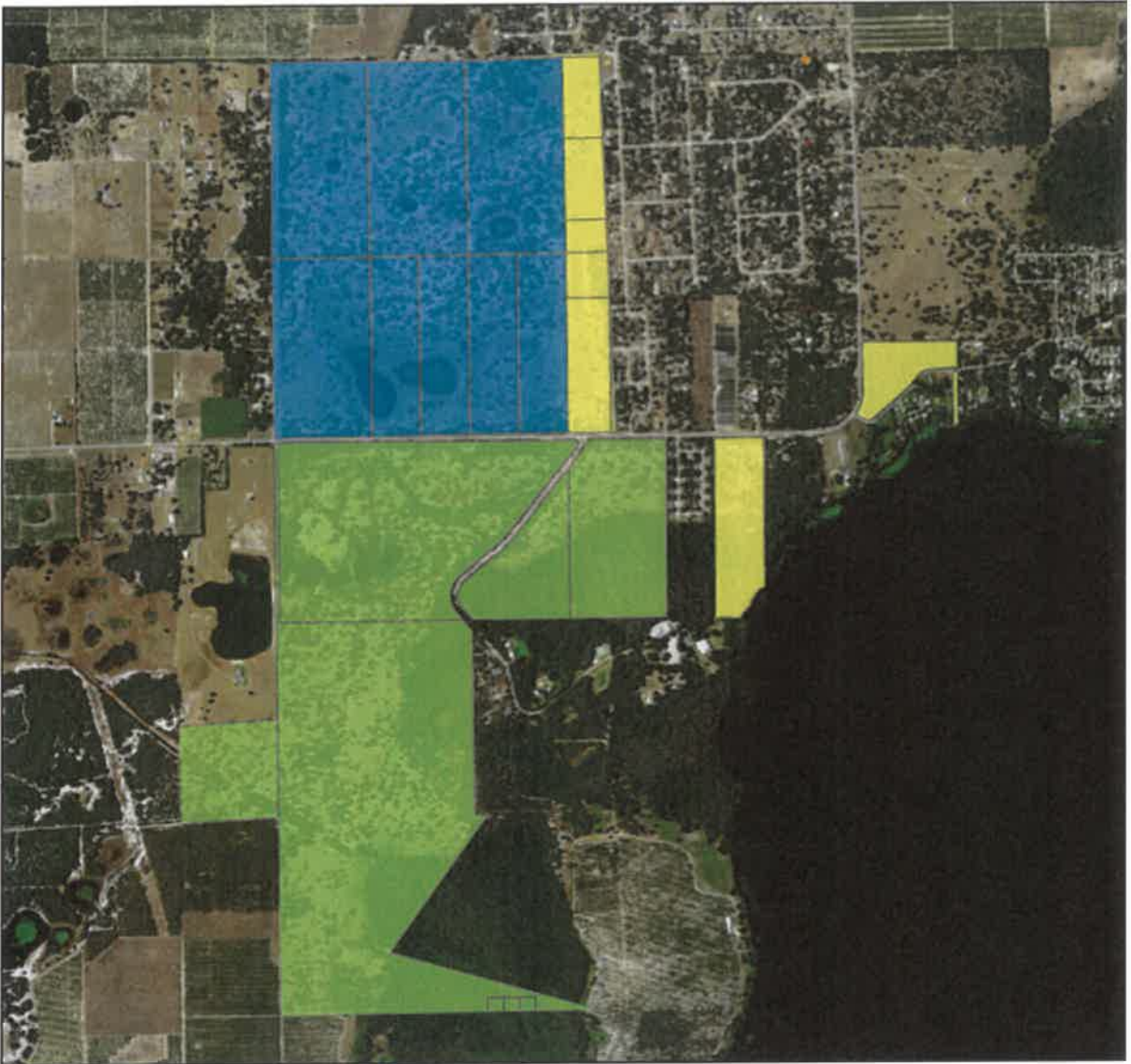
Exhibit "C"
(Parcel Group 3)

THAT PORTION OF THE SOUTH 3/4 OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 29 SOUTH,
RANGE 28 EAST, POLK COUNTY, FLORIDA LYING WEST OF COUNTY ROAD 17-A
(MASTERPIECE ROAD)
PARCEL ID NUMBERS 282920-000000-032010/032020/041010/041020/042010

AND

THE SOUTH 3/4 OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 29 SOUTH, RANGE 28 EAST,
POLK COUNTY, FLORIDA.
PARCEL ID NUMBERS 282919-000000-012010/021010/022010

Exhibit "D"
(Parcel Groups – Aerial Exhibit)



Close By Year End	Take Down Schedule	Parcel Group
2024	\$3,200,000.00	1
2025	\$12,000,000.00	2
2026	\$9,800,000.00	3
Total Offer \$		24,000,000.00

