



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: January 6, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: David Sustachek, Senior Acquisition Agent *DS/MTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

DIVISION: **Real Estate Management Division**
Phone: (407) 836-7076

ACTION REQUESTED: Approval and execution of Contract for Purchase and Sale by and between Jacqueline Lewis-Gress and Roy J. Gress, and Orange County, approval of Warranty Deed, and authorization for the Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided for by the Contract for Purchase and Sale, disburse funds to pay purchase price in the amount of \$498,723.50, and perform all actions necessary and incidental to closing.

PROJECT: Green PLACE Parcel 155

District 2

PURPOSE: To preserve Environmentally Sensitive Lands (ESL)

ITEMS: Contract for Purchase and Sale
(Parcel 155)
Cost: \$498,723.50
Size: 17.65 acres
Warranty Deed
(Instrument 155.1)

BUDGET: Account No.: 1023-068-4303-6110

FUNDS: \$498,723.50 Payable to The Closing City
(purchase price, title insurance, and closing costs)

APPROVALS: Real Estate Management Division
County Attorney's Office
Environmental Protection Division

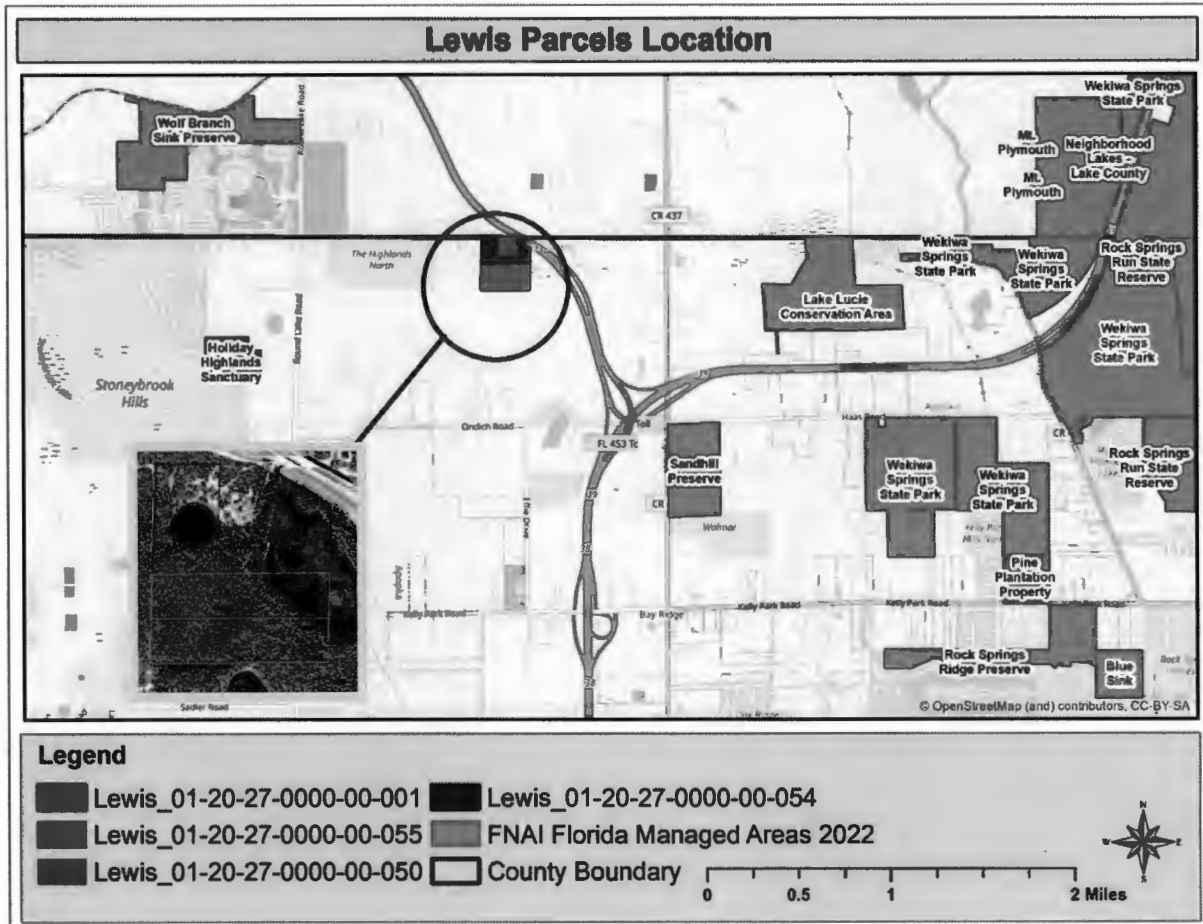
REMARKS: The property located at 23854 Oak Lane, along the south side of Oak Lane, west of State Road 453, Mount Dora, Florida ("Property") (see map below – area in red), is part of a four-parcel purchase from family members and includes a single-family residence containing more than 864 square feet of gross living space. The Property contains 17.65 acres, is zoned A-1, Agricultural, with a rural future land use. Irregular in shape, it is considered to have 5.49 acres of wetlands in Zones X and AE according to FEMA Flood Map 12095C0050H.

