

**OPTION CONTRACT TO PURCHASE REAL PROPERTY
BETWEEN
ALACHUA COUNTY AND FRANCIS PUTZ AND CLAUDIA
ROMERO**

THIS OPTION CONTRACT to Purchase Real Property (the “**Contract**”) is made and entered into on this _4th day of April, 2026 by and between FRANCIS PUTZ AND CLAUDIA ROMERO, husband and wife, whose address is 2443 S.E. 30th Place, Gainesville, FL 32641 (the “**Sellers**”) and ALACHUA COUNTY, a charter county and political subdivision of the State of Florida, by and through its Board of County Commissioners, whose address is c/o Alachua County Land Conservation and Management Program, 12 S.E. 1st Street, Gainesville, Florida, 32601 (the “**County**”). Collectively, the **Sellers** and the **County** shall be referred to herein as the “**Parties**”.

WITNESSETH:

WHEREAS, Sellers owns fee simple title to the property as more fully described in **Exhibit “A”**, which is attached hereto and incorporated by reference into this Contract, being known as Alachua County Tax Parcel Numbers 17991-000-000 and 17993-000-000 and is more particularly described in paragraph 3 (a) below. (the “**Property**”); and

WHEREAS, the County wishes to acquire an option to purchase fee simple title to the Property from Sellers as provided herein; and

WHEREAS, the Sellers wish to furnish the County with an option to purchase the Property as provided herein.

NOW THEREFORE, in consideration of the covenants and promises contained herein, and other good and valuable consideration the receipt and sufficiency of is hereby acknowledged by the Parties, the Parties agree as follows:

1. **EFFECTIVE DATE.** This Contract shall become effective as of the day and year upon which Sellers and the County have executed this Contract as set forth on the signature page hereof (“**Effective Date**”).

2. **DEFINITIONS.** The capitalized terms below shall have the following meanings herein:

Closing Agent shall mean the law firm of Salter Feiber, P.A., a Florida Corporation, with offices at 3940 NW 16th Boulevard, Building B, Gainesville, Florida, 32605; Phone (352) 376-8201. The Closing Agent is the attorney for the County notwithstanding its other duties herein and shall continue to act as attorney for the County only, and not the Sellers, regarding the Contract and this transaction.

Environmental Law shall mean all federal, state and local laws, including statutes, regulations, ordinances, codes, rules, judgments, orders, decrees, permits, concessions, grants, franchises, licenses, agreements and other governmental restrictions relating to the protection of the environmental or human health, welfare or safety, or to the emission, discharge, seepage, release or threatened release of any contaminant, chemical, waste, irritant, petroleum product, waste product, radioactive material, flammable or corrosive substance, explosive, polychlorinated biphenyl, asbestos, hazardous or toxic substance, material or waste or any kind into the environment, including, without limitation, ambient air, surface water, ground water, or land including, but not limited to, the Federal Solid Waste Disposal Act, the Federal Clean Air Act, the Federal Clean Water Act, the Federal Resource and Conservation and Recovery Act of 1976, the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Federal Superfund Amendments and Reauthorization Act of 1986, Chapters 161, 253, 373, 376 and 403, Florida Statutes, Rules of the U.S. Environmental Protection Agency, Rules of the Florida Department of Environmental Protection, and the rules of the Florida water management districts now or at any time hereafter in effect.

Environmental Reports shall mean any and all environmental site assessments, audits, reports, and/or correspondence relating to any potential environmental matters on any portion of the Property.

Hazardous Materials shall have the meaning defined in Section 768.128, Florida Statutes (2025).

Surveyed Acres For the purposes of this Contract the definition of “Surveyed Acres” shall only apply to the net acres, as ratably adjusted by the Survey (as defined below), to determine the final purchase price as described in Paragraph 4. “**Surveyed Acres**” shall mean the total number of acres of the Property excluding: (1) public rights of way; (2) railroad rights of way; (3) cemeteries; (4) lands under control or possession of anyone other than the Sellers; and/or (5) lands below the ordinary high water line (OHWL), mean high water line (MHWL), of any river, lake or stream that are state sovereign submerged lands, if any, however if neither an OHWL nor MHWL has been determined for any river, lake, or stream, the safe upland line may be utilized by the Surveyor to determine the net acreage amount that shall be utilized to calculate the Purchase Price described in Paragraph 4 below.

Survey shall mean the boundary survey of the Property made by a Florida licensed surveyor who the County shall select from its list of approved surveyors. The surveyor shall: (1) certify the Survey to the County, the Sellers, the Closing Agent, and the Florida licensed title insurance company issuing the Title Commitment; (2) meet the requirements of Chapter 472, Florida Statutes; (3) provide a “metes and bounds” legal description of the Property; and (4) list the exact number of Surveyed Acres to the hundredth decimal place or as reasonably practical

Title Commitment shall mean the written commitment of a Florida licensed title insurance company to insure and provide title insurance policies to the County. The Closing Agent shall ensure the County is the named insured for the Property.

Other Definitions. The terms defined in any part of this Contract shall have the defined meaning wherever capitalized herein. Wherever appropriate in this Contract, the singular shall be deemed to refer to the plural and the plural to the singular, and pronouns of each gender shall be deemed to comprehend either or both of the other genders. As used in this Contract, the terms "herein", "hereof" and the like refer to this Contract and not to any specific paragraph or section or subsection.

