

TAB 2



City of Palmetto Agenda Item

Meeting Date**7/16/12****Presenter:** Jeff Burton**Department:** CRA**Title:****MLK PARK -Project # 11-643****BACKGROUND:**

The Palmetto City Commission and CRA Board approved conceptual plans and budget for Martin Luther King Park. 3 of the 5 parcels are privately owned and will need to be purchased. (See attached Map)

BUDGET:

This year a budget has been set forth to pay for the needed properties and design project. The construction may start as soon as October 1, 2012 in order to take full advantage of SWFWMD funding. Environmental studies are being performed by Grant, through the MPO.

Budgeted Amount:	\$160,000.00	Budget Page No(s):	xx	Available Amount:	\$160,000.00	Expenditure Amount:	\$21,008.00
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Additional Budgetary Information:

None at this time

Funding Source(s):		Sufficient Funds Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Budget Amendment Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source:	FY 11-12
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City Attorney Reviewed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Advisory Board Recommendation:	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> N/A	Consistent With:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	FS 163 CRA Plan
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Potential Motion/ Direction Requested:

1. Move to approve purchase contract for Wilbert Valez for \$16,008 for the property at 206 12th Ave W.
2. Move to Approve the purchase contract for Al Washington for \$5,000 for the property noted as "a portion of parcel ID #26196.0000/6 identified as Lot 19 Block 3 MRS AD Cox Plat.

Staff Contact: Jeff Burton CRA Director**Attachments:**

PARTIES AND DESCRIPTION OF PROPERTY

1. SALE AND PURCHASE:

Al Washington

("Seller")

and City of Palmetto Community Redevelopment Agency

("Buyer")

agree to sell and buy on the terms and conditions specified below the property ("Property") described as:

Address: A portion of Parcel ID # 26196.0000/6: Palmetto, FL 34211

Legal Description:

Lot 19 BLK 3 MRS A D Cox Plat

including all improvements and the following additional property:

PRICE AND FINANCING

2. PURCHASE PRICE:

\$ 5,000.00

payable by Buyer in U.S. funds as follows:

(a) \$ 100.00

Deposit received (checks are subject to clearance) on 5 days from Effective Date

by _____ for delivery to Blalock Walters, P.A.

Signature

Name of Company ("Escrow Agent")

(Address of Escrow Agent) 802 11th Street West, Bradenton, Florida 34205

(Phone # of Escrow Agent) 941-748-0100

(b) \$ _____

Additional deposit to be delivered to Escrow Agent by _____

or _____ days from Effective Date (10 days if left blank).

(c) _____

Total financing (see Paragraph 3 below) (express as a dollar amount or percentage)

(d) \$ _____

Other: _____

(e) \$ Balance

Balance to close (not including Buyer's closing costs, prepaid items and prorations). All funds paid at closing must be paid by locally drawn cashier's check, official check or wired funds.

☐ (f) (complete only if purchase price will be determined based on a per unit cost instead of a fixed price) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify: _____) prorating areas of less than a full unit. The purchase price will be \$ _____ per unit based on a calculation of total area of the Property as certified to Buyer and Seller by a Florida-licensed surveyor in accordance with Paragraph 8(c) of this Contract. The following rights of way and other areas will be excluded from the calculation:

3. CASH/FINANCING: (Check as applicable) ☒ (a) Buyer will pay cash for the Property with no financing contingency.

☐ (b) This Contract is contingent on Buyer qualifying and obtaining the commitment(s) or approval(s) specified below (the "Financing") within _____ days from Effective Date (if left blank then Closing Date or 30 days from Effective Date, whichever occurs first) (the "Financing Period"). Buyer will apply for Financing within _____ days from Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial and other information required by the lender. If Buyer, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may cancel this Contract and Buyer's deposit(s) will be returned after Escrow Agent receives proper authorization from all interested parties.

☐ (1) New Financing: Buyer will secure a commitment for new third party financing for

\$ _____ or _____% of the purchase price at the prevailing interest rate and loan costs based on Buyer's creditworthiness. Buyer will keep Seller and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to Seller and Broker.

☐ (2) Seller Financing: Buyer will execute a ☐ first ☐ second purchase money note and mortgage to Seller in the amount of \$ _____, bearing annual interest at _____% and payable as follows:

The mortgage, note, and any security agreement will be in a form acceptable to Seller and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if Buyer defaults; will give Buyer the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require Buyer to keep liability insurance on the Property, with Seller as additional named insured. Buyer authorizes Seller to obtain credit, employment and other necessary information to determine creditworthiness for the financing. Seller will, within 10 days from Effective Date, give Buyer written notice of whether or not Seller will make the loan.

Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 7 Pages.

47 ☐ (3) Mortgage Assumption: Buyer will take title subject to and assume and pay existing first mortgage to
48 _____ LN# _____ in the approximate amount of
49 \$ _____ currently payable at \$ _____ per month including principal, interest, ☐ taxes
50 and insurance and having a ☐ fixed ☐ other (describe) _____
51 interest rate of _____ % which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will
52 be adjusted in the balance due at closing with no adjustment to purchase price. Buyer will purchase Seller's escrow
53 account dollar for dollar. If the lender disapproves Buyer, or the interest rate upon transfer exceeds _____ % or the
54 assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing which this
55 agreement will terminate and Buyer's deposit(s) will be returned.

