

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
CONTRACT FOR SALE AND PURCHASE  
AND  
DEPOSIT RECEIPT

THIS Contract for Sale and Purchase and Deposit Receipt ("Contract") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between SELLER and BUYER as follows:

SELLER: Board of Trustees of the Internal Improvement Trust Fund of the State of Florida by and through its agent the Division of State Lands of the State of Florida Department of Environmental Protection ("DEP")

ADDRESS: State of Florida Department of Environmental Protection  
Division of State Lands  
Bureau of Real Estate Services  
3900 Commonwealth Boulevard  
Mail Station 115  
Tallahassee, Florida 32399-3000

BUYER:  
Name(s): \_\_\_\_\_  
(as it should appear on the deed)  
  
Address: \_\_\_\_\_  
  
Phone: Home: \_\_\_\_\_ Work: \_\_\_\_\_

1. AGREEMENT TO SELL: SELLER hereby agrees to sell and BUYER hereby agrees to buy in accordance with this Contract the real property, that is more particularly described in attached EXHIBIT "A" of this Contract (the "Property").

2. PURCHASE PRICE: BUYER hereby offers the following purchase price for the Property in the amount of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), which shall be paid in the following manner:

a. Deposit: BUYER deposits herewith TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) in the form of a certified or cashier's check or an irrevocable letter of credit from a financial institution as defined in Section 655.005, Florida

Statutes, made payable to the State of Florida Department of Environmental Protection representing an earnest money deposit ("Deposit").

b. Balance: At closing, BUYER shall be required to pay the balance of the purchase price in the amount of

Dollars (\$ \_\_\_\_\_) by wire transfer of funds through a Federal Reserve Bank or other immediately available funds acceptable to SELLER, made payable to the State of Florida Department of Environmental Protection or SELLER'S designated closing agent.

3. TIME OF ACCEPTANCE: If this offer is not accepted by SELLER, the Deposit shall be returned to BUYER and this offer shall be null and void.

4. CLOSING, EXPENSES AND POSSESSION: This Contract shall be closed following approval by SELLER, and the deed delivered after execution by SELLER. SELLER will deliver possession of the Property to BUYER at closing. The following are additional details of closing:

a. Time and Place: The closing shall be on or before 90 days after SELLER'S execution of this Contract. The date, time and place of closing shall be set by DEP.

b. Conveyance: At closing, SELLER will deliver to BUYER a fully executed quitclaim deed conveying the Property and any improvements in "AS IS, WHERE IS CONDITION," without warranties or representations, subject to a reservation in favor of the SELLER of an undivided three-fourths interest in phosphate, minerals and metals and an undivided one-half interest in all petroleum pursuant to Section 270.11, Florida Statutes.

c. Expenses: BUYER shall be responsible for and pay all closing costs associated with the Property including, but not limited to, advertising costs, appraisal costs, survey costs, documentary stamp tax on the deed, recording fees, abstract or title insurance fees, attorneys' fees, and real estate brokerage fees. BUYER shall reimburse DEP at closing for any closing costs that are initially paid for by DEP. Any costs of sale incurred by SELLER or by other parties on behalf of SELLER shall be paid by separate certified or cashier's check made payable to the State of Florida Department of Environmental Protection or an escrow agent designated by DEP at the time of closing. SELLER

may require that the closing be processed by and through a title insurance company or other closing agent, designated by DEP, and BUYER shall pay any costs charged by such company or agent for this closing service. If BUYER obtains a survey of the Property, nothing contained therein shall affect the purchase price or terms of this Contract.

5. REAL ESTATE TAXES, EASEMENTS, RESTRICTIONS AND ENCUMBRANCES: BUYER agrees to pay all outstanding real estate taxes. BUYER agrees to take title to the Property subject to any outstanding taxes, special liens or assessments, comprehensive land use plans, zoning, restrictions, prohibitions, permits, leases, tenancies and encumbrances affecting the Property and other requirements imposed by governmental authority; restrictions, qualifications and matters appearing on the plat or otherwise common to the subdivision, restrictive covenants, public utility easements and all outstanding easements, reservations and other interests.

6. WETLANDS: Any wetlands on the Property may be subject to the permitting requirements of DEP, the applicable water management district or any other applicable permitting entity.

7. CONDITION OF THE PROPERTY: BUYER acknowledges that he has inspected the Property and agrees to accept the Property in "AS IS, WHERE IS CONDITION." SELLER makes no warranties or representations whatever as to the condition of the Property or any improvements located thereon, or the fitness of either for any particular use or purpose.

8. RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health department.

9. RISK OF LOSS: In the event of any substantial damage to the Property (in excess of \$5,000) between the date of this Contract and the date of closing, SELLER shall have the option of restoring the damaged Property to its condition immediately prior to the occurrence causing the damage, in which event, BUYER shall complete the transaction as originally planned. If these repairs are not completed prior to closing date, closing will be extended until such time as the repairs are completed. If SELLER elects not to restore the damaged Property, BUYER'S

sole remedy shall be the right to rescind this Contract by giving written notice to SELLER and to receive a refund of the Deposit or, alternatively, to proceed to closing on the Property, as damaged, without adjustment in the purchase price. In the event of any lesser damage (\$5,000 or less), the parties shall proceed to closing as though no damage had occurred.

10. DEFAULT: If BUYER fails to close on or before the date set forth in paragraph 4.a. of this Contract, the Deposit may be retained by SELLER as agreed upon liquidated damages, consideration for execution of this Contract and in full settlement of any claims; whereupon this Contract shall be terminated and SELLER and BUYER shall be relieved of all obligations under this Contract; or SELLER, at SELLER'S option, may elect to specifically enforce this Contract. If SELLER fails to deliver the quit claim deed to BUYER on or before the closing date set forth in paragraph 4.a. of this Contract, BUYER may elect to receive the return of the Deposit, whereupon this Contract shall be terminated and BUYER and SELLER shall be relieved of all obligations under this Contract; or BUYER, at BUYER'S option, may seek specific performance.

11. SUCCESSORS: Upon execution of this Contract by BUYER, this Contract shall be binding upon and inure to the benefit of BUYER, his heirs, successors or assigns.

12. RECORDING: Neither this Contract nor any notice of it may be recorded in any county by any person.

13. ASSIGNMENT: This Contract shall not be assigned by BUYER without the prior written consent of SELLER.

14. TIME OF ESSENCE: Time is of the essence in the performance of this Contract.

15. AMENDMENTS: This Contract contains the entire agreement and all representations of the parties. No amendment will be effective except when reduced to writing signed by all parties. Notwithstanding the foregoing, the parties acknowledge that the legal description of the Property is based upon historic chain of title information, without the benefit of a current survey. The parties agree that if, in the opinion of SELLER, it becomes necessary to amend the legal description to correct errors, to more properly describe the Property, or to otherwise revise the legal description of the Property, the legal description to be used in the survey (if any) and in the closing instruments

required by this Contract for the Property shall be revised by or at the direction of SELLER, and shall be subject to the final approval of SELLER. Anything to the contrary hereinabove notwithstanding, such a revision of the legal description of the Property shall not require a written amendment to this Contract. In such event, the SELLER'S execution and delivery of the closing instruments containing the revised legal description and the BUYER'S acceptance of said instruments and of the final survey (if any) containing the revised legal description shall constitute a full and complete ratification and acceptance of the revised legal description of the Property by the parties.

16. SURVIVAL: The covenants of this Contract will survive delivery and recording of deed and possession of the Property.

17. ACCEPTANCE OF OFFER: SELLER reserves the right to reject this offer. Therefore, this Contract shall not bind SELLER, DEP or the State of Florida in any manner unless or until it is approved and legally executed by SELLER.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

The parties have caused this Contract to be executed on the day and year first above written.

"SELLER"

BOARD OF TRUSTEES OF THE INTERNAL  
IMPROVEMENT TRUST FUND OF THE  
STATE OF FLORIDA

By: \_\_\_\_\_ (SEAL)  
TITLE: \_\_\_\_\_  
DIVISION OF STATE LANDS,  
STATE OF FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

APPROVED AS TO FORM AND  
LEGALITY

BY: \_\_\_\_\_  
DEP ATTORNEY

"BUYER"

\_\_\_\_\_  
(If a corporation, Name of BUYER)

\_\_\_\_\_  
Signature of BUYER

\_\_\_\_\_  
Print/Type Name of BUYER

\_\_\_\_\_  
(If a corporation, title of person  
signing.) Affix corporate Seal if  
officer other than President is  
signing.

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

That certain piece, parcel or tract of land situate, lying and being a part of Lots 13 and 14, M. J. Phillips Subdivision of part of the William Craig Grant, Section 44, Township 2 South, Range 27 East, according to plat thereof, recorded in Deed Book "AQ", page 478, former public records, Duval County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Adeline Lohman's Replat, as recorded in Plat Book 6 page 97 of the Current Public Records of said County; thence North 65 degrees 52 minutes 00 seconds East, 18.00 feet to the Westerly right of way line of Phillips Highway (a 100-foot right of way as now established): thence South 24 degrees 08 minutes 00 seconds East along said Westerly right of way line, 121.86 feet for a point of beginning; thence continue South 24 degrees 08 minutes 00 seconds East along said Westerly right of way line, 285.25 feet; thence South 65 degrees 52 minutes 00 seconds West, 363.35 feet to the Easterly right of way line of the Florida East Coast Railroad; thence North 38 degrees 51 minutes 40 seconds West along said Easterly right of way line, 322.10 feet; thence North 65 degrees 52 minutes 00 seconds East, 40.00 feet; thence North 38 degrees 51 minutes 40 seconds West, 40.00 feet; thence North 65 degrees 52 minutes 00 seconds East, 201.40 feet; thence South 39 degrees 37 minutes 24 seconds East, 67.40 feet; thence North 65 degrees 52 minutes 00 seconds East, 196.00 feet to the point of beginning.