3. **OPTION TO PURCHASE THE PROPERTY.**

a. **GRANT OF OPTION.** Sellers hereby grant to County the exclusive option (the “**Option**”) to purchase the Property consisting of approximately 54.94 acres, more or less, and being more particularly described in **Exhibit “A”** attached hereto and expressly made a part of this Contract; as well as easements, rights-of-way, privileges, benefits, contract rights, development rights, together with all appurtenances, hereditaments, and riparian and littoral rights, permits, licenses or approvals associated with said real estate (collectively, the “**Property**”). The Option may be exercised by no later than April 30, 2026 unless extended by other provisions of this Contract (“**Option Period**”). This Contract becomes legally binding upon execution by the Parties, but exercise of the option is subject to approval by the Alachua County Board of County Commissioners (“**Board**”) and is thereafter effective only if the County gives written notice of exercise to Sellers. The legal description shall be inserted in Exhibit “A” upon completion of the Survey and shall be considered incorporated in this Agreement and attached hereto.

b. OPTION TERMS, EXERCISING THE OPTION. The option payment is One Thousand Dollars (\$1,000.00) herein referred to as the “**Option Payment**”, which shall be paid by the County to Sellers as consideration for the irrevocable right to elect to purchase the Property during the Option Period pursuant to the terms herein. The County shall deposit the Option Payment with the Closing Agent within 15 days of the Effective Date. To exercise the option, the Alachua County Board of County Commissioners must approve the election to exercise the option and the County must deliver written Notice of Exercise of Option to Sellers pursuant to the notice provisions contained within Paragraph 29 herein prior to the expiration of the Option Period (“**Exercise Date**”). The Option Payment shall be applicable to and credited against the Purchase Price at closing. The Sellers shall retain the Option Payment if the option is not exercised within the Option Period.

4. **PURCHASE PRICE.** In the event that the County exercises its option, Sellers agrees to sell and the County agrees to purchase the Property for the amount equal to the product of the Surveyed Acres multiplied by sum of \$10,000 per acre; subject to adjustments, credits, and prorations as set forth herein (the “**Purchase Price**”). The balance of the Purchase Price, less the Option Payment actually paid by the County prior to closing, shall be paid by County at closing.

5. **DOCUMENTS AND INFORMATION SELLERS SHALL PROVIDE.** The Sellers shall furnish to the County, within 7 days of the Effective Date, the following documents and information:

a. Copies of all title insurance policies, commitments, abstracts, opinions, searches and/or reports for any portion of the Property in the Sellers’ possession or control.

b. Copies of all Environmental Reports in the Sellers’ possession or control.

c. Copies of all surveys of any portion of the Property in the Sellers’ possession or control.

d. Copies of all engineering reports, reports on water and utility availability and quality, site plans, zoning or other land use applications or stipulations or agreements, and copies of any permits or licenses which relate to the Property.

e. Copies of all leases, contracts, options, easements, licenses, mortgages, financing statements, security agreements, judgments, liens, claims of lien, tax assessment records, and all similar documents, known to the Sellers, which are then in effect and may affect the title to the Property or the Sellers' ability to convey fee simple title to the Property.

f. Disclose in writing to the County any known facts that materially affect the value of the Property that are not readily observable or known by the County on the Effective Date.

g. The Sellers' social security or Federal Tax ID numbers.

6. **INSPECTIONS.** The County shall have 120 days from delivery of Notice of Exercise of Option ("**Inspection Period**") to conduct any surveys, surface and subsurface explorations, soil tests, engineering studies, environmental site assessments, and any other inspections of the Property which the County may elect to make ("**Inspections**").

a. The County and its agents, servants, employees, representatives, consultants, contractors, or licensees shall have the right of entry upon the Property during the Inspection Period for all lawful purposes associated with this Contract. Such lawful purposes shall include, but not be limited to inspecting, surveying, photographing, appraising, cruising timber, conducting environmental assessments and taking soil, water and plant samples using borings, probes and test wells.

b. The County shall return the Property to its condition on the Effective Date of this Contract to the extent possible, shall repair any and all damage to the Property that occurs as a result of the County's acts on the Property for any Inspections.

7. **EVIDENCE OF TITLE AND TITLE INSURANCE.** During the Inspection Period, the County shall obtain the Title Commitment for an ALTA Owner's Title Insurance Policy insuring the marketable title of the Property from a recognized title insurance company doing business in the Alachua County area. The Title Commitment shall describe the Property, shall be dated later than the Exercise Date, shall be in the full amount of the Purchase Price, shall have attached legible copies of all instruments referred to therein, and shall disclose the title to the Property to be good, marketable, and insurable, subject only to the exceptions set forth in **Exhibit "B"** ("**Permitted Exceptions**"). Any exceptions shown on the Title Commitment other than the Permitted Exceptions, and other

than those matters that shall be discharged by the Sellers at or before closing, shall constitute “**Title Defects**” for purposes of this Contract.

8. **SURVEY.** The County shall perform and obtain the Survey during the Inspection Period. If the Survey shows (i) any encroachments on the Property, or that improvements, if any, on the Property encroach on other lands, or (ii) that the Property is not contiguous to a publicly dedicated right of way, or (iii) any other facts that affect the marketability of the title to the Property, then any such facts or matters so shown shall constitute a “**Title Defect**” for purposes of Paragraph 9.

