

RESOLUTION NO. 2007- 400

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR PROPERTY NEEDED FOR THE CONSTRUCTION OF CR2209 (NORTH/SOUTH CORRIDOR).**

**RECITALS**

**WHEREAS**, the owner, Sunshine Land Holdings, LLC., has executed a Purchase and Sale Agreement for their property needed for the construction of CR2209 (North/South Corridor), attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, the owner has agreed to sell their property for the appraised value of \$2,916,350.00 for 19.14 acres; and

**WHEREAS**, the roadway of CR2209 (North/South Corridor) will be built as a two-lane rural typical section with 200 feet of right-of-way in the event of future roadway expansion. This segment runs 4 miles from SR16 to CR208; and

**WHEREAS**, the CR2209 (North/South Corridor) will be constructed under the terms of the Florida Department of Transportation Variance Agreement; and

**WHEREAS**, it is in the best interest of the County to acquire the property for the appraised value to construct CR2209 (North/South Corridor).

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida, as follows:

**Section 1.** The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

**Section 2.** The Board of County Commissioners hereby approves the terms of the Purchase and Sale Agreement and authorizes the County Administrator to execute two original Purchase and Sale Agreements taking all steps necessary to move forward to close this transaction.

**Section 3.** The Clerk is instructed to file the original Purchase and Sale Agreement in the Clerks Office.

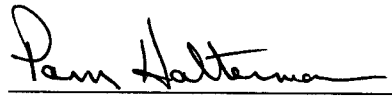
**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 11<sup>th</sup> day of December, 2007.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Thomas G. Manuel, Chair

ATTEST: Cheryl Strickland, Clerk

RENDITION DATE 12/14/07

By:   
Deputy Clerk

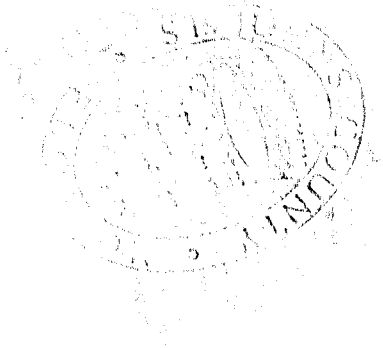


EXHIBIT "A" TO RESOLUTION

**PURCHASE AND SALE AGREEMENT**

**THIS PURCHASE AND SALE AGREEMENT** ("Agreement") is made and effective as of \_\_\_\_\_, 2007, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is, 4020 Lewis Speedway, St. Augustine, Florida 32084 ("Buyer") and **SUNSHINE LAND HOLDINGS, LLC** ("Seller"), whose address is 4141 Southpoint Drive E, Suite B, Jacksonville, FL 32216.

**WITNESSETH:**

**WHEREAS**, the County is desirous of purchasing a portion of the property owned by the Seller and Seller is desirous of selling upon the terms and conditions hereinafter expressed; and

**WHEREAS**, it is in the public interest for the Buyer to acquire fee simple ownership of 19.14 acres needed for construction of a portion of CR2209, the property is shown in Exhibit "A" Parcel 108 and Exhibit "B" Parcel 112, attached hereto, incorporated by reference and made a part hereof, (hereinafter "Property"); and

**NOW THEREFORE**, it is mutually agreed as follows:

1. Purchase Price and Deposit.

(a) The purchase price ("Purchase Price") is **\$2,916,350.00** subject to the prorations hereinafter provided. The Purchase Price shall be paid as follows:

<u>Payment</u>	<u>Due Date</u>	<u>Amount</u>
(i) Deposit to be held in Escrow by Escrow Agent (hereinafter defined)	Due within thirty (30) days of Commission Approval (hereinafter defined)	<b>\$ 291,635.00</b>
(ii) Cash to Close	Closing Day	<b>\$2,624,715.00</b>
<b>TOTAL PURCHASE PRICE</b>		<b>\$2,916,350.00</b>

Payment of the Purchase Price shall be in cash or other immediately available funds.