56 **CLOSING**

57 **4. CLOSING DATE; OCCUPANCY:** This Contract will be closed and the deed and possession delivered
58 15 days after the end of the Feasibility Study Period ("Closing Date"). Unless the Closing Date is specifically
59 extended by the Buyer and Seller or by any other provision in this Contract, the Closing Date shall prevail over all other time
60 periods including, but not limited to, financing and feasibility study periods. ~~If on Closing Date insurance underwriting is~~
61 ~~suspended, Buyer may postpone closing up to 5 days after the insurance suspension is lifted.~~ If this transaction does not
62 close for any reason, Buyer will immediately return all Seller-provided title evidence, surveys, association documents and
63 other items.

64 **5. CLOSING PROCEDURE; COSTS:** Closing will take place in the county where the Property is located and may be
65 conducted by mail or electronic means. If title insurance insures Buyer for title defects arising between the title binder effective
66 date and recording of Buyer's deed, closing agent will disburse at closing the net sale proceeds to Seller (in local cashier's
67 checks if Seller requests in writing at least 5 days prior to closing) and brokerage fees to Broker as per Paragraph 17. In
68 addition to other expenses provided in this Contract, Seller and Buyer will pay the costs indicated below.

69 **(a) Seller Costs:**

70 ~~Taxes on the deed~~

71 Recording fees for documents needed to cure title

72 Title evidence (if applicable under Paragraph 8)

73 Other: _____

74 **(b) Buyer Costs:**

75 Taxes and recording fees on notes and mortgages

76 Recording fees on the deed and financing statements

77 Loan expenses

78 Lender's title policy at the simultaneous issue rate

79 Inspections

80 Survey and sketch

81 Insurance

82 Other: Taxes on the deed

83 **(c) Title Evidence and Insurance: Check (1) or (2):**

84 ☒ (1) The title evidence will be a Paragraph 8(a)(1) owner's title insurance commitment. ☐ Seller will select the title
85 agent and will pay for the owner's title policy, search, examination and related charges or ☒ Buyer will select the title
86 agent and pay for the owner's title policy, search, examination and related charges or ☐ Buyer will select the title agent
87 and Seller will pay for the owner's title policy, search, examination and related charges.

88 ☐ (2) Seller will provide an abstract as specified in Paragraph 8(a)(2) as title evidence. ☐ Seller ☐ Buyer will
89 pay for the owner's title policy and select the title agent. Seller will pay fees for title searches prior to closing, including
90 tax search and lien search fees, and Buyer will pay fees for title searches after closing (if any), title examination fees and
91 closing fees.

92 **(d) Prorations:** The following items will be made current and prorated as of the day before Closing Date: real estate
93 taxes, interest, bonds, assessments, leases and other Property expenses and revenues. If taxes and assessments for the
94 current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

95 **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY
96 TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR
97 SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS
98 REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY
99 QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR
100 FURTHER INFORMATION.

101 **(e) Special Assessment by Public Body:** Regarding special assessments imposed by a public body, Seller will pay (i)
102 the full amount of liens that are certified, confirmed and ratified before closing and (ii) the amount of the last estimate of
103 the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before
104 closing, and Buyer will pay all other amounts. If special assessments may be paid in installments ☐ Buyer ☒ Seller
105 (if left blank, Buyer) shall pay installments due after closing. If Seller is checked, Seller will pay the assessment in full
106 prior to or at the time of closing. Public body does not include a Homeowner Association or Condominium Association.

107 Buyer (_____) and Seller (_____) acknowledge receipt of a copy of this page, which is Page 2 of 7 Pages.

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(f) **Tax Withholding:** If Seller is a "foreign person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code requires Buyer to withhold 10% of the amount realized by the Seller on the transfer and remit the withheld amount to the Internal Revenue Service (IRS) unless an exemption applies. The primary exemptions are (1) Seller provides Buyer with an affidavit that Seller is not a "foreign person", (2) Seller provides Buyer with a Withholding Certificate providing for reduced or eliminated withholding, or (3) the gross sales price is \$300,000 or less, Buyer is an individual who purchases the Property to use as a residence, and Buyer or a member of Buyer's family has definite plans to reside at the Property for at least 50% of the number of days the Property is in use during each of the first two 12 month periods after transfer. The IRS requires Buyer and Seller to have a U.S. federal taxpayer identification number ("TIN"). Buyer and Seller agree to execute and deliver as directed any instrument, affidavit or statement reasonably necessary to comply with FIRPTA requirements including applying for a TIN within 3 days from Effective Date and delivering their respective TIN or Social Security numbers to the Closing Agent. If Seller applies for a withholding certificate but the application is still pending as of closing, Buyer will place the 10% tax in escrow at Seller's expense to be disbursed in accordance with the final determination of the IRS, provided Seller so requests and gives Buyer notice of the pending application in accordance with Section 1445. If Buyer does not pay sufficient cash at closing to meet the withholding requirement, Seller will deliver to Buyer at closing the additional cash necessary to satisfy the requirement. Buyer will timely disburse the funds to the IRS and provide Seller with copies of the tax forms and receipts.