This action adds 17.65 acres of ESL to the Environmental Protection Division's Green PLACE Program. The Property meets the evaluation and selection criteria outlined in Administrative Regulation 11.07.01 ESL Acquisition (see criteria below) and provides water resource protection, aquifer recharge, and floodplain storage; closes gaps between other publicly owned lands and enhances an existing wildlife corridor.

Closing is contingent upon completion and acceptance of due diligence of the Property to be undertaken by the County during the inspection period.

Seller to pay documentary stamp taxes and prorated taxes.

Administrative Regulation 11.07.01 Evaluation Criteria Summary			
REM Parcel #	PID#	Criteria Evaluated	Criteria Met
155	01-20-27-0000-00-054	Manageability	X
		Current Regulations/Threat of Degrading Events	X
		Presence/likelihood of non-imperiled and imperiled species	X
		Water Resource Protection	X
		Contiguity to other conservation Lands	
		Rare Habitat	X
		Ecosystem Diversity	
		Enhances Wildlife Corridor	X
		Nature-Based Recreation	X
		Ecotourism Opportunities	X



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 24 2023

Instrument: 155
Project: Green PLACE

WARRANTY DEED

THIS WARRANTY DEED, made as of the date signed below, by Jacqueline Lewis-Gress and Roy J. Gress, Wife and Husband, hereinafter called the GRANTORS, 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, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED SCHEDULE "A"/ EXHIBIT "A"

Property Appraiser's Parcel Identification Number:
01-20-27-0000-00-054

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTORS do hereby covenant with said GRANTEE that the GRANTORS are lawfully seized of said land in fee simple; that the GRANTORS have good right and lawful authority to sell and convey said land; that the GRANTORS do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

Instrument: 155
Project: Green PLACE

IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be executed in their name.

Signed, sealed and delivered
in the presence of:

Dat Belue
Witness

Dat Belue
Printed Name

Beth Lewis
Witness

Beth Lewis
Printed Name

Jacqueline Lewis-Gress
JACQUELINE LEWIS-GRESS

PO Box 2152
Post Office Address

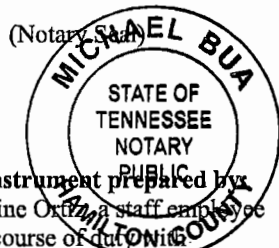
CHATTANOOGA, TN 37409

(Signature of **TWO** witnesses required by Florida law)

STATE OF Tennessee

COUNTY OF Hamilton

16th The foregoing instrument was acknowledged before me by means of ☒ physical presence this day of June, 2023, by Jacqueline Lewis-Gress, who ☐ is personally known to me or ☒ who has produced TN DL as identification.



This instrument prepared by Katherine Ortiz, a staff employee in the course of duties with the Real Estate Management Division of Orange County, Florida
P. O. Box 1393
Orlando, Florida 32802

Michael Bua
Notary Signature

Michael Bua
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 11/23/2025

Instrument: 155
Project: Green PLACE

IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be executed in their name.

