

Project: Bob's Market Canal
Parcel: 701A/701B/710

CONTRACT FOR PURCHASE AND SALE

COUNTY OF ORANGE STATE OF FLORIDA

This Contract for Purchase and Sale (the "**Agreement**") is made and entered into by and between Leonardo M. Hernandez, ("**Seller**"), and Orange County, Florida a charter county and political subdivision of the State of Florida ("**Buyer**").

RECITALS

A. Seller owns the following real property in Orange County:

Property Appraiser's Parcel Identification Number
19-22-32-7880-01-060 and 19-22-32-7880-01-062
[Deed Reference: OR Book 10867, Page 3579 – as to Parcels 701A/701B]
19-22-32-7880-01-040
[Deed Reference: OR Book 7196, Page 7386 – as to Parcel 710]
(hereinafter referred to as the "**Property**")

B. Buyer requires a portion of the Property as further described on Schedule A, incorporated herein by reference (the "**Parcel**"), for its Bob's Market Canal project (the "**Project**").

C. Seller agrees to furnish the Parcel for the Project.

AGREEMENT

In consideration of the promises stated in this Agreement and other good and valuable consideration, Buyer and Seller agree as follows:

1. Agreement:

a. Seller agrees to execute a Temporary Construction Easement for a period of seven (7) years on the Property, conveying the Temporary Construction Easement to Buyer free and clear of all liens and encumbrances in substantially the same form as attached in Schedule B, attached hereto and incorporated herein by reference.

b. Buyer agrees to pay the Consideration (as defined below), to Seller for the Parcels.

Project: Bob's Market Canal

Parcel: 701A/701B/710

2. Consideration: Subject to such credits, adjustments, and prorations, if any, for which provisions are hereinafter made, Buyer shall pay to Seller a total purchase price for Parcel 701A/701B/710 in the amount of **FIFTEEN THOUSAND TWO HUNDRED AND NO/100THS U.S. Dollars (\$15,200.00)** (the "**Purchase Price**"). The Purchase price shall be allocated among the Parcels as follows:

Parcel	Allocation of Purchase Price
701A	\$8,350.00
701B	\$2,950.00
710	\$3,900.00

3. Effective Date: The effective date of this Agreement (the "**Effective Date**") shall be the later of: (i) the date this Agreement is executed by Seller; **and** (ii) the date this Agreement is approved and executed by the Orange County Board of County Commissioners.

4. Closing Date and Location: The closing of the purchase and sale of the Parcel contemplated herein ("**Closing**") shall be at the offices of the Orange County Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida, 32801 on or before **ninety (90) days** from the Effective Date of this Agreement (the "**Closing Date**") (except to the extent that the Closing Date is extended by other provisions of this Agreement).

5. Closing Costs: The following costs are required to complete the transaction contemplated pursuant to this Agreement (the "**Costs**"). The Costs are allocated between the Seller and Buyer as follows:

Cost	Paid by Seller	Paid by Buyer
Recording Fees for the Documents of Conveyance	No	Yes
Documentary Stamps	Yes	No

Seller agrees that the documentary stamp tax will be deducted from the proceeds and remitted by separate check payable to the Orange County Comptroller.

6. Closing Documents: The following fully executed documents in the form contemplated herein are required to close the transaction contemplated pursuant to this Agreement:

- a. Temporary Construction Easement

7. Conditions of Closing: All of the conditions listed below are conditions precedent to Closing. Such contingencies shall either be released, waived or cured within the timeframes set forth below.

- a. **Closing Documents.** Closing is contingent upon delivery of Seller to Buyer in recordable form all instruments necessary to convey the Parcel as referenced in this Agreement.

Project: Bob's Market Canal
Parcel: 701A/701B/710

Such documents shall be executed and delivered to the Acquisition Agent for Buyer on or before the Closing Date.

8. Miscellaneous Provisions:

a. **Notice.** All notices or deliveries required under this Agreement shall be hand-delivered or given by regular mail, or overnight courier directed to the addresses set forth below. All notices so given shall be considered effective, if hand-delivered, when received; if delivered by courier, one business day after timely deposit with the courier service, charges prepaid; or if mailed, three days after deposit, first class postage prepaid, with the United States Postal Service. Either party may change the address to which future notices shall be sent by notice given in accordance with this paragraph.