9. **TITLE DEFECTS.** If either the Survey or the Title Commitment reveals any Title Defects, the County shall give written notice to Sellers of any such Title Defects prior to the expiration of the Inspection Period. Should the County provide such notice, Sellers shall have a period of 60 days after the date of said notice to cure the Title Defects (the “**Cure Period**”). Sellers shall use reasonable diligence in curing said Title Defects. In that event, the Closing Date shall be extended 70 days after the date of such notice (the “**Extended Closing Date**”). If any Title Defects, other than those that shall be cured or satisfied at closing, remain un-cleared by Sellers at the end of Cure Period, the Sellers shall then give the County written notice of Sellers's failure to cure the Title Defects and describe with specificity in that notice the Title Defects that remain uncured. The County may either: (a) accept the Title Defects and close this transaction according to the terms of this Contract no later than the end of the Extended Closing Date, or (b) terminate this Contract by written notice to the Sellers, as may be determined and elected by the County Manager without further approval by the Board, whereupon all Parties shall be relieved of all further obligations under this Contract. Sellers’s reasonable diligence in curing Title Defects will not include the bringing of legal actions. Notwithstanding anything else herein to the contrary, the Sellers shall, at Closing, pay off, fully satisfy, and remove all encumbrances on the title to the Property which can be paid off and discharged from the sale proceeds, including, without limitation, mortgages, judgments, claims of lien and similar items.

10. **ENVIRONMENTAL SITE ASSESSMENT.** The County’s obligation to purchase the Property is contingent on the County being able to obtain an environmental site assessment of the Property during the Inspection Period, which the County determines, in its sole discretion, to be satisfactory. If the results of the environmental site assessment or any Environmental Reports furnished to the County by a third party consultant or the Sellers reveal that any portion of the Property: (a) is contaminated or has the presence of “**Hazardous Materials**” or (b) violates applicable federal, state or local laws, ordinances,

codes, rules, orders or regulations relating to pollution or protection of the environment or to threatened or endangered species (collectively the “**Environmental Defects**”), the County shall provide written notice to the Sellers of the Environmental Defects prior to the expiration of the Inspection Period. Should the County provide such notice, the Sellers shall have 60 days after the date of said notice to correct or remove the Environmental Defects. In that event, the Closing Date shall be extended seventy (70) days after the date of such notice (the “**Extended Closing Date**”). If the Sellers are unable, after reasonable effort, to correct or remove the Environmental Defects within the 60 day time period, the County may either: (a) accept the Environmental Defects and close this transaction according to the terms of this Contract no later than the end of the Extended Closing Date, or (b) terminate this Contract by written notice to the Sellers, as may be determined and elected by the County Manager without further approval by the Board, whereupon all Parties shall be relieved of all further obligations under this Contract.

11. **PERSONAL PROPERTY.** The County may, at its sole option and expense, perform visual inspections of the Property at any time prior to closing. If the results of a visual inspection reveal that any portion of the Property contains personal property, refuse, garbage, junk, rubbish, trash and debris (the “**Debris**”), the County may provide written notice to the Sellers of the Debris prior to closing. Should the County provide such notice, the Sellers shall have 60 days after the date of notice to remove the Debris and shall remove all Debris identified in the written notice within said time period. In that event, the Closing Date shall be extended 70 days after the date of such notice (the “**Extended Closing Date**”). If the Sellers fail to remove the Debris within the sixty (60) day time period, the County, as determined and elected by the County Manager, may either: (a) accept the Property with the Debris and close this transaction according to the terms of this Contract no later than the end of the Extended Closing Date; or (b) terminate this Contract by written notice to the Sellers, whereupon all Parties shall be relieved of all further obligations under this Contract.

12. **RISK OF LOSS.** Sellers assume all risk of loss or damage to the Property prior to the date of Closing and warrants that the Property shall be transferred and conveyed to County in the same of essentially the same condition as of the date of Sellers’ execution of this Contract, ordinary wear and tear excepted. If the condition of the Property is altered or any portion of the Property is damaged or destroyed by wind, fire, casualty, disease, or by any other means or act of God, prior to Closing, to an extent greater than Two Thousand and No/100 Dollars (\$2,000.00) in value, then the County, as determined by the County Manager, may either: (a) accept such loss and close this transaction according to the terms

of this Contract; or (b) terminate this Contract by written notice to the Sellers, whereupon all Parties shall be relieved of all further obligations under this Contract. Provided, however, if the County proceeds to Closing, the Sellers shall be obligated to repair all damage to the improvements to the extent covered by insurance, regardless of the amount of such damage or, at the option of the County, Sellers shall assign all insurance or condemnation proceeds resulting from the loss or damage to the County.

13. **CLOSING DATE.** This transaction shall be closed at a date and time mutually agreed upon by the Parties no later than 135 days after the Exercise Date (the “**Closing Date**”), as may be extended as provided herein, at or through the offices of the Closing Agent, unless otherwise provided for herein or agreed to by the Parties in writing. The County Manager may agree to terminate this Contract, or to extend the Inspection Period, Cure Period, or the Closing Date, on behalf of the County without further approval by the Board.

14. **EXPENSES.** The Parties shall pay closing costs and expenses as follows:

SELLERS:

- Documentary stamp taxes on the deed conveyance;
- Pro-rated ad-valorem property taxes and past due fines, fees, or assessments on the property (if any);
- Sellers’s own attorney fees (if any);
- and
- Any Closing Agent fees attributable to preparation of closing documents necessary to cure title defects.

COUNTY:

- Closing Agent fees (including the preparation of all closing documents, except those that are necessary to cure title defect and are thus the Sellers’s responsibility);
- Boundary Survey;
- Environmental Site Assessment;
- Appraisals;
- Title Insurance (including all related search and abstract fees); and
- County’s attorney’s fees.

15. **AD VALOREM TAXES AND ASSESSMENTS ON THE PROPERTY.**

a. For the year of closing, the Sellers shall be responsible for and pay at closing all unpaid ad valorem taxes and assessments on the Property, and discharge any lien(s) of ad valorem taxes and assessments. The Sellers may take advantage of all legal procedures for discharging such lien(s) by paying an estimated, prorated amount into escrow with the applicable tax collector(s) as provided by Section 196.295, Florida Statutes, Rule 12D-13.016, Florida Administrative Code and other applicable provisions of law.

b. For all years prior to the year of closing, the Sellers shall be responsible for and pay at closing all unpaid ad valorem taxes and assessments on the Property, and discharge any and all liens of such ad valorem taxes and assessments.