2. Title Evidence.

(a) Seller agrees, at his/her sole option and expense, to take all reasonable action to obtain, within forty-five (45) days from the effective date, a title guarantee commitment ("Commitment") issued by a title company authorized to do business in the State of Florida ("Title Company") agreeing to issue to Buyer, upon recording the Deed, an owner's policy of title insurance in the amount of the Purchase Price, insuring Buyer's title to the property subject only to the following (the "Permitted Encumbrances"):

- (i) zoning, restrictions, prohibitions, regulations, ordinances and other requirements of any applicable governmental authority;
- (ii) the lien of taxes and assessments for the calendar year of the Closing and all subsequent years;
- (iii) restrictions and matters appearing on the plat of the Property; and

(b) Buyer shall notify Seller in writing ("Title Notice") within ten (10) days after Buyer's receipt of the Commitment or a denial thereof, if it discloses any defects in the title to the Property, other than the Permitted Encumbrances. Any such defects appearing in the Commitment not timely noted by Buyer in the Title Notice shall be deemed to have been waived by Buyer. In the event the Commitment discloses any defect or denial and such is timely noted in a Title Notice, Seller, at Seller's sole option and expense, shall have sixty (60) days from the date it receives the Title Notice within which to cure such defect or denial (with a corresponding extension to the Closing Date as necessary). If after the expiration of such 60-day period, Seller has not cured title defects or denial, then in such event, Buyer's remedies shall be limited solely to either (x) accepting such title to the Property as Seller shall be able to convey, without adjustment to or diminution of the Purchase Price or (y) terminating this Agreement and receiving a return of the Deposit.

3. Identity and Obligation of Escrow Agent.

(a) Driver, McAfee, Griggs & Peake, shall be Escrow Agent, at no additional charge to Seller or Buyer but with the right to serve as underwriter for the title insurance policy.

(b) If there is any dispute as to whether Escrow Agent is obligated to deliver the Deposit, or any other monies or documents which it holds or as to whom such Deposit, monies or documents are to be delivered, Escrow Agent shall not be obligated to make any delivery, but, in such event, may hold same until receipt by Escrow Agent of an authorization, in writing, signed by all the parties having an interest in such dispute directing the disposition of same, or in the absence of such authorization, Escrow Agent may hold such Deposit, monies or documents until the final determination of the rights of the parties in an appropriate proceeding. If such written authorization is not given or proceeding for such determination is not begun and diligently continued, Escrow Agent may, but not required to, bring an appropriate interpleader action or proceeding for leave to deposit such Deposit, monies or documents in court, pending such determination. Escrow Agent shall not be responsible for any acts or omissions unless the same constitutes gross negligence or willful misconduct and upon making delivery of the Deposit, monies or documents which Escrow Agent holds, in accordance with the terms of this Agreement, Escrow Agent shall have absolutely no further liability hereunder.

In the event Escrow Agent places the Deposit, monies or documents that have actually been delivered to Escrow Agent in the Registry of the Circuit Court in and for the County in which the Property is located and files an action of interpleader, naming the parties hereto, Escrow Agent shall be released and relieved from any and all further obligation and liability hereunder or in connection herewith.

4. Closing. Unless extended by the terms of Section 2, or other provisions hereof, the closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, One Independent Dr #1200, Jax, FL 32202 on or before one hundred twenty (120) days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.

5. Prorations. Any real property taxes shall be prorated on the basis of the 2007 taxes at the highest allowable discount.

6. Seller's Representations. Seller represents to Buyer that he owns fee simple title to the Property and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

7. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer the following:

(i) a special warranty deed ("Deed") conveying the fee simple title to the Property, subject only to the Permitted Encumbrances and the matters referred to on the Commitment;

(ii) a Non-Foreign Certificate and Request for Taxpayer Identification Number "FIRPTA" affidavit to be signed by seller.

(iii) an affidavit in the form required by the Title Company to delete the standard printed exception relating to the "gap" and to remove the standard printed exceptions for mechanics' lien and parties in possession other than Occupancy Tenants (except to the extent the same constitute Permitted Encumbrances).

(b) At the Closing, Escrow Agent shall deliver the Deposit and Buyer shall deliver the cash to close, to Seller, in accordance with Section 1. Buyer shall execute and deliver to Seller such consents and authorizations as Seller may reasonably deem necessary to evidence the authority of Buyer to purchase the Property and to consummate all other actions required to be taken by Buyer under this Agreement.

(c) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a

closing statement in customary form.