Signed, sealed and delivered.
in the presence of:

Pat Belue

Witness

Pat Belue

Printed Name

Pat Belue

Witness

Debra Lewis

Printed Name

Roy J. Gress

ROY J. GRESS

P.O. Box 2152

Post Office Address

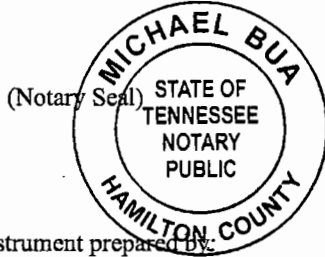
CHATTANOOGA, TN 37409

(Signature of TWO witnesses required by Florida law)

STATE OF Tennessee

COUNTY OF Hamilton

162 The foregoing instrument was acknowledged before me by means of ☒ physical presence this
day of June 2023, by Roy J. Gress, who ☐ is personally known to me or ☒ who has produced
TN DL as identification.



This instrument prepared by
Katherine Ortiz, Notary Public, Nov. 23, 2025
in the course of duty with
the Real Estate Management Division
of Orange County, Florida
P. O. Box 1393
Orlando, Florida 32802

Michael Bua

Notary Signature

Michael Bua

Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 11/23/2025

LEGAL DESCRIPTION:

THAT PART OF GOVERNMENT LOT 4 IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST (ALSO DESCRIBED AS THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1), ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE RUN SOUTH 89°33'44" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 480.17 FEET; THENCE RUN SOUTH 00°49'53" WEST 463.44 FEET (464.44 FEET DEED); THENCE RUN SOUTH 89°33'44" EAST 117.35 FEET; THENCE RUN SOUTH 00°49'53" WEST 343.76 FEET; THENCE RUN SOUTH 89°06'30" WEST 611.82 TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE RUN NORTH 01°50'13" EAST 813.82 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF GOVERNMENT LOT 4 IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST (ALSO DESCRIBED AS THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1), ORANGE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE RUN SOUTH 89°33'44"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 951.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°33'44" E ALONG SAID NORTH LINE A DISTANCE OF 366.55 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE RUN SOUTH 01°20'18" WEST ALONG SAID EAST LINE, A DISTANCE OF 799.82 FEET TO THE NORTH LINE OF THE SOUTH 656.09 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE RUN SOUTH 89°50'20" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 713.12 FEET; THENCE RUN NORTH 00°49'53" EAST 343.76 FEET; THENCE RUN SOUTH 89°33'44" EAST 353.56 FEET; THENCE RUN NORTH 00°49'53" EAST 463.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS DESCRIBED IN THE ORDER OF TAKING RECORDED IN O.R. INSTRUMENT #20150284505.

THE ABOVE LEGAL DESCRIPTION IS ALSO DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 01; THENCE S89°48'01"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 01, A DISTANCE OF 480.05 FEET; THENCE DEPARTING SAID NORTH LINE OF THE NORTHWEST 1/4 LINE RUN, S00°34'47"W, A DISTANCE OF 463.35 FEET; THENCE S89°47'23"E, A DISTANCE OF 470.91 FEET; THENCE N00°34'47"E, A DISTANCE OF 359.96 FEET TO A POINT ON THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 PER F.D.O.T. RIGHT-OF-WAY MAP F.P. NO. 429-204; THENCE ALONG THE EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 THE FOLLOWING TWO (2) COURSES AND DISTANCES: S59°46'03"E, A DISTANCE OF 246.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3669.72 FEET, A CENTRAL ANGLE OF 02°43'18", A CHORD BEARING OF S58°24'24"E AND A CHORD DISTANCE OF 174.31 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.32 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 01; THENCE S01°06'02"W, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 01, A DISTANCE OF 482.08 FEET; THENCE DEPARTING SAID EAST LINE RUN, S89°36'02"W, A DISTANCE OF 1324.90 FEET TO A POINT ON THE WEST LINE OF NORTHWEST 1/4 OF SAID SECTION 01; THENCE N01°35'50"E, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 01, A DISTANCE OF 813.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 770,992 SQUARE FEET OR 17.70 ACRES MORE OR LESS.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 24 2023

Project: Green PLACE
Parcel: 155

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 Jacqueline Lewis-Gress and Roy J. Gress, wife and husband (“**Seller**”), and Orange County, 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:
01-20-27-0000-00-054

(hereinafter referred to as the “**Property**”)
- B. Buyer requires the Property as further described on **Exhibit A**, incorporated herein by reference, for its Green PLACE project (the “**Project**”). Such legal description may be updated when the Survey is received (as defined in Section 8.b. below).
- C. Seller agrees to furnish the Property 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 Warranty Deed for the Property (the “**Deed**”), conveying the Property to Buyer free and clear of all liens and encumbrances in substantially the same form attached to this Agreement as **Exhibit B**, incorporated herein by reference.
 - b. Buyer agrees to pay the Consideration as defined below, to Seller for the Property.
2. **Consideration:** Subject to such credits, adjustments, and prorations, if any, for which provisions are hereinafter made, Seller agrees to sell and convey said land unto Buyer by Deed for Property, free and clear of all liens and encumbrances, for the total sum of Four Hundred Ninety-Five Thousand and no/100ths Dollars (\$495,000.00).