16. **ASSESSMENTS AND FEES.** The Sellers shall fully pay the following at or prior to closing: all unpaid public assessments for street, sidewalk or other improvements, if any; city or county garbage disposal fees, incineration fees, fire service fees, and the like; impact fees payable with respect to the Property; and any other fees or payments due to any governmental authority with respect to the Property.

17. **CLOSING DOCUMENTS:** Except as specifically provided below, the Sellers shall deliver or provide the Closing Agent with information necessary to produce the following documents at or prior to closing:

a. An Affidavit of Non-Foreign Status, Notice of Non-Recognition, or Withholding Certificate to establish compliance with the Foreign Investment and Real Property Tax Act of 1980 "FIRPTA". Any such documents executed and delivered by the Sellers must comply with the provisions of FIRPTA and any regulations or rules promulgated thereunder. If the Closing Agent or the County has actual knowledge or have received notice that the information contained or representations made in such document(s) is false, or if the document(s) does not otherwise comply with FIRPTA, then the Closing Agent shall withhold 10% - 15% of the amount realized by the Sellers and shall remit such amount to the IRS at closing along with the properly completed remittance form.

b. Sellers shall furnish a Sellers's affidavit, in form acceptable to the Closing Agent, the title insurance company, and the County, sufficient to remove standard printed exceptions to title in the Policy regarding (i) rights or claims of parties in possession; and (ii) mechanic's liens.

c. An environmental affidavit affirming the Sellers representations and warranties listed in Paragraph 22.

d. IRS 1099 Form, if required.

e. Incumbency Certificate, Resolution and Affidavit, in form acceptable to the Closing Agent, from the Sellers if the Sellers are not a natural persons.

f. Sellers shall deliver satisfaction(s), release(s) or estoppel letters from lenders and others holding mortgages or liens on the Property.

g. Sellers shall deliver an assignment of all of Sellers' rights, title and interest in all development rights, permits, licenses, benefits, consents, or approvals, surveys, soil tests, water, sewer, or other utility capacity verification or reservation, development plans, engineering plans or specifications, tests, reports, studies, appraisals, analyses and similar documents or information.

h. Any other documents or information the Closing Agent reasonably requests or requires to complete the transaction.

18. **CONVEYANCE.** At closing, the Sellers shall convey fee simple title of the Property to the County by general warranty deed, free and clear of all liens and encumbrances except for those matters expressly allowed for herein or otherwise agreed to by the Parties in writing. The Board authorizes the County Manager to accept liens and encumbrances related to the Property without requiring further approval of the Board. The deeds of conveyance shall: (1) utilize the "metes and bounds" legal descriptions of the Property; and (2) meet the standards of the Closing Agent and the County as to form. Possession of the Property shall pass to the County at the time of closing.

19. **TIME IS OF THE ESSENCE.** In all matters relating to this Contract, **TIME IS OF THE ESSENCE.**

20. **NO ALTERATIONS PRIOR TO CLOSING.** After the Effective Date and until the Closing or earlier termination of this Contract, the Sellers will not, without prior written consent from the County:

a. Cut any timber from the Property or otherwise alter the Property, or

b. Execute or enter into any lease, contract, option, easement, license, mortgage, financing statement, security agreement, or similar document concerning or affecting the Property.

21. **GENERAL CONDITIONS TO OBLIGATIONS OF THE COUNTY.** The obligations of the County are, at the option of the County, contingent upon these conditions:

a. The representations and warranties made by Sellers herein shall be correct statements of fact as said facts exist as of the Closing Date, and at all times between the Effective Date and the Closing Date.

b. All terms, covenants, agreements and provisions of this Contract to be complied with and performed by the Sellers on or before the Closing Date shall have been duly complied with or performed.

22. **REPRESENTATIONS, WARRANTIES, AND COVENANTS OF SELLERS.** The Sellers hereby represent, warrant, and covenant to and with the County as follows:

a. Except for those matters that will be discharged at closing, the Sellers, and only the Sellers, hold fee simple title to the Property and neither the Sellers nor any other party has a common law or statutory way of necessity over or across the Property pursuant to §704.01, Florida Statutes (2025).

b. From and after the Effective Date until either the Closing or earlier termination of this Contract, Sellers shall not enter into any contracts, agreements, encumbrances, liens, or other documents or instruments for or regarding the sale, transfer, disposition, assignment, conveyance, encumbrance, lien, pledge, of any Property, or any part thereof or any interest therein, or which may result in any lien or encumbrance with regard to the Property, or any part thereof, or an interest therein, without the prior written consent of the County.

c. The people executing this Contract on behalf of the Sellers are fully and duly authorized to do so by Sellers, and any and all actions required to make this Contract and the performance thereof legally binding obligations of Sellers, have been duly and legally taken. No further consent, authorization or approval of any person or entity is required for Sellers to enter into or perform this transaction.

d. Sellers have paid (or covenants that he will pay prior to Closing) any and all taxes (excluding taxes not yet due) which have or could become a lien or charge against the Property, subject to the proration therein provided.

e. Except for the liens, code violations, encumbrances, or charges against the Property specifically disclosed in this Contract, there are no other liens, code violations, encumbrances, unpaid bills to vendors, outstanding obligations or charges (contingent or absolute) in existence against such Sellers or any businesses conducted thereon, or any existing undisclosed or unrecorded liens, encumbrances or charges, which could adversely affect title to the Property after the Effective Date or the Closing Date, and Sellers has no knowledge of any matters pending that could result in a lien against the Property, or in any way substantially adversely affect title to the Property.