(d) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

8. Closing Expenses. Seller shall pay the cost of the owner's title policy issued pursuant to the Commitment, the cost of recording the deed, all of the expenses in connection with recording fees. Each party shall bear the expense of its own legal counsel.

9. Survey and Legal Description. Between this date and Closing, Buyer shall have the Property surveyed. Buyer shall provide written notice ("Survey Notice") to Seller within 10 days after Buyer's receipt of any such new survey ("Survey") if the Survey discloses any encroachments or any other title defects affecting the Property (other than Permitted Encumbrances). All such encroachments or defects so noted in the Survey Notice are to be regarded for all purposes under this Agreement as title defects and, as such, are to be treated in the manner provided in Section 2. Any such title defects shown on the Survey and not timely noted in the Survey Notice to Seller shall be deemed to have been waived by Buyer.

10. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Property for the purpose of physically inspecting the Property and conducting surveys, studies and tests, or assessments, including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis to determine the Property's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Seller agrees to provide Buyer any documents, tests, easements, wetland assessments, environmental assessments, surveys, etc., within their possession that would help Buyer make a suitability decision regarding the property. Buyer agrees to provide Seller with copies of all reports conducted on the Property. If Buyer determines that the Property is unsuitable for any reason, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on, or prior to, the Inspection Termination Date. Such notice of termination must be given on, or before, the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

11. Termination of Contract. If Buyer for any reason determines that the Property is unsuitable for the Buyer's intended use, or that there are other circumstances that negatively affect the Buyer's intended use, then Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. Such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

12. Default. (a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer may receive an immediate refund of the Deposit, and then at its option either may terminate this Agreement and sue for damages or sue for specific performance. (b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit as Seller's sole and exclusive remedy for any such default, Seller hereby waiving any rights it might otherwise have to sue for damages or specific performance, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

13. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Deed.

14. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

15. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

16. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

17. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

18. Time. Time is of the essence of all provisions of this Agreement.

19. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

20. Notices. Any notice hereunder must be in writing and delivered personally or by United States Mail, Registered or Certified, Return Receipt Requested; United States Express Mail; or Federal Express or equivalent courier service, and shall be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Seller: **Sunshine Land Holdings, LLC  
4141 Southpoint Drive East, Suite B  
Jacksonville, Florida 32216**

Buyer: **St. Johns County, Florida  
4020 Lewis Speedway  
St. Augustine, Florida 32084**

Escrow Agent: **Driver McAfee Griggs & Peake  
One Independent Drive #1200  
Jacksonville, FL 32202**

21. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

22. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

23. Commission Dues. Seller and Buyer agree no real estate commission is due on this transaction.

24. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

25. Effective Date: The effective date of this Agreement shall be the first date upon which this Agreement or its valid counterparties are properly executed by all named parties.

26. 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 a period of 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 unit. (Section 404.056(8), F.S.)



IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement or its counterparts.

WITNESSES:

Melissa K Myers  
Signature

Melissa K Myers  
Print Witness Name

[Signature]  
Signature

Kari Rager  
Print Witness Name

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Witness Name

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

SELLER:

SUNSHINE LAND HOLDINGS, LLC

By: Helen Breeding  
Print Name Helen Breeding

Title: Vice President

BUYER:

ST. JOHNS COUNTY, FLORIDA

A political subdivision of the  
State of Florida

By: \_\_\_\_\_  
Michael D. Wanchick  
County Administrator

EXHIBIT "A" TO PURCHASE AND SALE AGREEMENT

PARCEL 108

FEE SIMPLE

A part of Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, (also being a part of those lands described in Official Records Volume 2001, Page 1770, of the current public records of said county), and being more particularly described as follows:

**COMMENCE** at the intersection of the Northeasterly corner of Murabella Subdivision, Unit 3, as recorded in Map Book 57, Pages 94-109 inclusive, of the current public records of St. Johns County Florida, with the Southerly existing Right of Way line of State Road 16 ( a 200 foot Right of Way per Florida Department of Transportation Right of Way Map Section Number 78060-2522); Thence South  $80^{\circ}53'46''$  East, along said Southerly Right of Way line of State Road 16, a distance of 77.27 feet to the **POINT OF BEGINNING**; Thence continue South  $80^{\circ}53'46''$  East, along said Southerly existing Right of Way line of State Road 16, a distance of 205.54 feet; Thence departing said Southerly existing Right of Way line of State Road 16, South  $04^{\circ}14'23''$  East, a distance of 2636.58 feet to a point of curvature; Thence Southerly along the arc of said curve, concave Easterly, having a radius of 1400.00 feet, through a total central angle of  $03^{\circ}47'22''$ , an arc distance of 92.59 feet, said arc being subtended by a chord bearing and distance of South  $06^{\circ}08'04''$  East, 92.58 feet; Thence South  $18^{\circ}54'06''$  West, a distance of 366.95 feet to a point on a curve; Thence Northerly along the arc of said curve, concave Easterly, having a radius of 1600.00 feet, through a total central angle of  $15^{\circ}35'17''$ , an arc distance of 435.30 feet, said arc being subtended by a chord bearing and distance of North  $12^{\circ}02'01''$  West, 433.96 feet; Thence North  $04^{\circ}14'23''$  West, a distance of 2684.02 feet to the **POINT OF BEGINNING**.

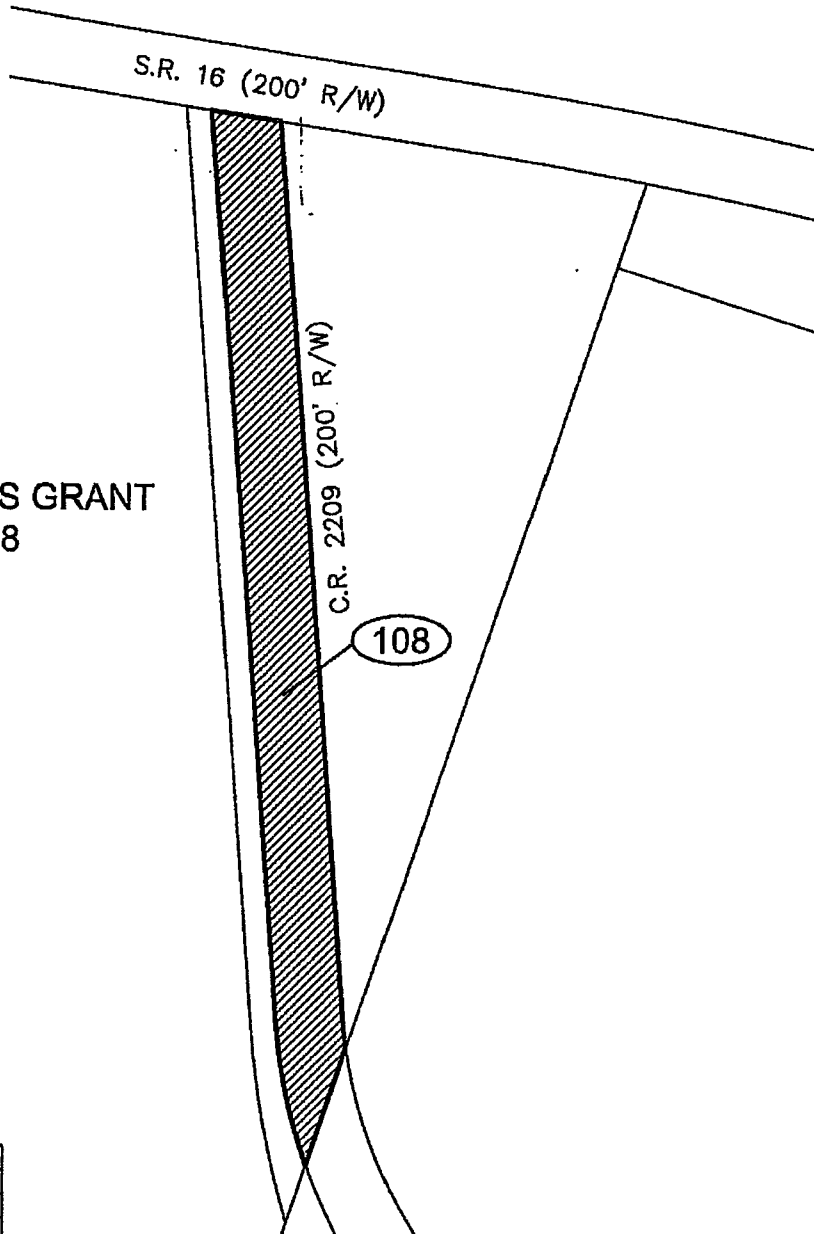
Containing a Total of 13.464 Acres, more or less.