Project: Green PLACE
Parcel: 155

3. Effective Date: The effective date of this Agreement (the “**Effective Date**”) shall be the date this Agreement is approved by the Orange County Board of County Commissioners (the “**Board**”) and executed by the Board.

4. Closing Date and Location: Unless otherwise agreed in writing between Buyer and Seller, the closing of the purchase and sale of the Property contemplated herein (“**Closing**”) shall be a “mail away” closing and all documents and funds necessary for Closing shall be received by the Title Company (the “**Closing Agent**”) on or before thirty (30) days after the expiration of the Inspection Period (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 Deed	No	Yes
Documentary Stamps	Yes	No
Title Insurance	No	Yes
Closing Agent Fee	No	Yes
Survey	No	Yes
Appraisal Report(s)	No	Yes
Recording fees for any instruments required by title commitment to clear title	Yes	No

6. Prorations: Ad valorem property taxes for the year of closing shall be prorated as of the Closing Date and said prorated amount shall be paid by Seller pursuant to Section 196.295, Florida Statutes. At Seller’s election, Seller’s share of prorated taxes may be deducted from the proceeds of sale and remitted by Buyer or title company reasonably acceptable to Buyer to the County Tax Collector on Seller’s behalf. Unless the conveyance occurs between November 1 and December 31 of the year of conveyance, in which case ad valorem property taxes shall be paid in full by Seller for the year of conveyance. In the event that, as of the Closing Date, there are any outstanding unpaid property taxes for years prior to the year of closing, then Seller shall be responsible for payment of the same, on the entirety of the tax parcels for which Buyer is acquiring interest hereunder, the amount necessary to satisfy such outstanding property taxes shall be deducted from proceeds of sale.

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

a. Title. On or before twenty (20) days following the Effective Date of this Agreement, Buyer shall, at its sole cost and expense, obtain a current commitment for title insurance (ALTA commitment July 1, 2021) committing to insure Buyer as purchaser of the

Project: Green PLACE
Parcel: 155

Property in the amount of the Purchase Price (the “**Commitment**”), evidencing that marketable fee simple title to the property is currently vested in Seller free and clear of all liens, encumbrances or other matters of record whatsoever. In the event that Buyer shall determine that any one or more of the exceptions listed as such in the Commitment are unacceptable to Buyer in its sole discretion; Buyer shall notify Seller of that fact in writing on or before **fifteen (15) days** following Buyer’s receipt of the Commitment. Such written notice shall specify those exceptions listed as such in the Commitment which are objectionable to Buyer (the “**Title Defects**”), and Seller may take up to **fifteen (15) days** to cure or eliminate the Title Defects at Seller’s election and without obligation to incur expense or to initiate legal proceedings. If Seller is successful in curing or eliminating the Title Defects, the Closing hereunder shall take place on the date specified in this Agreement. In the event Seller is unable or unwilling to cure or eliminate the Title Defects within the 15-day period so provided, Buyer shall either (a) extend the time period for Seller to cure or eliminate the Title Defects, (b) elect to terminate this Agreement on account thereof, (c) elect to close and accept a conveyance of Seller’s title thereto subject to and notwithstanding the existence of the Title Defects on the Closing Date, or (d) proceed on its own to cure or eliminate the Title Defects at any time prior to the Closing Date. In the event that Buyer elects to terminate this Agreement because of the existence of Title Defects which are not cured or eliminated, upon giving written notice of that fact to Seller on or before the expiration of the timeframe herein, this Agreement shall terminate. In the event Buyer elects to proceed on its own to cure or eliminate the Title Defects, Seller agrees to provide its reasonable cooperation in connection with Buyer’s efforts but Seller shall have no obligation to incur expense or to initiate legal proceedings.