f. From and after the Effective Date Sellers will not cause, permit, suffer, or allow any change, modification or alternation to be made to the Property, or any part or portion thereof, or its physical condition without the prior written consent of County.

g. There are no leases of the Property, or any portion thereof.

h. Sellers have not engaged in or permitted the release, spill or generation, of any Hazardous Materials on the Property. Sellers represent that during its ownership the Property has never been used for the dumping, disposal, manufacture, handling, transportation, storage, or usage of any toxic or hazardous waste or Hazardous Materials, and no such toxic or hazardous waste or Hazardous Materials are present on, in, or under the Property. As used herein "hazardous or toxic wastes" shall mean and refer to any substance or matter giving rise to liability or regulations under any federal, state, or local law, statute, regulation, rule or ordinance.

i. To the best of the Sellers actual information and belief, no party has ever used the Property as a dump, landfill or garbage disposal site.

j. To the best of the Sellers' actual information and belief, the Property presently complies with all applicable environmental laws, rules and regulations.

k. The Sellers are unaware of any previous or current violations of applicable environmental laws, rules and regulations regarding the Property.

l. No environmental cleanup, investigation, or remediation was or currently is required on the Property by a governmental entity or applicable environmental law.

m. There are no underground storage tanks located on, in or under the Property.

n. The Sellers have not received notice from any government agency that the Property violates any federal, state or local laws, ordinances, codes, rules, orders or regulations or that any remedial action is required on the Property. The Sellers shall, after closing, indemnify, defend and hold the County harmless from and against any and all claims, demands, suits, losses, damages, assessments, fines, penalties, costs and other expenses, (including but not limited to attorney's fees, court costs, and agency costs of investigation) for actual damage to the environment, personal injury or death, or damage to property, due to a release or alleged release of hazardous materials on or under the Property or in the surface or ground water located on or under the Property, or gaseous emissions from the Property or any other adverse environmental condition existing on the Property, occurring prior to closing, that is caused by, arising from or any way related to the invalidity of the foregoing representations.

o. The Sellers are not a "foreign person" as that term is defined in 26 U.S.C.A. §1445(f)(3), nor is the sale of the Property subject to any withholding requirements imposed by the Internal Revenue Code, including but not limited to 26 U.S.C.A. §1445.

p. Upon closing, sole and exclusive possession of the Property shall transfer to the County.

q. There are no actions, suits or proceedings of any kind or nature whatsoever legal or equitable, actual or threatened, affecting the Property, or any portion thereof, or relating to or arising out of the ownership of the Property, in any court or before or by any Federal, state, county or municipal department, commission, board, bureau, or agency or other government instrumentality.

r. No commitments have been made, to the best of Sellers' knowledge, to any governmental authority, utility company, school board, church or other religious body, or any homeowner's association, or to any other organization, group, or individual, relating to the Property which would impose an obligation upon County, or its successors or assigns, to make any contribution or dedications or money or land, or to construct, install, or maintain any improvements of a public or private nature on or off the Property, and no

governmental authority has imposed any requirement that any developer of the Property pay directly or indirectly any special fees or contributions or incur any expenses or obligations in connection with any development of the Property, or any part thereof.

s. No person, firm or other legal entity other than County has any right or option whatsoever to acquire the Property or any portion thereof, or any interest therein.

t. The execution and delivery of this Contract and the consummation of the transaction contemplated herein shall not and do not constitute a violation or breach by Sellers of any provision of any agreement or other instrument to which Sellers are a party or to which Sellers may be subject although not a party, nor result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued against Sellers.

u. Sellers are not aware of any information or facts concerning the physical condition or the Property, or the existing or proposed governmental regulation of the use or development of the Property, which would materially or adversely affect the value or use thereof which has not been disclosed to County in writing. In the event that changes occur as to any information, documents, or exhibits referred to in any part of this Contract, Sellers will immediately disclose same to County when first available to Sellers.

v. No representation, warranty or covenant in this Contract, nor any document, certificate or exhibit given or delivered to County pursuant to this Contract, when read singularly or together as a whole, contains any untrue statement of a material fact, or omits a material fact necessary to make the statements contained therein true in the light of the circumstances under which they were made, to the best of Sellers knowledge.

w. Sellers represent and warrant there are no parties other than Sellers in occupancy or possession of any part of the Property.

x. Sellers are not subject to any bankruptcy proceeding, assignment for benefit of creditors, receivership or similar proceedings and that the conveyance of the Property as set out herein will not result in the Sellers becoming bankrupt or insolvent.

y. Sellers have no actual knowledge nor have Sellers received any notice of any litigation, claim, action, proceeding factual or threatened, against Sellers or the Property which would affect the use, occupancy or value of the Property or any part thereof or which would otherwise relate to the Property.

z. At all times from the Effective Date until Closing or termination of this Contract, Sellers shall keep the Property free and clear of any mechanic's or materialmen's lien for work or materials furnished to or contracted for by the or on behalf of Sellers.

23. REPRESENTATIONS AND WARRANTIES OF THE COUNTY. County hereby represents and warrants to Sellers as follows:

a. No consent to the transaction contemplated by this Contract by any person or entity other than County is required.

b. No representation, warranty or covenant in this Contract, nor any document, certificate or exhibits given or delivered to Sellers pursuant to this Contract, when read singularly or together as a whole, contains any untrue statement of material fact, or omits a material fact necessary to make the statement contained therein true in light of the circumstances under which they were made.