(g) **1031 Exchange:** If either Seller or Buyer wishes to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents; provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing shall not be contingent upon, extended or delayed by the Exchange.

PROPERTY CONDITION

6. LAND USE: Seller will deliver the Property to Buyer at the time agreed in its present "as is" condition, with conditions resulting from Buyer's inspections and casualty damage, if any, excepted. Seller will maintain the landscaping and grounds in a comparable condition and will not engage in or permit any activity that would materially alter the Property's condition without the Buyer's prior written consent.

(a) **Flood Zone:** Buyer is advised to verify by survey, with the lender and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(b) **Government Regulation:** Buyer is advised that changes in government regulations and levels of service which affect Buyer's intended use of the Property will not be grounds for canceling this Contract if the Feasibility Study Period has expired or if Buyer has checked choice (c)(2) below.

(c) **Inspections:** (check (1) or (2) below)

☒ (1) **Feasibility Study:** Buyer will, at Buyer's expense and within 45 days from Effective Date ("Feasibility Study Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion, for Buyer's intended use.

During the Feasibility Study Period, Buyer may conduct a Phase I environmental assessment and any other tests, analyses, surveys and investigations ("Inspections") that Buyer deems necessary to determine to Buyer's satisfaction the Property's engineering, architectural and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that Buyer deems appropriate to determine the Property's suitability for the Buyer's intended use. If the Property must be rezoned, Buyer will obtain the rezoning from the appropriate government agencies. ~~Seller will sign all documents~~

~~Buyer is required to file in connection with development or rezoning approval.~~

Seller gives Buyer, its agents, contractors and assigns, the right to enter the Property at any time during the Feasibility Study Period for the purpose of conducting Inspections; provided, however, that Buyer, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. Buyer will indemnify and hold Seller harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees, from expenses and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer will not engage in any activity that could result in a construction lien being filed against the Property without Seller's prior written consent. If this transaction does not close, Buyer will, at Buyer's expense, (1) repair all damages to the Property resulting from the inspections and return the Property to the condition it was in prior to conduct of the inspections, and (2) release to Seller all reports and other work generated as a result of the inspections.

Buyer will deliver written notice to Seller prior to the expiration of the Feasibility Study Period of Buyer's determination of whether or not the Property is acceptable. Buyer's failure to comply with this notice requirement will constitute acceptance of the Property as suitable for Buyer's intended use in its "as is" condition. If the Property is unacceptable to Buyer and written notice of this fact is timely delivered to Seller, this Contract will be deemed terminated as of the day after the Feasibility Study period ends and Buyer's deposit(s) will be returned after Escrow Agent receives proper authorization from all interested parties.

☐ (2) **No Feasibility Study:** Buyer is satisfied that the Property is suitable for Buyer's purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management and environmental conditions, are acceptable to Buyer. This Contract is not contingent on Buyer conducting any further investigations.

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(d) **Subdivided Lands:** If this Contract is for the purchase of subdivided lands, defined by Florida Law as "(a) Any contiguous land which is divided or is proposed to be divided for the purpose of disposition into 50 or more lots, parcels, units, or interests; or (b) Any land, whether contiguous or not, which is divided or proposed to be divided into 50 or more lots, parcels, units, or interests which are offered as a part of a common promotional plan.", Buyer may cancel this Contract for any reason whatsoever for a period of 7 business days from the date on which Buyer executes this Contract. If Buyer elects to cancel within the period provided, all funds or other property paid by Buyer will be refunded without penalty or obligation within 20 days of the receipt of the notice of cancellation by the developer.

7. RISK OF LOSS; EMINENT DOMAIN: If any portion of the Property is materially damaged by casualty before closing, or Seller negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings, or if an eminent domain proceeding is initiated, Seller will promptly inform Buyer. Either party may cancel this Contract by written notice to the other within 10 days from Buyer's receipt of Seller's notification, failing which Buyer will close in accordance with this Contract and receive all payments made by the government authority or insurance company, if any.

TITLE

8. TITLE: Seller will convey marketable title to the Property by statutory warranty deed or trustee, personal representative or guardian deed as appropriate to Seller's status.

(a) **Title Evidence:** Title evidence will show legal access to the Property and marketable title of record in Seller in accordance with current title standards adopted by the Florida Bar, subject only to the following title exceptions, ~~none of which prevent Buyer's intended use of the Property~~

covenants, easements and restrictions of record; matters of plat; existing zoning and government regulations; oil, gas and mineral rights of record if there is no right of entry; current taxes; mortgages that Buyer will assume; and encumbrances that Seller will discharge at or before closing. Seller will deliver to Buyer Seller's choice of one of the following types of title evidence, which must be generally accepted in the county where the Property is located (specify in Paragraph 5(c) the selected type). Seller will use option (1) in Palm Beach County and option (2) in Dade County.