	Seller	Buyer
Name:	Leonardo M. Hernandez	Orange County, Florida
Physical Address:	(701A) 16039 Old Cheney Hwy (701B) Old Cheney Hwy Orlando, Florida 32833 (710) 16062 East Colonial Drive Orlando, Florida 32820	400 East South Street, 5 th Floor Orlando, Florida 32801
Mailing Address:	16062 East Colonial Drive Orlando, Florida 32820-1002	P.O. Box 1393 Orlando, Florida 32801-1339
Contact:	Leonardo Hernandez	Attn: Real Estate Management Division
Phone:	321-946-2333	407-836-7070

b. **Florida Statutes.** Seller shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.

c. **Incorporation of Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.

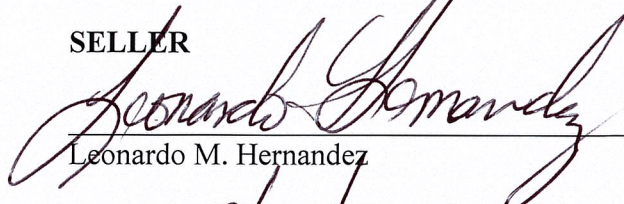
d. **Entire Agreement.** This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between Seller and Buyer, made with respect to the matters herein contained, and when duly executed constitute the Agreement between Seller and Buyer. No additions, alterations, or variations to the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party unless such additions, alterations, variations, or waivers are expressly set forth in writing and duly signed.

Project: Bob's Market Canal
Parcel: 701A/701B/710

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) written below.

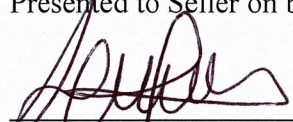
Seller acknowledges that this Agreement is **NOT** effective until such time as it is approved and executed by the Orange County Board of County Commissioners. The signature of Buyer's acquisition agent named below does not in and of itself nor in any way bind Buyer.

SELLER



Leonardo M. Hernandez
Date: 9/12/2025

Presented to Seller on behalf of Orange County by:



~~Steve Cochran, Acquisition Agent~~ **LUCIANA MINO, ASSISTANT MANAGER**
Orange County Real Estate Management Division
Date: 9/12/2025

Project: Bob's Market Canal
Parcel: 701A/701B/710

BUYER

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

Jerry L. Demings,
Orange County Mayor

Date: _____

**ATTEST: Phil Diamond, CPA, County Comptroller,
as Clerk of the Board of County Commissioners**

BY:

Deputy Clerk

Printed Name

SCHEDULE "A"

SKETCH OF DESCRIPTION

PROJECT: BOB'S MARKET CANAL

PARCEL: 701A

PURPOSE: TEMPORARY CONSTRUCTION
EASEMENT

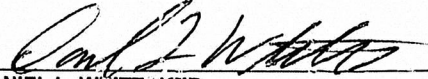
SPACE ABOVE RESERVED FOR RECORDING INFORMATION

LEGAL DESCRIPTION:

A tract of land lying in Lots 6, 7 and 12, Block A, Seaward Plantation Estates, First Addition, as recorded in Plat Book T, Page 124, of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 12, also being the Southwest corner of said Lot 7, both being described in Official Record Book 10867, Page 3579, of said Public Records of Orange County, Florida; Thence run South 65°06'27" West along the South line of said Lot 12, a distance of 75.00 feet; Thence run North 39°44'10" East, a distance of 35.01 feet; Thence run North 65°06'27" East, a distance of 260.17 feet to a point on the East line of aforesaid Lot 6; thence run along the East line of said Lot 6, South 00°44'33" West a distance of 16.64 feet to the Southeast corner of said Lot 6; Thence run South 65°06'27" West along the Southerly line of said Lots 6, and 7, a distance of 209.60 feet to the Point of Beginning.

Containing 4,085.75 Square Feet, MORE or LESS.



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 06/19/2023

I HEREBY AFFIRM THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


SURVEYORS NOTES:

1. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF LOTS 6, 7 and 12, SEAWARD PLANTATION ESTATES, FIRST ADDITION, AS RECORDED IN PLAT BOOK T, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 65°06'27" WEST (ASSUMED).
3. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
4. NOT A BOUNDARY SURVEY.
5. LOTS 6, 7 AND 12, BLOCK A, PARCEL I.D. 19-22-32-7880-01-060.

