

Vacant Land Contract

1. **Sale and Purchase ("Contract"):** Goose 220 MacArthur LLC, a Florida limited liability company
2. ("Seller") and Martin County Board of County Commissioners
3. ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
4. described as:
5. Address: 220 SE MacArthur Blvd., Stuart, Florida 34996
6. Legal Description: _____
7.
8. *****See attached Exhibit "A"*****
9.
10. **SEC 05 /TWP /38 /RNG 42 of Martin County** County, Florida. Real Property ID No.: 05-38-42-000-00030-5
11. including all improvements existing on the Property and the following additional property: NONE
12.
13.
14. **2. Purchase Price:** (U.S. currency) \$ 1,980,000.00
15. All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
16. Escrow Agent's Name: Merit Title
17. Escrow Agent's Contact Person: Kerry Webster
18. Escrow Agent's Address: 628 S. Colorado Ave., Stuart, Florida 34994
19. Escrow Agent's Phone: (772) 223-8338
20. Escrow Agent's Email: kwebster@merittitle.net
21. (a) Initial deposit (\$0 if left blank) (Check if applicable)
22. accompanies offer
23. will be delivered to Escrow Agent within _____ days (3 days if left blank)
24. after Effective Date \$ _____
25. (b) Additional deposit will be delivered to Escrow Agent (Check if applicable)
26. within _____ days (10 days if left blank) after Effective Date \$ _____
27. within _____ days (3 days if left blank) after expiration of Due Diligence Period \$ _____
28. (c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) \$ _____ -0-
29. (d) Other: _____
30. (e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations)
31. to be paid at closing by wire transfer or other Collected funds \$ 1,980,000.00
32. (f) (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The
33. unit used to determine the purchase price is lot acre square foot other (specify): _____
34. prorating areas of less than a full unit. The purchase price will be \$ _____ per unit based on a
35. calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in
36. accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the
37. calculation: _____
38. 3. **Time for Acceptance; Effective Date:** Unless this offer is signed by Seller and Buyer and an executed copy
39. delivered to all parties on or before January 19, 2026, this offer will be withdrawn and Buyer's deposit, if
40. any, will be returned. The time for acceptance of any counter offer will be 3 days after the date the counter offer is
41. delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer
42. has signed or initialed and delivered this offer or the final counter-offer.
43. 4. **Closing Date:** This transaction will close on within 90 days of Effective Date ("Closing Date"), unless specifically
44. extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including,
45. but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday,
46. Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business
47. day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property
48. insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If
49. this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and
50. other items.
51. 5. **Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not
52. available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

Buyer DDR and Seller CGJ acknowledge receipt of a copy of this page, which is 1 of 8 pages.

VAC-14xxxx Rev 3/25

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53 ("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy
54 CFPB Requirements, provided such period shall not exceed 10 days.

55 **6. Financing: (Check as applicable)**

56 (a) Buyer will pay cash for the Property with no financing contingency.

57 (b) This Contract is contingent on Buyer qualifying for and obtaining the commitment(s) or approval(s)
58 specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective
59 Date, whichever occurs first, if left blank) ("Financing Period"). Buyer will apply for Financing within _____
60 days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial,
61 and other information required by the lender. If Buyer, after using diligence and good faith, cannot obtain the
62 Financing within the Financing Period, either party may terminate this Contract and Buyer's deposit(s) will be
63 returned.

64 (1) **New Financing:** Buyer will secure a commitment for new third party financing for \$ _____
65 or _____ % of the purchase price at (Check one) a fixed rate not exceeding _____ % an
66 adjustable interest rate not exceeding _____ % at origination (a fixed rate at the prevailing interest rate
67 based on Buyer's creditworthiness if neither choice is selected). Buyer will keep Seller and Broker fully
68 informed of the loan application status and progress and authorizes the lender or mortgage broker to
69 disclose all such information to Seller and Broker.