b. **Survey.** Within **ninety (90) days** of the Effective Date of this Agreement, Buyer may obtain a current boundary survey of the property. The survey shall be certified to Buyer and title company reasonably acceptable to Buyer and prepared in accordance with the minimum technical requirements and standards of practice promulgated by the Florida Board of Professional Surveyor and Mappers, Chapter 5J-17, of the Florida Administrative Code, Section 472.027, Florida Statutes and ALTA/NSPS Land Title Survey Standards. Upon Buyer and Seller’s approval of the survey, the same shall be and constitute the “**Survey**” for purposes of this Agreement and legal description of the property set forth on the Survey may be utilized in the documents of conveyance and in the Owner’s Title Insurance Policy to be issued to Buyer hereunder. In the event the Survey shows encroachments, easements, boundary overlaps or other matters objectionable to Buyer, in its sole discretion, these shall be treated as Title Defects. Buyer may in its sole discretion, treat these as “Exceptions,” as defined herein. The draft of the Survey will be reviewed by the County Surveyor or his subordinate and comments/revisions will be given to the consultant before finalizing.

c. **Inspection Period.** Buyer shall have **one hundred twenty (120) days** after the Effective Date, (the “**Inspection Period**”) to determine whether Buyer is willing to accept title to and acquire the property from Seller. Seller agrees that during the Inspection Period, Buyer shall have the right to make such surveys, topographical surveys, soil test borings, and similar examinations as it may desire with respect to the Property, as described in the **Due Diligence Contingency**, attached hereto as **Exhibit C**, is a material condition of this Agreement and incorporated herein by this reference. Buyer, through its agents, shall have the right to enter upon the Property for the purpose of performing such activities, provided said activities shall not materially damage the Property. If during the Inspection Period Buyer decides, for whatever

Project: Green PLACE
Parcel: 155

reason, in Buyer's sole and absolute discretion, not to proceed with the purchase of the Property, Buyer may, in Buyer's sole and absolute discretion, elect to terminate this Agreement by furnishing written notice thereof to Seller prior to the expiration of the Inspection Period. The Manager of the Orange County Real Estate Management Division is hereby authorized, on behalf of Buyer, to furnish any notice required or allowed under, and/or to terminate this Agreement pursuant to this Section.

d. Closing Documents. Closing is contingent upon delivery of Seller to Buyer in recordable form all instruments necessary to convey the Property as referenced in this Agreement. Such documents shall be executed and delivered to the Closing Agent 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.

As to Seller:	<i>with a copy to:</i>
Jacqueline Lewis-Gress Roy J. Gress P.O. Box 2152 Chattanooga, TN 37409	Donald Morrell, Esq 630 N. Wymore Road, Suite 370 Maitland, FL 32736
As to Purchaser:	<i>with a copy to:</i>
Orange County, Florida Real Estate Management Division Attn: Manager 400 E. South St., 5th Floor Orlando, Florida 32801	Orange County, Florida County Attorney's Office Attn: County Attorney 201 S. Rosalind Ave., 3rd Floor Orlando, Florida 32801

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

c. Possession. Seller will surrender possession of the Property at closing.

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

e. 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

Project: Green PLACE
Parcel: 155

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.

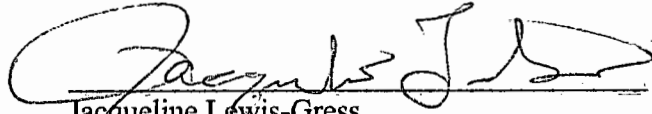
f. Delegation of Authority. The Manager of the Orange County Real Estate Management Division is hereby authorized, on behalf of the Buyer, to furnish any notice required or allowed under, to sign amendments to this Agreement for the extension of the timeframes as set forth in paragraph 7 above for up to 120 days, to perform all actions necessary and incidental to closing this Contract, including an extension of the closing date, if needed, up to 120 days or to terminate the same for cause, and/or to perform all actions necessary and incidental to execute the Holdover Agreement and enforce the terms of same.

Project: Green PLACE
Parcel: 155

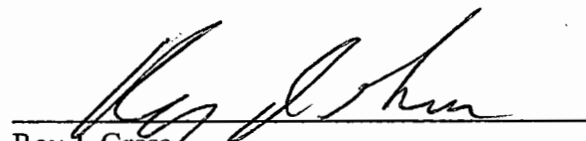
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) written below.