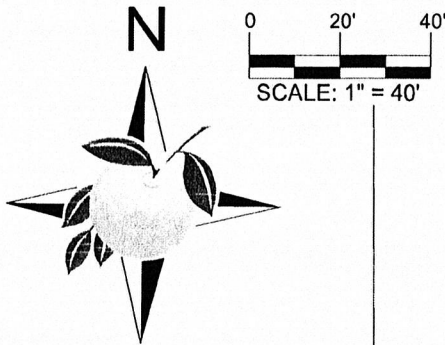
PREPARED FOR:

REAL ESTATE MANAGEMENT

NOT COMPLETE WITHOUT SHEET 2 OF 2

FIELD DATE: -----	DATE: 08/08/2022	SECTION: 20	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 06/19/2023	RANGE: 32E			8924
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

SKETCH OF DESCRIPTION
PROJECT: BOB'S MARKET CANAL
PARCEL: 701A



LOT 12
 BLOCK A
 (DOC #20150461003)

LOT 7
 BLOCK A
 (DOC #20150046635)

LOT 6
 BLOCK A
 (DOC #20150046635)

N39° 44' 10"E
 35.01'

O.R.B. 10867, PG 3579
 S65° 06' 27"W 75.00'

POB
 SE CORNER OF
 LOT 12 ALSO
 SW CORNER
 LOT 7

N65° 06' 27"E 260.17'

DRAINAGE DITCH
 (VARIABLE WIDTH)

15' TCE
 S65° 06' 27"W 209.60'

SE CORNER
 OF LOT 6

LOT 13,
 BLOCK A
 (O.R.B. 8207, PG 3016)


SEAWARD PLANTATION ESTATES
 FIRST ADDITION
 (P.B. T, PAGE 124)

OLD CHENEY HIGHWAY
 (66' RIGHT OF WAY)
 (O.R.B. 7338, PAGE 2235)

LEGEND:
 O.R.B. = Official Records Book
 PG = Page
 POB=Point of Beginning
 P.B. = Plat Book
 TCE = Temporary Construction Easement

PREPARED FOR:
 REAL ESTATE MANAGEMENT

NOT COMPLETE WITHOUT SHEET 1 OF 2

FIELD DATE:	DATE:	SECTION: 20	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-6206 (407) 836-7931	DRAWING SCALE:
DRAWN BY: JFM	08/08/2022	TOWNSHIP: 22S		1"=40'
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 32E		COUNTY PROJECT NUMBER
APPROVED BY: D. WHITTAKER	06/19/2023	SHEET 2 OF 2		8924

SCHEDULE "A"**SKETCH OF DESCRIPTION****PROJECT: BOB'S MARKET CANAL****PARCEL: 701B****PURPOSE: TEMPORARY CONSTRUCTION
EASEMENT**

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

LEGAL DESCRIPTION:

A tract of land lying in Lot 13, Block A, Seaward Plantation Estates, First Addition, as recorded in Plat Book T, Page 124, of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 13 of said Plat; Thence run along the Northwestern line of said Lot 13, North 64°55'04" East, a distance of 121.80 feet to a point of intersection of the Northwestern line of said Lot 13 with a Southerly extension of the West line of Lot 7, Block A of said Plat; Thence run South 47°54'30" West a distance of 81.40 feet to a point on the North right of way line of Old Cheney Highway, as described in Official Records Book 7338, Page 2235, of Orange County Public Records Florida; Thence run North 86°38'33" West along said North Right of Way line, a distance of 50.00 feet to the Point of Beginning.

Containing 1,450.18 Square Feet, MORE or LESS.



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 06/19/2023

I HEREBY AFFIRM THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


SURVEYORS NOTES:

1. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
2. BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOT 13 AS RECORDED IN PLAT BOOK T, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 64°55'04" EAST (ASSUMED).
3. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
4. NOT A BOUNDARY SURVEY.
5. LOT 13, BLOCK A, PARCEL I.D. 19-22-32-7880-01-130.