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

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

81 (3) **Mortgage Assumption:** Buyer will take title subject to and assume and pay existing first mortgage to

82 LN# _____ in the approximate amount of \$ _____ currently payable at
83 \$ _____ per month, including principal, interest, taxes and insurance, and having a
84 fixed other (describe) _____
85 interest rate of _____ % which will will not escalate upon assumption. Any variance in the mortgage
86 will be adjusted in the balance due at closing with no adjustment to purchase price. Buyer will purchase
87 Seller's escrow account dollar for dollar. If the interest rate upon transfer exceeds _____ % or the
88 assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing
89 which this Contract will terminate; and Buyer's deposit(s) will be returned. If the lender disapproves
90 Buyer, this Contract will terminate; and Buyer's deposit(s) will be returned.

91 **7. Assignability: (Check one)** Buyer may assign and thereby be released from any further liability under this
92 Contract, may assign but not be released from liability under this Contract, or may not assign this Contract.

93 **8. Title:** Seller has the legal capacity to and will convey marketable title to the Property by statutory warranty
94 deed special warranty deed other (specify) _____, free of liens, easements,
95 and encumbrances of record or known to Seller, but subject to property taxes for the year of closing; covenants,
96 restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any
97 other matters to which title will be subject) *Abbreviated Preserve Area Management Plan (PAMP) OR BK 2077 PG2438*,
98 provided there exists at closing no violation of the foregoing.

99 (a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay
100 for the title search, including tax and lien search (including municipal lien search) if performed, and all other
101 fees charged by closing agent. ~~Seller will deliver to Buyer~~, at
102 (Check one) Seller's Buyer's expense and
103 (Check one) within 15 _____ days after Effective Date at least _____ days before Closing Date,
104 (Check one)
105 (1) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be
106 discharged by Seller at or before closing and, upon Buyer recording the deed, an owner's policy in the

109 amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is
110 paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to
111 **Buyer** within 15 days after Effective Date.

112 (2) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an
113 existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy
114 acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will
115 include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy
116 effective date and certified to **Buyer** or **Buyer**'s closing agent together with copies of all documents
117 recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**,
118 then (1) above will be the title evidence.

119 (b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within 15 days (10 days if left blank) but
120 no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to
121 **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller**
122 cures the defects within 30 days (30 days if left blank) ("Cure Period") after receipt of the notice. If the
123 defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of
124 such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within
125 the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of
126 notice of **Seller**'s inability to cure the defects to elect whether to terminate this Contract or accept title subject
127 to existing defects and close the transaction without reduction in purchase price.

128 (c) **Survey:** **Buyer** may, at **Buyer**'s expense, have the Property surveyed and must deliver written notice to
129 **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any
130 encroachments on the Property, encroachments by the Property's improvements on other lands, or deed
131 restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a
132 title defect and **Seller**'s and **Buyer**'s obligations will be determined in accordance with Paragraph 8(b).

133 (d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

134 9. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with
135 conditions resulting from **Buyer**'s Inspections and casualty damage, if any, excepted. **Seller** will not engage in or
136 permit any activity that would materially alter the Property's condition without the **Buyer**'s prior written consent.

137 (a) **Inspections:** (Check (1) or (2))

138 (1) **Due Diligence Period:** **Buyer** will, at **Buyer**'s expense and within 30 days (30 days if left blank)
139 ("Due Diligence Period") after Effective Date and in **Buyer**'s sole and absolute discretion, determine
140 whether the Property is suitable for **Buyer**'s intended use. During the Due Diligence Period, **Buyer** may
141 conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations
142 ("Inspections") that **Buyer** deems necessary to determine to **Buyer**'s satisfaction the Property's
143 engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision
144 statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with
145 local, state, and regional growth management plans; availability of permits, government approvals, and
146 licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will
147 obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is
148 required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents,
149 contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the
150 purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns
151 enter the Property and conduct Inspections at their own risk. ~~**Buyer** will indemnify and hold **Seller**~~
152 ~~harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees,~~
153 ~~expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any~~
154 ~~person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**.~~ **Buyer** will
155 not engage in any activity that could result in a construction lien being filed against the Property without
156 **Seller**'s prior written consent. If this transaction does not close, **Buyer** will, at **Buyer**'s expense, (i) repair
157 all damages to the Property resulting from the Inspections and return the Property to the condition it was in
158 before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a
159 result of the Inspections.

