

Buyer: Chris Altepeter

Seller: Leslie O'Hara, Trustee

ACPA Tax Parcel: 02711-006-003 (51.36 acres)

Recitation of Purchase Offer Terms Land Purchase Offer (underlying fee ownership)

Buyer will Provide:

- A down payment of \$90,000, due at closing.
- A minimum of 144 monthly payments, starting at \$1,200 per month for year 1, increased by 3% for each succeeding year:

YR	Base (adj)	3% add	Monthly Payment	Total Payments (Annual)
1	1,200.00	36.00	\$1,200.00	\$14,400
2	1,236.00	37.08	\$1,236.00	\$14,832
3	1,273.08	38.19	\$1,273.00	\$15,276
4	1,311.27	39.34	\$1,311.00	\$15,732
5	1,350.61	40.52	\$1,351.00	\$16,212
6	1,391.43	41.73	\$1,391.00	\$16,692
7	1,432.86	42.99	\$1,433.00	\$17,196
8	1,475.85	44.28	\$1,476.00	\$17,712
9	1,520.13	45.60	\$1,520.00	\$18,240
10	1,565.73	46.97	\$1,566.00	\$18,792
11	1,612.70	48.38	\$1,613.00	\$19,356
12	1,661.08	49.83	\$1,661.00	\$1,9932
				\$204,372

(The table above illustrates the minimum period of the contract. The maximum period of the contract is the natural life of Pat Ashton, continuing on with the same 3% annual increase to monthly payments).

Buyer Closing costs and Due diligence:

- Up to \$4,000, at closing, for already completed land survey costs.
- Up to \$1,000, at closing, for contract preparation and title/closing costs.
- Date of possession ninety days from date of closing.
- Property purchased "as is".

Seller Obligations:

- Seller to provide verification the property is free of any liens/claims/loans.
- Seller to pay any outstanding property taxes, prorated to date of possession.
- Closing costs exceeding \$1,000 due from Buyer.

Summary of Buyer Terms: \$90,000 (down payment) + \$5,000 (survey/fees) + \$204,372 (144 payments) = \$299,372 minimum purchase price for underlying fee rights to ACPA tax parcel 02711-006-003, subject to existing conservation easement with Alachua County.

Offer Date: 10/28/2024