(1) A title insurance commitment issued by a Florida-licensed title insurer in the amount of the purchase price and subject only to title exceptions set forth in this Contract and delivered no later than 2 days before Closing Date.

(2) An existing abstract of title from a reputable and existing abstract firm (if firm is not existing, then abstract must be certified as correct by an existing firm) purporting to be an accurate synopsis of the instruments affecting title to the Property recorded in the public records of the county where the Property is located and certified to Effective Date. However if such an abstract is not available to Seller, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage. Seller will pay for copies of all policy exceptions and an update in a format acceptable to Buyer's closing agent from the policy effective date and certified to Buyer or Buyer's closing agent, together with copies of all documents recited in the prior policy and in the update. If a prior policy is not available to Seller then (1) above will be the title evidence. Title evidence will be delivered no later than 10 days before Closing Date.

(b) **Title Examination:** Buyer will examine the title evidence and deliver written notice to Seller, within 5 days from receipt of title evidence but no later than closing, of any defects that make the title unmarketable. Seller will have 30 days from receipt of Buyer's notice of defects ("Curative Period") to cure the defects at Seller's expense. If Seller cures the defects within the Curative Period, Seller will deliver written notice to Buyer and the parties will close the transaction on Closing Date or within 10 days from Buyer's receipt of Seller's notice if Closing Date has passed. If Seller is unable to cure the defects within the Curative Period, Seller will deliver written notice to Buyer and Buyer will, within 10 days from receipt of Seller's notice, either cancel this Contract or accept title with existing defects and close the transaction.

(c) **Survey:** Buyer may, prior to Closing Date and at Buyer's expense, have the Property surveyed and deliver written notice to Seller, within 5 days from receipt of survey but no later than 5 days prior to closing, of any encroachments on the Property, encroachments by the Property's improvements on other lands or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and Buyer's and Seller's obligations will be determined in accordance with subparagraph (b) above.

(d) **Coastal Construction Control Line:** If any part of the Property lies seaward of the coastal construction control line as defined in Section 161.053 of the Florida Statutes, Seller shall provide Buyer with an affidavit or survey as required by law delineating the line's location on the Property, unless Buyer waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the coastal construction control line, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shoreline of the Property being purchased.

☒ Buyer waives the right to receive a CCCL affidavit or survey.

MISCELLANEOUS

9. EFFECTIVE DATE; TIME; FORCE MAJEURE:

(a) **Effective Date:** The "Effective Date" of this Contract is the date on which the last of the parties initials or signs and delivers final offer or counteroffer. Time is of the essence for all provisions of this Contract.

(b) **Time:**

All time periods expressed as days will be computed in business days (a "business day" is every calendar day except Saturday, Sunday and national legal holidays). If any deadline falls on a Saturday, Sunday or national legal holiday, performance will be due the next business day. All time periods will end at 5:00 p.m. local time (meaning in the county where the Property is located) of the appropriate day.

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(c) **Force Majeure**; Buyer or Seller shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused or prevented by an act of God or force majeure. An "act of God" or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections and any other cause not reasonably within the control of the Buyer or Seller and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended (not to exceed 30 days) for the period that the force majeure or act of God is in place. In the event that such "act of God" or "force majeure" event continues beyond the 30 days in this sub-paragraph, either party may cancel the Contract by delivering written notice to the other and Buyer's deposit shall be refunded.

10. NOTICES: All notices shall be in writing and will be delivered to the parties and Broker by mail, personal delivery or electronic media. Buyer's failure to deliver timely written notice to Seller, when such notice is required by this Contract, regarding any contingencies will render that contingency null and void and the Contract will be construed as if the contingency did not exist. Any notice, document or item delivered to or received by an attorney or licensee (including a transaction broker) representing a party will be as effective as if delivered to or by that party.

11. COMPLETE AGREEMENT: This Contract is the entire agreement between Buyer and Seller. Except for brokerage agreements, no prior or present agreements will bind Buyer, Seller or Broker unless incorporated into this Contract. Modifications of this Contract will not be binding unless in writing, signed or initialed and delivered by the party to be bound. This Contract, signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. Buyer and Seller will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public records.

12. ASSIGNABILITY; PERSONS BOUND: Buyer may not assign this Contract without Seller's written consent. The terms "Buyer", "Seller", and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives and assigns (if permitted) of Buyer, Seller and Broker.

DEFAULT AND DISPUTE RESOLUTION

13. DEFAULT: (a) **Seller Default**: If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, refuses or neglects to perform this Contract, Buyer may choose to receive a return of Buyer's deposit without waiving the right to seek damages or to seek specific performance as per Paragraph 14. Seller will also be liable to Broker for the full amount of the brokerage fee. (b) **Buyer Default**: If Buyer fails to perform this Contract within the time specified, including timely payment of all deposits, Seller may choose to retain and collect all deposits paid and agreed to be paid as liquidated damages or to seek specific performance as per Paragraph 14, and Broker will, upon demand, receive 50% of all deposits paid and agreed to be paid (to be split equally among Brokers) up to the full amount of the brokerage fee.