160 Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer**'s
161 determination of whether or not the Property is acceptable. **Buyer**'s failure to comply with this notice
162 requirement will constitute acceptance of the Property as suitable for **Buyer**'s intended use in its "as is"
163 condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to
164 **Seller**, this Contract will be deemed terminated, and **Buyer**'s deposit(s) will be returned.

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

171 (b) **Government Regulations:** Changes in government regulations and levels of service which affect Buyer's
172 intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has
173 expired or if Paragraph 9(a)(2) is selected.

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

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

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

186 **10. Closing Procedure; Costs:** Closing will take place in the county where the Property is located and may be
187 conducted by mail or electronic means. If title insurance insures Buyer for title defects arising between the title
188 binder effective date and recording of Buyer's deed, closing agent will disburse at closing the net sale proceeds to
189 Seller (in local cashier's check if Seller requests in writing at least 5 days before closing) ~~and brokerage fees to
190 Broker as per Paragraph 24~~. In addition to other expenses provided in this Contract, Seller and Buyer will pay the
191 costs indicated below.

192 (a) **Seller Costs:**

193 Taxes on deed

194 Recording fees for documents needed to cure title

195 ~~Title evidence (if applicable under Paragraph 8)~~

196 Estoppel Fee(s)

197 Other: Real Property Taxes, Documentary Stamps, any broker fees

198 (b) **Buyer Costs:**

199 ~~Taxes and recording fees on notes and mortgages~~

200 Recording fees on the deed and financing statements

201 ~~Loan expenses~~

202 Title evidence (if applicable under Paragraph 8)

203 ~~Lender's title policy or the simultaneous issue rate~~

204 Inspections

205 Survey

206 Insurance

207 Other:

208 (c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real
209 estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and
210 other Property expenses and revenues. If taxes and assessments for the current year cannot be determined,
211 the previous year's rates will be used with adjustment for any exemptions.

212 (d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, Seller will
213 pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the
214 last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not
215 resulted in a lien before closing; and Buyer will pay all other amounts. If special assessments may be paid in
216 installments, Seller Buyer (Buyer if left blank) will pay installments due after closing. If Seller is
217 checked, Seller will pay the assessment in full before or at the time of closing. Public body does not include a
218 Homeowners' or Condominium Association.

219 (e) **PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT
220 PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO
221 PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY**

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222 IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER
223 PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE
224 COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

225 (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If Seller is a "foreign person" as defined by
226 FIRPTA, Seller and Buyer will comply with FIRPTA, which may require Seller to provide additional cash at
227 closing.
228 (g) **1031 Exchange:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with
229 closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate
230 in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that
231 the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be
232 contingent upon, extended, or delayed by the Exchange.

233 **11. Computation of Time:** Calendar days will be used when computing time periods, except time periods of 5 days
234 or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
235 holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph
236 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or
237 inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103)
238 shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in**
239 **this Contract.**

240 **12. Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing
241 or Seller negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain
242 proceedings or an eminent domain proceeding is initiated, Seller will promptly inform Buyer. Either party may
243 terminate this Contract by written notice to the other within 10 days after Buyer's receipt of Seller's notification,
244 and Buyer's deposit(s) will be returned, failing which Buyer will close in accordance with this Contract and receive
245 all payments made by the governmental authority or insurance company, if any.

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

255 **14. Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or
256 electronic means. ~~Buyer's failure to timely deliver written notice to Seller, when such notice is required by
257 this Contract, regarding any contingency will render that contingency null and void, and this Contract will
258 be terminated if the contingency did not exist.~~ Any notice, document, or item delivered to or received by
259 an attorney or licensee (including a transactions broker) representing a party will be as effective as if
260 delivered to or received by that party.