AND

A portion of Lots 13 and 14, Phillips Subdivision, as recorded in Deed Book "AQ", Page 478 of the former Public Records of Duval County, Florida, also being a portion of those lands described and recorded in Official Records Volume 6793, Page 782 of the current Public Records of said County, lying within Section 44, Township 2 South, Range 27 East, said County, being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of St. Augustine Road (a 40 foot right-of-way, as now established at this location) with the Northeasterly line of a Florida East Coast Railroad right-of-way (a 100 foot right-of-way, as now established); thence S 29°52'53" E, along said Florida East Coast Railroad right-of-way, a distance of 105.99 feet to an intersection with a proposed right-of-way line as shown on right-of-way map of St. Augustine Road prepared by Southtech Surveyors, Inc. for the City of Jacksonville, Florida, dated May 17, 1996; thence N 36°00'00" E along said proposed right-of-way line, a distance of 65.46 feet to the POINT OF BEGINNING; thence continue N 36°00'00" E, along said proposed right-of-way line, a distance of 80.82 feet to the point of curvature of a curve leading Northeasterly; thence continue along said proposed right-of-way line being the arc of said curve leading Northeasterly, being concave Southeasterly, and having a radius of 788.51 feet, an arc distance of 23.34 feet, said arc being

subtended by a chord bearing and distance of N 36°50'53" E, 23.34 feet to an intersection with the Northeasterly line of aforesaid lands recorded in Official Records Volume 6793, Page 782; thence S 37°33'57" E, along last said line, a distance of 226.75 feet to the most Southerly corner of those lands described and recorded in Official Records Volume 4847, Page 390 of said current Public Records, thence S 67°17'41" W, along the Southwesterly prolongation of the Southeasterly line of said lands recorded in Official Records Volume 4847, Page 390, a distance of 103.46 feet; thence N 37°33'57" W, parallel to and 100 feet perpendicular from said Northeasterly line of Official Records Volume 6793, Page 782, a distance of 171.08 feet to an intersection with said proposed right-of-way line and the POINT OF BEGINNING.

Less and except:

A portion of lot 13, Phillips Subdivision, as recorded in Deed Book "AQ", Page 478 of the former Public Records of Duval County, Florida, also being a portion of those lands described and recorded in Official Records Volume 4847, Page 390 of the current public records of said county, lying within Section 44, Township 2 South, Range 27 East, said county, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of St. Augustine Road (a 40 foot right-of-way, as now established at this location) with the northeasterly line of a Florida East Coast Railroad right-of-way (a 100 foot right-of-way, as now established); thence South 29°52'53" East, along said Florida East Coast Railroad right-of-way, a distance of 105.99 feet to an intersection with a proposed right-of-way line as shown on right-of-way map of St. Augustine road prepared by Southtech Surveyors, Inc. for the City of Jacksonville, Florida, dated May 17, 1996, thence North 36°00'00" East, along said proposed right-of-way line, a distance of 146.28 feet to a point of curvature of a curve leading northeasterly, thence continue along said proposed right-of-way line being the arc of said curve leading northeasterly, being concave southeasterly, and having a radius of 788.51 feet, an arc distance of 23.34 feet, said arc being subtended by a chord bearing and distance of North 36°50'53" East, 23.34 feet to an intersection with the northeasterly line of those lands described and recorded in Official Records Volume 6793, Page 782 of aforesaid current public records, also being the southwesterly line of Official Records Volume 4847, Page 390 of said public records and the Pont of Beginning; thence North 37°33'57" West, along last said line, a distance of 96.14 feet to the most southerly corner of those lands described and recorded in Deed Book 1728, Page 292 of said public records; thence North 67°17'41" East, along the southeasterly line of last said lands, a distance of 40.00 feet; thence North 37°33'57" West, along the northeasterly line of last said lands, a distance of 40.00 feet to the most northerly corner of last said lands; thence North 67°17'41" East, along a northwesterly line of said lands described and recorded in Official Records Volume 4847, Page 390 a distance of 203.53 feet to an intersection with a southwesterly line of those lands described and recorded in Official Records Volume 5045, Page 63, Parcel 1, of said public records; thence South 38°21'09" East, along last said line, a distance of 48.54 feet to an intersection with said proposed right-of-way line; thence along said proposed right-of-way line being the arc of a curve leading southwesterly, being concave southeasterly, and having a radius of 788.51 feet, and arc distance of 238.29 feet, said arc being subtended by a chord bearing and distance of South

46'21'12" West, 237.38 feet to an intersection with said southwesterly line of lands recorded in Official Records Volume 4847, Page 390 and the Point of Beginning.

BSM: *Hayes*  
DATE:  
October 1, 2014