14. DISPUTE RESOLUTION: This Contract will be construed under Florida law. All controversies, claims, and other matters in question arising out of or relating to this transaction or this Contract or its breach will be settled as follows:

(a) **Disputes concerning entitlement to deposits made and agreed to be made**: Buyer and Seller will have 30 days from the date conflicting demands are made to attempt to resolve the dispute through mediation. If that fails, Escrow Agent will submit the dispute, if so required by Florida law, to Escrow Agent's choice of arbitration, a Florida court or the Florida Real Estate Commission. ("FREC"). Buyer and Seller will be bound by any resulting award, judgment or order. A broker's obligation under Chapter 475, FS and the FREC rules to timely notify the FREC of an escrow dispute and timely resolve the escrow dispute through mediation, arbitration, interpleader, or an escrow disbursement order, if the broker so chooses, applies only to brokers and does not apply to title companies, attorneys or other escrow companies.

(b) **All other disputes**: Buyer and Seller will have 30 days from the date a dispute arises between them to attempt to resolve the matter through mediation, failing which the parties will resolve the dispute through neutral binding arbitration in the county where the Property is located. The arbitrator may not alter the Contract terms or award any remedy not provided for in this Contract. The award will be based on the greater weight of the evidence and will state findings of fact and the contractual authority on which it is based. If the parties agree to use discovery, it will be in accordance with the Florida Rules of Civil Procedure and the arbitrator will resolve all discovery-related disputes. Any disputes with a real estate licensee named in Paragraph 17 will be submitted to arbitration only if the licensee's broker consents in writing to become a party to the proceeding. This clause will survive closing.

(c) **Mediation and Arbitration; Expenses**: "Mediation" is a process in which parties attempt to resolve a dispute by submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a settlement on the parties. Mediation will be in accordance with the rules of the American Arbitration Association ("AAA") or other mediator agreed on by the parties. The parties will equally divide the mediation fee, if any. "Arbitration" is a process in which the parties resolve a dispute by a hearing before a neutral person who decides the matter and whose decision is binding on the parties. Arbitration will be in accordance with the rules of the AAA or other arbitrator agreed on by the parties. Each party to any arbitration will pay its own fees, costs and expenses, including attorneys' fees, and will equally split the arbitrators' fees and administrative fees of arbitration. In a civil action to enforce an arbitration award, the prevailing party to the arbitration shall be entitled to recover from the nonprevailing party reasonable attorneys' fees, costs and expenses.

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This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.

OFFER AND ACCEPTANCE

(Check if applicable: ☐ Buyer received a written real property disclosure statement from Seller before making this Offer.)
Buyer offers to purchase the Property on the above terms and conditions. Unless this Contract is signed by Seller and a copy delivered to Buyer no later than 5:00 ☐ a.m. ☒ p.m. on _____ this offer will be revoked and Buyer's deposit refunded subject to clearance of funds.

COUNTER OFFER / REJECTION

☐ Seller counters Buyer's offer (to accept the counter offer, Buyer must sign or initial the counter offered terms and deliver a copy of the acceptance to Seller. Unless otherwise stated, the time for acceptance of any counteroffers shall be 2 days from the date the counter is delivered. ☐ Seller rejects Buyer's offer.

City of Palmetto Community Redevelopment Agency

368 Date: _____ Buyer: _____
369 Print name: _____

370 Date: _____ Buyer: _____
371 Phone: _____ Print name: _____
372 Fax: _____ Address: _____
373 Email: _____

374 Date: 6/22/2012 Seller: Calif. J. Gennice as Attorney at Law for:
375 Print name: Al Washington

376 Date: _____ Seller: _____
377 Phone: _____ Print name: _____
378 Fax: _____ Address: _____
379 Email: _____

380 Effective Date: _____ (The date on which the last party signed or initialed and delivered the final offer or counteroffer.)

381 Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 7 of 7 Pages.

The Florida Association of REALTORS and local Board/Association of REALTORS make no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark that may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics. The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of blank forms by any means including facsimile or computerized forms.

ESCROW AGENT AND BROKER

15. ESCROW AGENT: Buyer and Seller authorize Escrow Agent to receive, deposit and hold funds and other items in escrow and, subject to clearance, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. The parties agree that Escrow Agent will not be liable to any person for misdelivery of escrowed items to Buyer or Seller, unless the misdelivery is due to Escrow Agent's willful breach of this Contract or gross negligence. If Escrow Agent interpleads the subject matter of the escrow, Escrow Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. All claims against Escrow Agent will be arbitrated, so long as Escrow Agent consents to arbitrate.