261 **15. Complete Agreement; Persons Bound:** This Contract is the entire agreement between Seller and Buyer.
262 ~~Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless~~
263 incorporated into this Contract. Modifications of this Contract will not be binding unless in writing, signed or
264 initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This
265 Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications
266 communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding.
267 Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any
268 provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully
269 effective. Seller and Buyer will use diligence and good faith in performing all obligations under this Contract. This
270 Contract will not be recorded in any public record. The terms "Seller," "Buyer," and "Broker" may be singular or
271 plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if
272 permitted, of Seller, Buyer, and Broker.

273 **16. Default and Dispute Resolution:** This Contract will be construed under Florida law. This Paragraph will survive
274 closing or termination of this Contract.

275 (a) **Seller Default:** If Seller fails, neglects, or refuses to perform Seller's obligations under this Contract, Buyer
276 may elect to receive a return of Buyer's deposit(s) without thereby waiving any action for damages resulting
277 from Seller's breach and may seek to recover such damages or seek specific performance. Seller will also be
278 liable for the full amount of the brokerage fee.

279 (b) **Buyer Default:** If Buyer fails, neglects, or refuses to perform Buyer's obligations under this Contract,
280 including payment of deposit(s), within the time(s) specified, Seller may elect to recover and retain the
281 deposit(s), paid and agreed to be paid for the account of Seller as agreed upon liquidated damages,
282 for non-delivery or non-performance of the obligations of the parties for execution of this Contract, and in full settlement of any claims, whereupon Seller and Buyer
283 will be relieved from all further obligations under this Contract; or Seller, at Seller's option, may proceed in
284 equity to enforce Seller's rights under this Contract.

285 **17. Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to
286 recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting
287 the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

288 **18. Escrow Agent; Closing Agent:** Seller and Buyer authorize Escrow Agent and closing agent (collectively
289 "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them
290 upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing
291 brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and
292 finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person
293 for misdelivery of escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this
294 Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees
295 and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed
296 funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

297 **19. Professional Advice; Broker Liability:** Broker advises Seller and Buyer to verify all facts and representations
298 that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this
299 Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor
300 reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax,
301 property condition, environmental, and other specialized advice. Buyer acknowledges that all representations
302 (oral, written, or otherwise) by Broker are based on Seller representations or public records. Buyer agrees to rely
303 solely on Seller, professional inspectors, and government agencies for verification of the Property
304 condition and facts that materially affect Property value. Seller and Buyer respectively will pay all costs and
305 expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors,
306 agents, and employees in connection with or arising from Seller's or Buyer's misstatement or failure to perform
307 contractual obligations. Seller and Buyer hold harmless and release Broker and Broker's officers, directors,
308 agents, and employees from all liability for loss or damage based on (i) Seller's or Buyer's misstatement or failure
309 to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to,
310 photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related
311 to the Property; (iii) Broker's performance, at Seller's or Buyer's request, of any task beyond the scope of
312 services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or
313 retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any
314 vendor. Seller and Buyer each assume full responsibility for selecting and compensating their respective vendors.
315 This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be
316 treated as a party to this Contract. This Paragraph will survive closing.

317 **20. Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by
318 Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales
319 Commission Lien Act provides that when a broker has earned a commission by performing licensed services
320 under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the
321 broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

322 **21. Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." Instruction to
323 closing agent: Seller and Buyer direct Closing Agent to disburse at Closing the full amount of the brokerage
324 fees as specified in separate brokerage agreements with the parties and cooperative agreements between the
325 Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be
326 used to modify any offer of compensation made by Seller or listing broker to cooperating brokers.