# MAP SHOWING A SKETCH OF

A PART OF ANTONIO HUERTAS GRANT, SECTION 38,  
TOWNSHIP 7 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA



ANTONIO HUERTAS GRANT  
SECTION 38



NO.	DATE	DESCRIPTION	BY

PARTY CHIEF: N/A      F.B.N/A      PG. N/A      CADD FILE: 108.DWG      Drafter: MJB      Checked By: JES

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

DATED       JULY 11       20       06        
SCALE       1" = 500'      

**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703



### LEGEND

- SET 4"X 4" CLARY CONCRETE MONUMENT
- CONCRETE MONUMENT FOUND
- 1/2" IRON PIPE SET WITH CLARY CAP
- IRON PIPE FOUND
- x CROSS CUT
- x-x FENCE

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

Job No.

EXHIBIT "B" TO PURCHASE AND SALE AGREEMENT

PARCEL 112

FEE SIMPLE

PROJECT NO. 07/522  
SHEET NO'S. 16-18

A part of Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, also being a part of those lands described in Official Records Volume 2001, Page 1770, of the current public records of said County, and being more particularly described as follows:

BEGIN at the Northeasterly corner of Murabella Subdivision, Unit 3, as recorded in Map Book 57, Pages 94-109 inclusive, of the current public records of St. Johns County Florida, said corner lying on the Southerly Existing Right of Way line of State Road 16 (a 200 foot Right of Way per Florida Department of Transportation Right of Way Map Section Number 78060-2522); Thence South  $80^{\circ}53'46''$  East, along said Southerly Existing Right of Way line of State Road 16, a distance of 77.27 feet; Thence South  $04^{\circ}14'23''$  East, a distance of 2684.02 feet to a point of curvature; Thence Southeasterly along the arc of said curve, concave Northeasterly, having a radius of 1600.00 feet, through a total central angle of  $15^{\circ}35'17''$ , an arc distance of 435.30 feet, said arc being subtended by a chord bearing and distance of South  $12^{\circ}02'01''$  East, 433.96 feet to the Southeasterly line of those lands described in Official Records Volume 2001, Page 1770, of the current public records of said St. Johns County; Thence South  $18^{\circ}54'06''$  West, along last said Southeasterly line, a distance of 179.44 feet to the Easterly boundary of said Murabella Subdivision, Unit 3, and a point on a curve; Thence proceed Northwesterly along said Easterly boundary of Murabella Subdivision, Unit 3 the following 2 COURSES: COURSE 1) Thence Northwesterly along the arc of said curve, concave Northeasterly, having a radius of 2750.00 feet, through a total central angle of  $12^{\circ}20'11''$ , an arc distance of 592.10 feet, said arc being subtended by a chord bearing and distance of North  $10^{\circ}24'29''$  West, 590.96 feet to a point of tangency; COURSE 2) Thence North  $04^{\circ}14'24''$  West, a distance of 2709.28 feet to the POINT OF BEGINNING.

Containing a Total of 5.672 acres, more or less.

I hereby certify that to the best of my knowledge and belief that this legal description is true, accurate, and was prepared under my direction.

I further certify that said legal description is in compliance with the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.