~~**16. PROFESSIONAL ADVICE, BROKER LIABILITY:** Broker advises Buyer and Seller to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting contracts, determining the effect of laws on the Property and transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the Coastal Construction Control Line, etc.) and for tax, property condition, environmental and other specialized advice. Buyer acknowledges that Broker does not reside in the Property and that all representations (oral, written or otherwise) by Broker are based on Seller representations or public records. Buyer agrees to rely solely on Seller, professional inspectors and governmental agencies for verification of the Property condition and facts that materially affect Property value. Buyer and Seller respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents and employees in connection with or arising from Buyer's or Seller's misstatement or failure to perform contractual obligations. Buyer and Seller hold harmless and release Broker and Broker's officers, directors, agents and employees from all liability for loss or damage based on (1) Buyer's or Seller's misstatement or failure to perform contractual obligations; (2) Broker's performance, at Buyer's and/or Seller's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor; (3) products or services provided by any vendor; and (4) expenses incurred by any vendor. Buyer and Seller each assume full responsibility for selecting and compensating their respective vendors. This paragraph will not relieve Broker of statutory obligations. For purposes of this paragraph, Broker will be treated as a party to this Contract. This paragraph will survive closing.~~

~~**17. BROKERS:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker" Instruction to Closing Agent: Seller and Buyer direct closing agent to disburse at closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the brokers, except to the extent Broker has retained such fees from the escrowed funds. In the absence of such brokerage agreements, closing agent will disburse brokerage fees as indicated below. This paragraph will not be used to modify any MLS or other offer of compensation made by Seller or listing broker to cooperating brokers.~~

Selling Sales Associate/License No. _____ Selling Firm/Brokerage Fee: (\$ or % of Purchase Price) _____

Listing Sales Associate/License No. _____ Listing Firm/Brokerage Fee: (\$ or % of Purchase Price) _____

ADDITIONAL TERMS

18. ADDITIONAL TERMS:

See Addendum To Contract

Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 6 of 7 Pages.

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ADDENDUM TO CONTRACT

Seller: **Al Washington**
Buyer: **City of Palmetto Community Redevelopment Agency**
Property
Address: **A portion of Parcel ID # 28196.0000/6; Palmetto, FL 34211**

This addendum is made part of the Contract concerning the property referenced above.

1. At Closing, Seller shall, in accordance with statutory requirements set forth in Section 196.295 Florida Statutes, deposit in escrow with the Manatee County Tax Collector an amount equal to the current year's taxes for the property prorated to the date of transfer of title, based upon current assessment and millage rates on the land involved, if not already paid. This fund shall be used to pay any ad valorem taxes due, and the remainder of taxes which would otherwise have been due for that current year shall stand canceled. If actual taxes vary from the figures used to close the transaction, the applicable party shall pay (or refund) the balance to the other party prior to December 31, 2012. This provision shall survive Closing.
2. The City of Palmetto is purchasing the Property for public purposes in lieu of eminent domain and therefore this transaction is exempt from documentary stamp tax in accordance with the ruling in *Orange County v. Department of Revenue*, 605 So. 2d 1333 (Fla. 5th DCA 1992). If the Department of Revenue determines that documentary stamp tax is due with respect to the transaction, it shall be paid by Seller.
3. Subsequent to Seller entering into this Contract, Seller shall not enter into any other contract concerning the Property.
4. The parties agree that Blalock Walters, P.A. shall act as Escrow Agent and Title Agent for the transaction. Further, Seller acknowledges and agrees that Blalock Walters, P.A. may act as counsel for the Buyer, and that Blalock Walters, P.A. shall not be disabled or disqualified from representing the Buyer in connection with any litigation which might arise out of or in connection with this transaction by virtue of the fact that it has agreed to act as Escrow Agent and Title Agent hereunder, and Seller hereby waives any claim arising out of or in connection with the foregoing; provided, however, Seller shall not waive any claim for Escrow Agent's or Title Agent's negligence or intentional misconduct.
5. Seller represents to Buyer and Buyer represents to Seller that neither Seller or Buyer nor anyone on Buyer's or Seller's behalf has dealt with or consulted with any real estate broker or agent in connection with this transaction. Further, Buyer shall indemnify Seller and Seller shall indemnify Buyer from any claim for a real estate commission for this transaction. This indemnification shall survive closing.
6. In the event of conflict between the provisions of the Contract and the provisions of the Addendum, the provisions of this Addendum shall control. Except as modified hereby, all remaining terms and conditions of the Contract are hereby ratified and confirmed, and the Contract shall remain in full force and effect.
7. Notwithstanding provisions in this Contract relative to the right of, or existence of, access of the property to roadway(s), access is not being provided by Seller and Buyer waives any claim to a right of access by necessity through Seller's remaining lands. Buyer acknowledges that its access will be through other properties owned by Buyer or the City of Palmetto. Buyer acknowledges that lack of access is an acceptable title exception and Seller has no obligation to remove such exception from the Title Policy or Commitment.