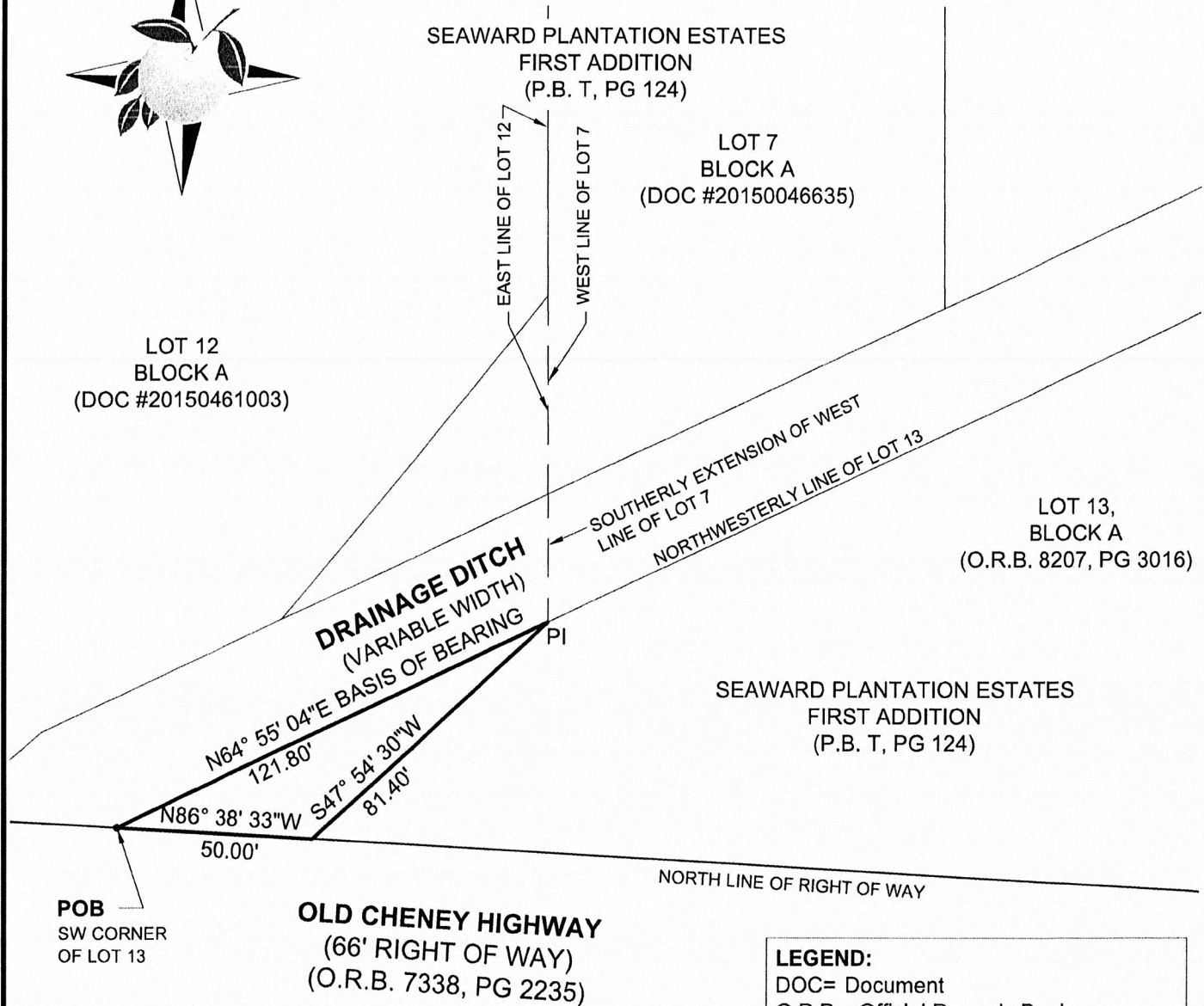
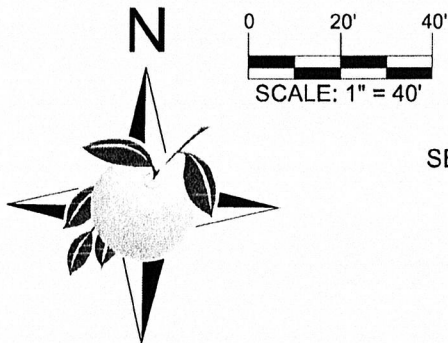
NOT COMPLETE WITHOUT SHEET 2 OF 2