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 have authority to bind Orange County.

SELLER

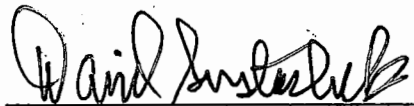

Jacqueline Lewis-Gress

Date: 12/27/2022


Roy J. Gress

Date: 12/27/2022

Presented to Seller on behalf of Orange County by:



David Sustachek, Senior Acquisition Agent
Orange County Real Estate Management Division

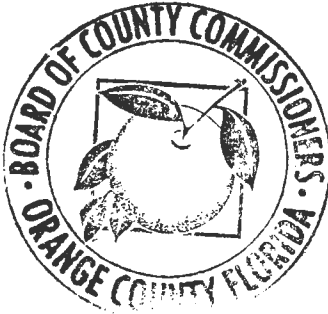
Date: 12-29-2022

Project: Green PLACE
Parcel: 155

BUYER

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners



Bryan W. Brooks
for Jerry L. Demings
Orange County Mayor

Date: 24 January 2024

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

BY:

Gloria Hernandez
for Deputy Clerk

Gloria Hernandez
Printed Name

Project: Green PLACE
Parcel: 155

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel ID# 01-20-27-0000-00-054

That part of Government Lot 4 in Section 1, Township 20 South, Range 27 East (also described as the Northwest 1/4 of the Northwest 1/4 of said Section 1), Orange County, Florida, being described as follows:

Beginning at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 1; thence run S. 89°33'44" E. along the North line of said Northwest 1/4 of the Northwest 1/4 of Section 1, a distance of 480.17 feet; thence run S. 00°49'53" W. 463.44 feet (464.44 feet Deed); thence run S. 89°33'44" E. 117.35 feet; thence run S. 00°49'53" W. 343.76 feet; thence run S. 89°06'30" W. 611.82 feet to the West line of said Northwest 1/4 of the Northwest 1/4 of Section 1; thence run N. 01°50'13" E. 813.82 feet to the Point of Beginning.

LESS that portion of the property conveyed to the Central Florida Expressway Authority by Order of Taking as to Parcel 304 recorded June 8, 2015 in Official Records Book 10930, Page 3076.

Project: Green PLACE
Parcel: 155

**EXHIBIT B
FORM OF WARRANTY DEED**

Instrument:
Project: Green PLACE

WARRANTY DEED

THIS WARRANTY DEED, made as of the date signed below, by <name(s)>, hereinafter called the GRANTORS, 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, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED SCHEDULE "A"/ EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTORS do hereby covenant with said GRANTEE that the GRANTORS are lawfully seized of said land in fee simple; that the GRANTORS have good right and lawful authority to sell and convey said land; that the GRANTORS do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

Project: Green PLACE
Parcel: 155

Instrument:
Project: Green PLACE

IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be executed in their name.

Signed, sealed and delivered
in the presence of:

FORM NOT FOR SIGNATURE

Witness

<name1>

Printed Name

Post Office Address

Witness

Printed Name

FORM NOT FOR SIGNATURE

Witness

<name2>

Printed Name

Post Office Address

Witness

Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____ and _____, who ☐ are personally known to me or ☐ who have each produced _____ as identification.

(Notary Seal)

FORM NOT FOR SIGNATURE

Notary Signature

Printed Notary Name

This instrument prepared by:
_____, 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

Notary Public in and for
the County and State aforesaid

My commission expires:

Project: Green PLACE
Parcel: 155

EXHIBIT C DUE DILIGENCE CONTINGENCY

I. Orange County may obtain a report ("**Environmental Survey**") by a qualified consultant or consultants, including members of Orange County's own professional staff, (the "**Consultants**"), within ninety (90) days from Effective Date. Such Environmental Survey may include, but not be limited to, the following:

- a. contamination of the "Property" (which term shall hereinafter be deemed to include any buildings or structures located thereon) by hazardous materials;
- b. apparent violation of environmental requirements upon or associated with activities upon the Property;
- c. the presence of any endangered or threatened species or plant life on the Property;
- d. whether the Property has any historical or archeological significance;
- e. potential incurrence of environmental damages by the owner(s) or operator(s) of the Property

(all of which shall hereinafter be collectively referred to as the "**Environmental Exceptions**")

The Environmental Survey may include, without limitation, the results of:

- a. a site inspection;
- b. interviews of present occupants of the Property;
- c. a review of public records concerning the Property and other properties in the vicinity of the Property;
- d. a review of aerial photographs of the Property and other evidence of historic land uses;
- e. soil and/or ground water testing and/or analysis;
- f. asbestos testing and/or analysis;
- g. testing and/or analysis of any other apparently applicable environmental hazard or condition; and
- h. building inspection.