Date: 6-22-2012

Date: _____

Date: _____

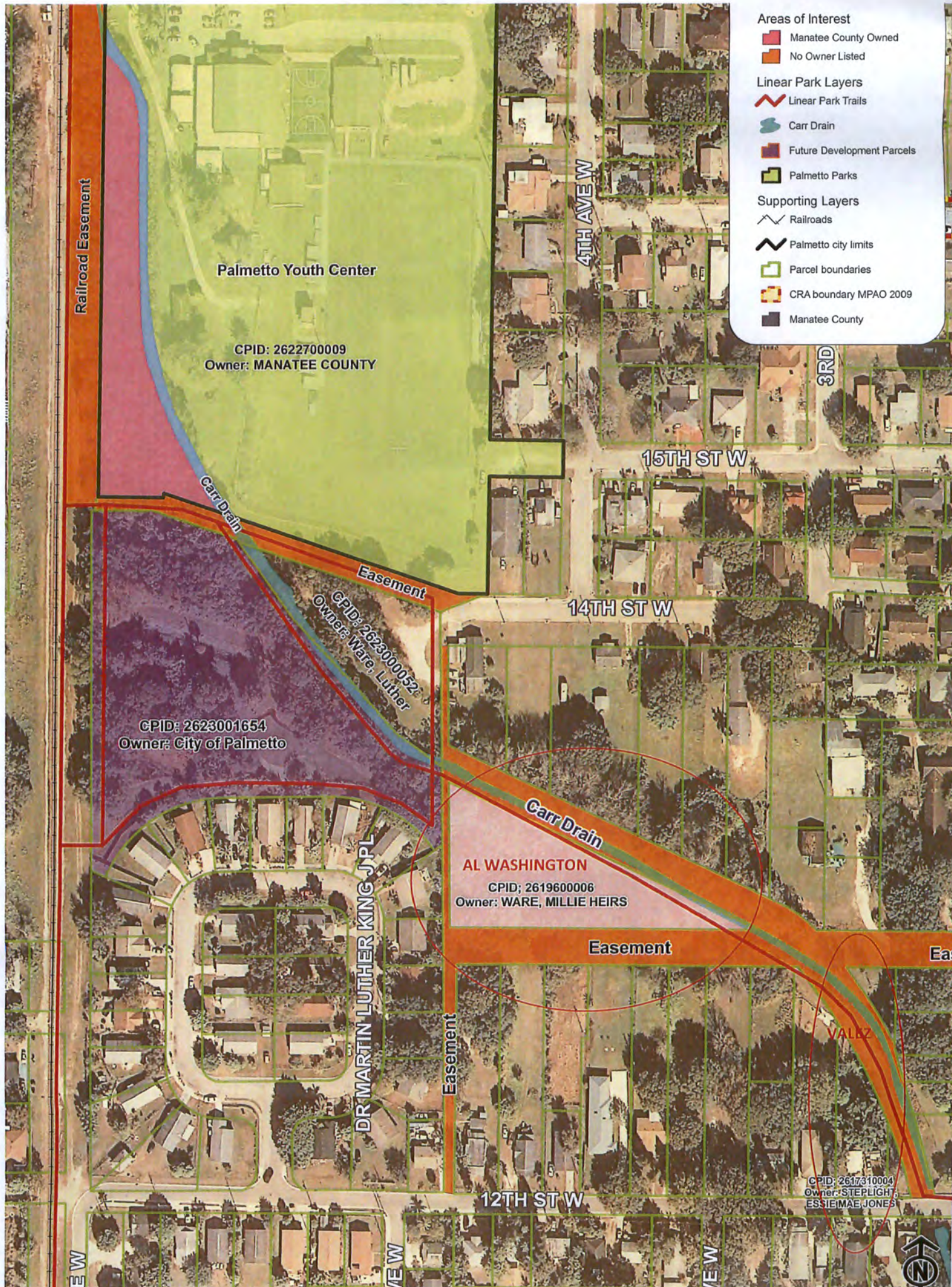
Date: _____

Seller: *Robert A. Ginner - Attorney at Law*
for At Washington
Seller: _____

City of Palmetto Community Redevelopment Agency

Buyer: _____

Buyer: _____



Areas of Interest

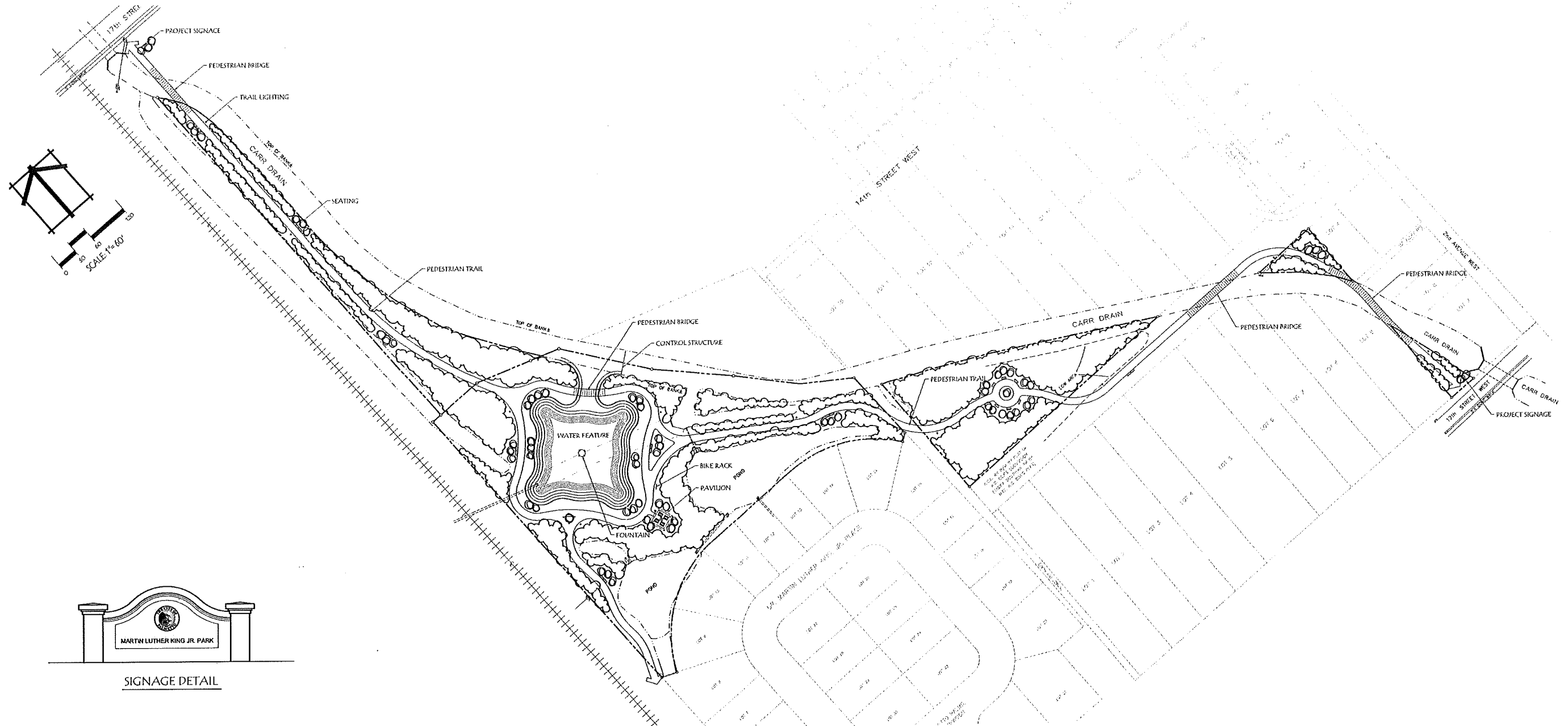
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- No Owner Listed

Linear Park Layers

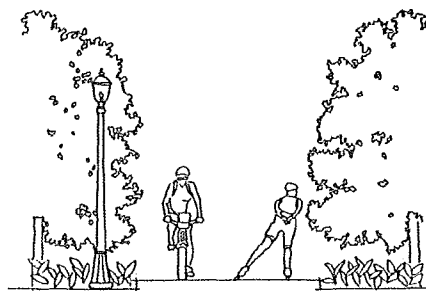
- Linear Park Trails
- Carr Drain
- Future Development Parcels