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 08/08/2022	SECTION: 20	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-9206 (407) 836-7851		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 06/19/2023	RANGE: 32E			8926
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

SKETCH OF DESCRIPTION
PROJECT: BOB'S MARKET CANAL
PARCEL: 701B




LEGEND:

DOC= Document
O.R.B.= Official Records Book
PI= Point of Intersection
POB= Point of Beginning
P.B.= Plat Book
PG(S)= Page/Pages
TCE= Temporary Construction Easement

PREPARED FOR:
REAL ESTATE MANAGEMENT

NOT COMPLETE WITHOUT SHEET 1 OF 2

FIELD DATE:	DATE:	SECTION:	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9206 (407) 836-7861		DRAWING SCALE:
DRAWN BY: JFM	08/08/2022	TOWNSHIP: 22S			1" = 40'
CHECKED BY: M.DAYNES	REVISIONS:	RANGE: 32E			COUNTY PROJECT
APPROVED BY: M.DAYNES		SHEET 2 OF 2			NUMBER 8924

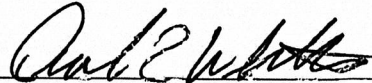
SCHEDULE "A"**SKETCH OF DESCRIPTION****PROJECT: BOB'S MARKET CANAL****PARCEL: 710****PURPOSE: TEMPORARY CONSTRUCTION
EASEMENT****LEGAL DESCRIPTION:**

A tract of land lying in Lots 4 and 5, Block A, Seaward Plantation Estates, First Addition, as recorded in Plat Book T, Page 124, of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 5 of said Plat; Thence run along the West line of Lot 5, North 00°44'33" East a distance of 10.02 feet; Thence run South 85°58'33" East a distance of 201.66 feet to a point on the East line of Lot 4; Thence run along the East line of said Lot 4, South 00°44'14" West a distance of 10.02 feet to the Southeast corner of said Lot 4; Thence run along the Southerly line of Lots 4 and 5, North 85°58'33" West a distance of 201.66 feet to the Point of Beginning.

Containing 2,016.57 Square Feet, MORE or LESS.

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 06/19/2023

I HEREBY AFFIRM THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


SURVEYORS NOTES:

1. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF LOTS 4 AND 5 AS RECORDED IN PLAT BOOK T, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 85°58'33" WEST (ASSUMED).
3. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
4. NOT A BOUNDARY SURVEY.
5. LOT 4 AND 5, BLOCK A, PARCEL I.D. 19-22-32-7880-01-040.

NOT COMPLETE WITHOUT SHEET 2 OF 2

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 08/08/2022	SECTION: 20	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-8205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 06/19/2023	RANGE: 32E			8925
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

SCHEDULE B
Form of Temporary Construction Easement

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:
a portion of: 19-22-32-7880-01-060, 19-22-32-7880-01-062
& 19-22-32-7880-01-040

Instrument: 701A.1/701B.1/710.1
Project: Bob's Market Canal

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to me, I, Leonardo M. Hernandez, a single man, GRANTOR, do hereby give, grant, bargain, and release to Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE, a temporary easement to enter upon the portion of the lands of the owner being described as follows:

SEE ATTACHED SCHEDULE "A"

THIS EASEMENT is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of a drainage improvement, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after seven (7) years, whichever occurs first.

Instrument: 701A.1/701B.1/710.1
Project: Bob's Market Canal

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed in their name.

Signature of **TWO** witnesses and their mailing
addresses are required by Florida law, F.S. 695.26

WITNESS #1

_____ Signature	_____ Leonardo M. Hernandez
_____ Print Name	Mailing Address: <u>16062 East Colonial Drive</u>
Mailing Address: _____	City: <u>Orlando</u> State: <u>Florida</u>
City: _____ State: _____	Zip Code: <u>32820-1002</u>
Zip Code: _____	

WITNESS #2

Signature

Print Name

Mailing Address: _____

City: _____ State: _____

Zip Code: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by Leonardo M. Hernandez, a single man. The individual ☐ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)

Notary Signature

Print Notary Name

Notary Public of: _____

My Commission Expires: _____