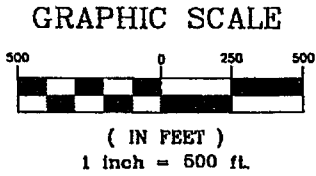
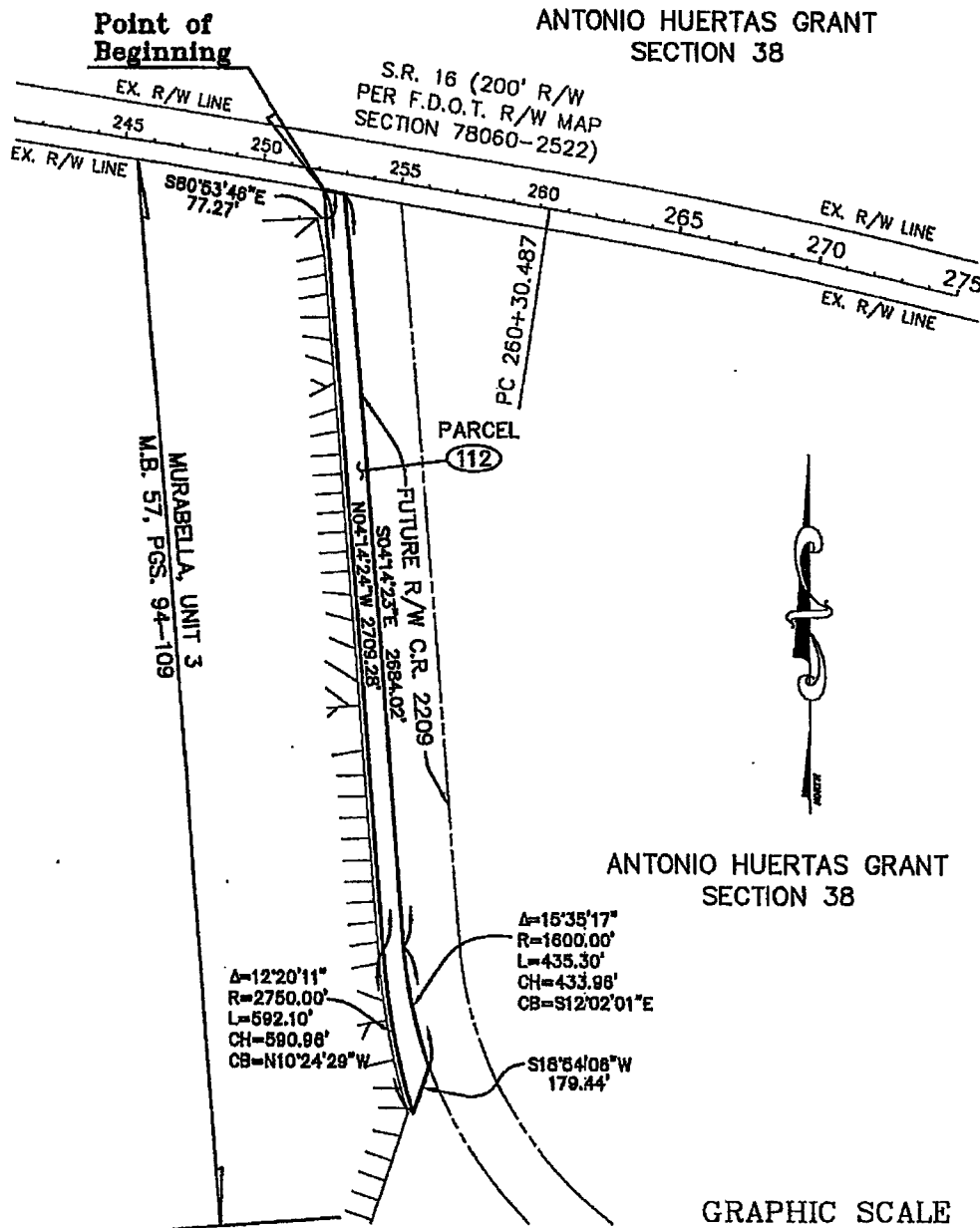
Dennis E. Elswick, PSM  
Professional Surveyor and Mapper No 3190  
3830 Crown Point Road  
Jacksonville, Florida 32257

Date: June 7, 2007

NOT VALID UNLESS SIGNED AND SEALED

# MAP SHOWING A SKETCH & DESCRIPTION OF

A PART OF ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



NO.	DATE	DESCRIPTION	BY

SHEET 1 OF 2

PARTY CHIEF: N/A F.B. N/A PD. N/A CADD FILE: 112.DWG DATE: 06-07-07 Drafter: JLS Checked By: JES

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

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DATED JUNE 7, 20 07  
SCALE 1" = 500'

**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703

*Dennis E. Elswick*  
DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190



**LEGEND**  
C.R. = COUNTY ROAD  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
R/W = RIGHT OF WAY  
EX. = EXISTING  
S.R. = STATE ROAD

Job No. 2007-522