- Palmetto Parks

Supporting Layers

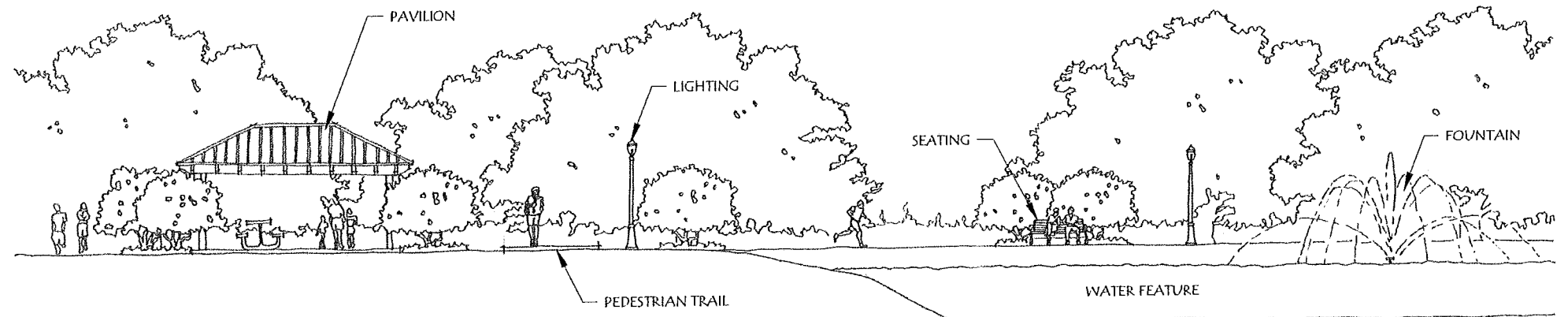
- Railroads
- Palmetto city limits
- Parcel boundaries
- CRA boundary MPAO 2009
- Manatee County



SIGNAGE DETAIL



PEDESTRIAN TRAIL SECTION



PARK / TRAIL SECTION



A DIVISION OF CPH BACKSTAGE
 LAND PLANNING • URBAN DESIGN • ARCHITECTURE
 GRAPHIC DESIGN • LANDSCAPE ARCHITECTURE • GIS

CONCEPTUAL PARK / PEDESTRIAN TRAIL PLAN
 MARTIN LUTHER KING JR. PARK

Palmetto, Florida

April 15, 2012
 Project No.: P14101