24. CONTINUING REPRESENTATION AND WARRANTIES. The representations and warranties of the Parties contained herein shall be continuing up to and including the Closing Date and at all times between the Effective Date hereof and the Closing Date, with the same force and effect as though such representations and warranties had been made as of Closing.

25. EMINENT DOMAIN. The Sellers have no knowledge of any threatened or pending eminent domain proceedings affecting the Property. In the event eminent domain proceedings are pending (without Sellers' knowledge) or instituted after the Effective Date, to acquire all or any part of Property, the Parties agree that:

a. The Sellers shall, upon discovery, immediately notify the County of such threatened or pending eminent domain proceedings and provide to the County copies of all written correspondences, pleadings or other papers concerning the eminent domain proceeding as the Sellers receive them.

b. The County may either: (i) Terminate the Contract by written notice to the Sellers, whereupon the Parties shall be relieved of all further obligations under the Contract; or (ii) the County may elect to keep the Contract in full force and effect and assume sole control and direction (including settlement authority) of the eminent domain

proceedings. The County shall receive the eminent domain award and the Purchase Price shall remain as defined above. The Sellers shall execute all assignments or documents as are necessary to accomplish the same.

26. **REAL ESTATE COMMISSIONS.** Sellers and County represent, covenant, and warrant to the other that there are no real estate brokers or any third parties entitled to receive any compensation or payment in connection with the sale and purchase of the Property.

27. **AUTHORITY.** Each party hereby represents and warrants to the other party, which representations and warranties shall be true and shall be deemed to be restated at the closing:

a. Each party has full authority to bind itself to the obligations stated herein, including but not limited to, providing any necessary resolutions or like documents indicating consent and approval.

b. The execution and delivery of this Contract and consummation of the transaction contemplated hereby shall not (i) constitute a default under any instrument, document or obligation to which it is now, or may become a party, or by which it may be bound or affected, or (ii) violate any order, writ, injunction or decree of any court in any litigation to which it is a party.

28. **FURTHER ASSURANCES.** The Parties shall execute such further documents and do any and all such further things as may be necessary to implement and carry out the intent of this Contract.

29. **NOTICES.** Any notice, demand, request, or other communication required or permitted by this Contract or by law shall be in writing, and shall be deemed to be given on the date when any of the following occurs: (a) delivered in person with signed proof of delivery, or written and signed proof of refusal; or (b) delivered by United States certified or registered mail, return receipt requested, postage prepaid, or written and signed proof of refusal; or (c) delivered by a commercial courier service (such as Federal Express) or written and signed proof of refusal. Additional notice may be sent via email. The following persons must be sent notice and any other communications in accordance with the terms of this Contract:

Sellers:

Francis Putz and Claudia Romero
2443 SE 30th Place
Gainesville, FL 32641
Telephone: (352) 665-1486
Email: fep@ufl.edu

County:

ALACHUA COUNTY BOARD OF COMMISSIONERS
12 SE 1st Street
Gainesville, FL 32601
Attention: Michele Lieberman, County Manager
Telephone: (352) 374-5204
Facsimile: (352) 338-7363
Email: mlieberman@alachuacounty.us

and

Alachua County Land Conservation & Management Program
14 NE 1st Street
Gainesville, Florida 32601
Attention: Andi Christman, Environmental Program Manager
Telephone: (352) 264-6803
Email: achristman@alachuacounty.us

To change or update any of the addresses above, the notifying party shall provide notice of the change in writing to the other party using the methods set out above.

30. DEFAULT.

a. If the County fails to consummate the purchase of the Property in accordance with the terms of this Contract for any reason other than Sellers' default or the County's termination of this Contract as allowed herein, Sellers' sole remedy against the County shall be to retain the Property and the Option Payment (including any interest earned thereon) paid by the County as liquidated and agreed upon damages, and all Parties shall be relieved from any further obligations under this Contract. It is agreed by the Parties that such amount is a fair and reasonable measure of the damages to be suffered by Sellers in the event of such default and that the exact amount thereof is incapable of ascertainment.

b. In the event Sellers breach their covenant to convey the Property to the County or otherwise fails to perform its obligations under this Contract, for any reason

except for the County's default, the County shall be entitled (a) to receive a prompt and complete return of the Option Payment (including any interest earned thereon), in which event the Parties shall be relieved from any further obligations under this Contract, or (b) to pursue any and all remedies available under law or equity, including specific performance, and to seek and recover any and all damages available to the County under law or in equity. However, specific performance is not available as a remedy for failure to cure (i) Title Defects that cannot be cured by a payment of a portion of the Payment Price at closing, or (ii) failure to cure Environmental Defects.

31. **TERMINATION.** If this Contract is terminated by either party as allowed herein, all Parties shall be released from any further obligation under this Contract.

32. **ASSIGNMENT.** This Contract may not be assigned by either party without the written consent of the other party.

33. **PERSONS BOUND.** This Contract shall be binding upon, and shall inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, personal representatives, legal representatives, successors, and permitted assigns.