327	Seller's Sales Associate/License No.	Buyer's Sales Associate/License No.
328	Seller's Sales Associate Email Address	Buyer's Sales Associate Email Address
329	Seller's Sales Associate Phone Number	Buyer's Sales Associate Phone Number
330	Listing Brokerage	Buyer's Brokerage
331	Listing Brokerage Address	Buyer's Brokerage Address
332	22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract (Check if applicable).	
333	<input type="checkbox"/> A. Back-up Contract	
334	<input type="checkbox"/> B. Kick Out Clause	
335	<input type="checkbox"/> C. HOA Addendum	
336	<input type="checkbox"/> D. Other	
337		
338		
339		
340	23. Additional Terms:	
341	<u>A. During the Due Diligence Period, Buyer shall have the sole, absolute, complete and unconditional right for any reason whatsoever, and without cause or obligation to state a cause, to terminate this contract by delivering such written notice of such termination to the seller prior to the expiration date.</u>	
342	<u>B. Seller is solely responsible for the fulfillment of payment obligations to any realtor/broker as the County does not pay commissions.</u>	
343	<u>C. This contract shall first be conditionally executed by the Martin County Administrator, an Assistant County Administrator or any authorized person on behalf of the buyer. The condition shall be the acceptance by Seller and subsequent approval by the Martin County Board of County Commissioners. Buyer recognizes that they are not represented by a real estate broker.</u>	
344	<u>D. This Contract is contingent upon approval of Martin County Board of County Commissioners.</u>	
345	<u>E. The execution of final sale documents and the closing of this transaction are contingent upon final approval of Martin County Board of County Commissioners.</u>	
346	<u>F. In any litigation permitted by this Contract, each party shall bear their own costs and fees, including attorney fees and shall survive closing or termination of this Contract.</u>	
347	<u>G. Grant Garvey is a licensed real estate agent with an ownership interest in the Seller's property.</u>	
348	COUNTER-OFFER/REJECTION	
349	<input type="checkbox"/> 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).	
350	<input type="checkbox"/> Seller rejects Buyer's offer	
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367 [The remainder of this page is intentionally left blank.]

368 This Contract continues with Line 369 on Page 8 of 8.]

369 This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney
370 before signing.

371 **ATTENTION: SELLER AND BUYER**

372 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023
373 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers
374 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian
375 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the
376 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property**
377 **in violation of the Act.**

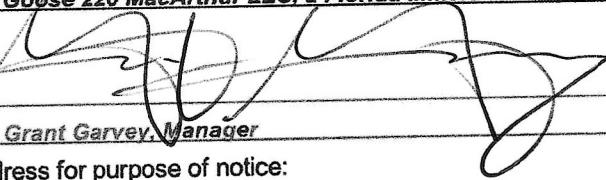
378 **At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.**
379 Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

380

381 **Buyer:** _____ Date: _____
382 Print name: Conditional Approval - County Administrator or designee

383 **Buyer:**  Date: 12/19/2025
384 Print name: Don G. Donaldson
385 **Buyer's address for purpose of notice:**
386 Address: 2401 SE Monterey Road, Stuart, FL 34996
387 Phone: 772-221-2354 Fax: _____ Email: csegura@martin.fl.us

388 **Seller:** _____ Date: _____
389 Print name: Goose 220 MacArthur LLC, a Florida limited liability company

390 **Seller:**  Date: 12/19/2025
391 Print name: Grant Garvey, Manager
392 **Seller's address for purpose of notice:**
393 Address: 253 Country Club Dr. Tequesta, FL 33469
394 Phone: 203-275-5755 Fax: _____ Email: grantsgarvey@gmail.com

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Buyer  and Seller  acknowledge receipt of a copy of this page, which is 8 of 8 pages.

VAC-14xxxx Rev 3/25

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EXHIBIT "A"

Beginning at a point where the North line of the South 361.184 feet of Government Lot 1, Section 5, Township 38 South, Range 42 East, Martin County, Florida, intersects the Easterly shore line of the Indian River, said point being 966.316 feet South, (measured on the perpendicular) of the North line of said Section 5; run thence North 89 degrees 29' East, parallel to the North line of said Section 5, to the shore line of the Atlantic Ocean; thence South 25 degrees 58' East, along the said shore line of the Atlantic Ocean, a distance of 100 feet to a point that is 90.296 feet South (measured on the perpendicular) of the course first above described; thence South 89 degrees 29' West, to the Easterly shore line of the Indian River; thence Northwesterly meandering the said shore line of the Indian River to the point and place of beginning.

LESS AND EXCEPT the right of way for MacArthur Boulevard.

Tax Account Number: 05-38-42-000-000-00030-5