The Environmental Survey shall include, (if determined by the Consultants) the estimated cost of cure and period of time required to remediate any Environmental Exceptions.

II. The Environmental Survey may be performed at any time or times, upon reasonable notice, and under reasonable conditions established by Seller which do not impede the performance of the Environmental Survey. The Consultants are hereby authorized to enter upon the Property for such purposes and to perform such testing and take such samples as may be necessary in the reasonable opinion of the Consultants to conduct the Environmental Survey.

III. Seller will cooperate with the Consultants and supply to the Consultants such historical and operational information as may be reasonably requested by the Consultants, including any notices, permits, or other written communications pertaining to possible Environmental Exceptions, and including without limitation, any studies, or reports prepared by, or for Seller, or furnished to Seller, or its agents, or consultants, and Seller will make available to the Consultants any persons known to have knowledge of such matters. Orange County shall hold the Environmental Survey

Project: Green PLACE
Parcel: 155

and any written materials furnished to it by Seller confidential except as required by law.

IV. If the Environmental Survey reveals any Environmental Exceptions, or if the other testing reveals any condition to the Property which Orange County deems to require further evaluation, then, this Agreement is automatically extended an additional ninety (90) days for further testing. If the Environmental Survey or testing results are unacceptable to Orange County, then, this Agreement shall be terminated upon notice to Seller of such unacceptability with no party to this Agreement having any further liability to any other.

REQUEST FOR FUNDS / WIRE TRANSFERX Under BCC Approval

Under Ordinance Approval

Date: December 16, 2022

Total Amount: \$498,723.50

Project: Green PLACE

Parcels: 155

Charge to Account # 1023-068-4303-6110

Beth Jackson 12-21-2022

Controlling Agency Approval Signature Date

Beth Jackson

Printed Name:

Heather Coons 1/5/2023

Date

Heather Coons

Printed Name:

TYPE TRANSACTION (Check appropriate block{s})

 Pre-Condemnation Post-CondemnationX N/A District # 2

- Acquisition at Approved Appraisal
 Acquisition at Below Approved Appraisal
X Acquisition at Above Approved Appraisal
 Advance Payment Requested
 Donation

The Closing City, LLC
 4725 W. Sand Lake Road, Suite 106
 Orlando, Florida 32819
 FIEN#: 88-1237881

DOCUMENTATION ATTACHED (Check appropriate block{s})

- X Contract/ Agreement
 Copy of Executed Instruments
 Copy of Unexecuted Instruments
X Certificate of Value
X Settlement Analysis

\$498,723.50 (purchase price, title insurance & closing costs)

Attorney Fees/Expert Fees \$N/A

Total \$498,723.50

Payable to: The Closing City, LLC \$498,723.50

SPECIAL NOTE: Payment of \$498,723.50 To be made by Wire Transfer Only

Recommended by *David Sustachek*
 David Sustachek, Sr. Acquisition Agent, Real Estate Mgmt. Div.

12-27-2022
 Date

Payment Approved *Nemesie Esteves*
 Nemesie Esteves, Assistant Manager, Real Estate Mgmt. Div.

1/3/2023
 Date

or
 Payment Approved
 Mindy T. Cummings, Manager, Real Estate Mgmt. Div.

Date

Certified *Gloria Hernandez*
 Approved by BCC for Deputy Clerk to the Board

1/24/2023
 Date

Examined/Approved
 Comptroller/Government Grants

Check No. / Date

IMPORTANT: This parcel will close by Wire Transfer for the payment of \$498,723.50. Instructions will be sent once the closing date is determined. Please Contact the Agent @ 836-7082 if there are any questions.

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS
 JAN 24 2023