34. **ESCROW.** Any escrow agent receiving funds or equivalent is authorized and agrees by acceptance thereof to deposit promptly and to hold same in escrow and subject to clearance thereof to disburse same in accordance with the terms and conditions of this Contract. Failure of clearance of funds shall not excuse performance by the County, and may be treated as a default by the County at the option of the Sellers. In the event of doubt as to the escrow agent's duties or liabilities under the provisions of this Contract, the escrow agent may in agent's sole discretion, continue to hold the funds in escrow until the Parties mutually agree to the disbursement thereof, or until a judgment or a court of competent jurisdiction shall determine the rights of the Parties thereto, or escrow agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute, and upon notifying all Parties concerned of such action, all liability on the part of the escrow agent shall fully terminate, except to the extent of accounting for any items theretofore delivered out of escrow. In the event of any suit between County and Sellers wherein the escrow agent is made a party by virtue of acting as an escrow agent hereunder, or in the event of any suit wherein escrow agent interpleads the subject matter of this escrow, the agent shall be entitled to recover reasonable attorney's fees and costs incurred, said fees and costs to be charged and assessed as court costs in favor of the prevailing party. All Parties agree that the escrow agent shall not be liable to any party or person whomsoever for misdelivery

to County or Sellers of items subject to escrow, unless such misdelivery shall be due to willful breach of this Contract or gross negligence on the part of the agent.

35. **ENTIRE AGREEMENT.** This Contract contains all of the agreements, representations and warranties of the Parties hereto with respect to the Property, and supersedes all other discussions, understandings or agreements in respect to the subject matter hereof. All prior discussions, understandings and agreements are merged into this Contract, which alone fully and completely expresses the agreements and understandings of the Parties hereto.

36. **APPLICABLE LAW; VENUE.** This Contract shall be interpreted, construed, and enforced in accordance with the laws of the State of Florida. Sole and exclusive venue for all actions and claims shall be in Alachua County, Florida.

37. **WAIVER OF RIGHT TO TRIAL BY JURY.** Each party waives its rights to demand trial by jury.

38. **SOVEREIGN IMMUNITY.** The County fully retains all sovereign immunity protections afforded to it as a charter county and a political subdivision of the State of Florida. Nothing contained herein is intended nor shall it be construed to waive Alachua County's right to Sovereign Immunity under the common law or Section 768.28, Florida Statutes, as may be amended from time to time.

39. **SEVERABILITY.** In the event any portion of this Contract is found to be unenforceable, the remainder of this Contract shall remain in full force and effect if the deletion of such portion shall neither affect the overall intent of this Contract, nor materially impair the benefits negotiated by each party hereunder.

40. **CONSTRUCTION.** The provisions of this Contract have been carefully and fully negotiated between the Parties, each of which has relatively equal bargaining power. The terms of this Contract are to be construed in accordance with their fair meaning and intent and are not to be construed against either party merely because such party or its counsel drafted this Contract. In the event a day of performance falls on a Saturday, Sunday or legal holiday under the laws of the State of Florida, the day of performance shall be automatically extended to the next day which is not a Saturday, Sunday or legal holiday and the County is open for regular business.

41. **NO RECORDING OF CONTRACT.** The Parties agree that neither the County nor the Sellers shall cause this Contract to be recorded in any public records relating to the Property.

42. **COUNTERPARTS.** This Contract may be executed by the Parties hereto individually or in combination, in one or more counterparts, each of which shall be an original, and all of which shall constitute one and the same contract. This Contract may be executed and delivered by facsimile and/or email transmission, with the intention that such facsimile and/or email signature and delivery shall have the same effect as an original signature and actual delivery.

43. **HEADINGS.** The captions and headings contained in this Contract are for reference purposes only, and shall not in any way affect the meaning or interpretation hereof.

44. **WAIVER.** No provision of this Contract or any rights hereunder may be waived unless such waiver is in writing and is signed by the party waiving such provision or right. The waiver by one party of the performance of any covenant or condition herein shall not invalidate this Contract, nor shall it be considered to be a waiver by such party of any other covenant or condition herein. The waiver by either or both Parties of the time for performing any act shall not constitute a waiver of the time for performing any other act or an identical act required to be performed at a later time. The exercise of any remedy provided by law or in the provisions of this Contract shall not exclude other remedies unless they are expressly excluded.

45. **SURVIVAL OF REPRESENTATION AND WARRANTIES.** The respective representations, warranties, covenants, and agreements of Sellers and County contained in this Contract shall survive the closing of this transaction and remain in effect.

46. **AMENDMENT OF CONTRACT.** No modification or amendment of this Agreement shall be of any force or effect unless in writing and executed by both Sellers and the County. County Manager may extend any of the dates herein if so requested by the Sellers.

47. **SIGNATORY AUTHORITY.** Each party has full authority to enter into this Contract, to assume and perform all obligations stated herein, to bind itself to all provisions herein, including but not limited to, providing any necessary resolutions or like documents indicating consent and approval.

EXECUTED this 26 day of March, 2026, by the Sellers, Francis Putz and Claudia Romero, husband and wife.

[Signature]

Signature of first witness

Tyler Foerst

Printed name of first witness

Address: 14 NE 1st St GNV 32601

City, State, Zip: GNV, FL 32601

[Signature]

Signature of second witness

STEPHEN HOFSTETTER

Printed name of second witness

Address: 14 NE 1st Street Gville, 32601

City, State, Zip: Gville, FL, 32601

SELLERS:

By:

[Signature]
Francis Putz

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by physical presence this 26th day of March 2026 by Francis Putz. He is [] personally known to me or [] has produced Drivers license as identification.

(type of identification)

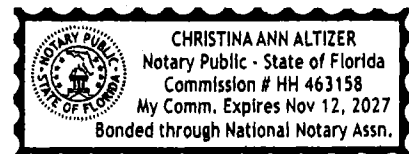
Christina Ann Altizer

Notary Public - State of Florida

Print Name: Christina Ann Altizer

Commission Number: HH 463158

Commission Expiration Date: November 12, 2027



SELLERS:

[Signature]
Signature of first witness

By: CRomero
Claudia Romero

Helena Dentinos
Printed name of first witness
Address: 91268 Alexandra Pde
City, State, Zip: Alexandria Headland QLD 4752

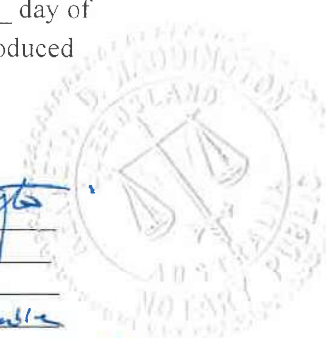
[Signature]
Signature of second witness

Natasha Louise Goodwin
Printed name of second witness
Address: 19 Gympie St Nth handsborough Qld 4550
City, State, Zip: _____

STATE OF Queensland
AUSTRALIA

The foregoing instrument was acknowledged before me by physical presence this 2nd day of April 2026 by Claudia Romero. She is personally known to me or has produced US PASSPORT 677104307 as identification.
(type of identification)

[Signature]
Notary Public - _____
Print Name: _____
Commission Number: Not applicable
Commission Expiration Date: Not applicable
+ lifetime appointment



KENNETH DAVID WADDINGTON
SOLICITOR AND NOTARY PUBLIC
MAROOCHYDORE QLD AUSTRALIA

EXECUTED this ____ day of 4/4/2026, 2026, by the County Manager, on behalf of Alachua County, a charter county and political subdivision of the State of Florida, acting within his/her signature authority as granted by the Board of County Commissioners.

ALACHUA COUNTY

Signed by:
By: Michele Lieberman
B88C80D41AFC450...
Michele Lieberman, County Manager
4/4/2026

Signed by:
Shari C. Wallen
E2833A3B059048D...
APPROVED AS TO FORM

Alachua County Attorney's Office

Exhibit “A” – Property Description

Legal Description Shall be inserted below upon completion of Survey and shall be considered as incorporated in this Agreement.

Alachua County Property Appraiser Parcel ID: 17991-000-000 and 17993-000-000

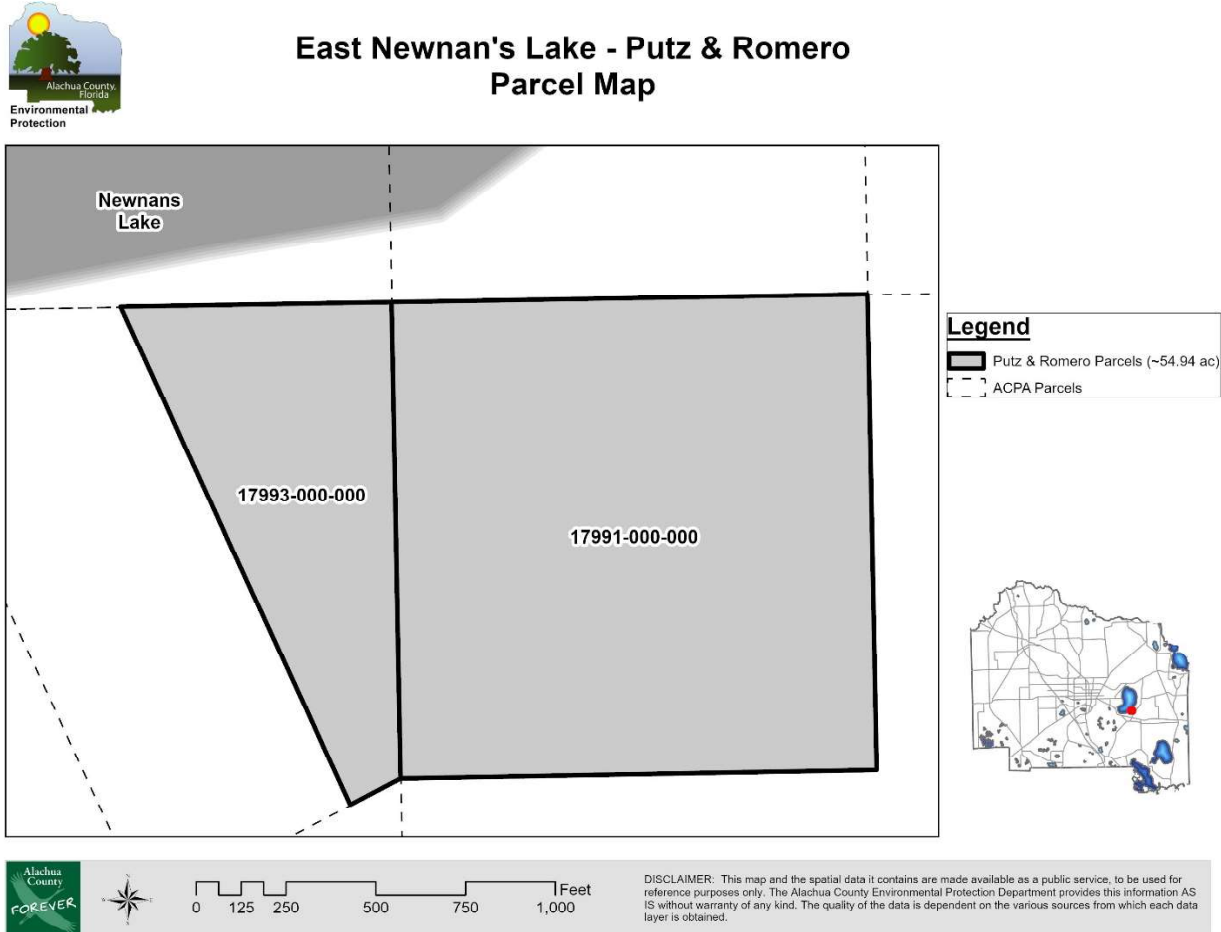


EXHIBIT “B” – Permitted Exceptions

1. None