

Commercial Contract

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UTLER
EAM

1. PARTIES AND PROPERTY: Ashland Holdings LLC and /or Assigns ("Buyer")
agrees to buy and Paul J. Goodart and Elizabeth M. Goodart Charitable Trust #1 and Trust #2 ("Seller")
agrees to sell the property as: Street Address: 9696 St Clair Road
Haines City, FL 33844
Legal Description: Attached Exhibit "A"
and the following Personal Property: Attached Exhibit "B"
(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE: \$ 425,000.00
(a) Deposit held in escrow by Executive Title Insurance (Within 48 hrs of acceptance) \$ 5,000.00
("Escrow Agent"). (checks are subject to actual and final collection)
Escrow Agent's address: 203 Ave. K SE - Winter Haven, FL 33880 Phone: 863-294-3633
(b) Additional deposit to be made to Escrow Agent within N/A days after Effective Date \$ -0-
(c) Additional deposit to be made to Escrow Agent within N/A days after Effective Date \$ -0-
(d) Total financing (see Paragraph 5) \$ -0-
(e) Other Seller Financing - See Addendum \$ 260,000.00
(f) All deposits will be credited to the purchase price at closing. Balance to close, subject to adjustments and prorations, to be paid with locally drawn cashier's or official bank check(s) or wire transfer. \$ 160,000.00

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before March 9, 2015, this offer will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. Time is of the essence in this Contract.

4. CLOSING DATE AND LOCATION:

(a) Closing Date: This transaction will be closed on June 1, 2015 (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

Buyer (K) and Seller (EAM) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

37* (b) Location: Closing will take place in _____ Polk _____ County, Florida. (If left blank, closing
38 will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

39 5. THIRD PARTY FINANCING:

40* BUYER'S OBLIGATION: Within N/A days (5 days if left blank) after Effective Date, Buyer will apply for third party
41* financing in an amount not to exceed N/A % of the purchase price or \$ N/A, with a fixed interest rate
42* not to exceed N/A % per year with an initial variable interest rate not to exceed N/A %, with points or commitment
43* or loan fees not to exceed N/A % of the principal amount, for a term of N/A years, and amortized over N/A
44 years, with additional terms as follows: _____
45* _____ N/A

46* Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any
47* lender. Buyer will use good faith and reasonable diligence to (i) obtain Loan Approval within N/A days (45 days if
48 left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and
49 (iii) close the loan. Buyer will keep Seller and Broker fully informed about loan application status and authorizes the
50 mortgage broker and lender to disclose all such information to Seller and Broker. Buyer will notify Seller immediately
51 upon obtaining financing or being rejected by a lender. CANCELLATION: If Buyer, after using good faith and
52* reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, Buyer may within N/A days (3 days if left
53 blank) deliver written notice to Seller stating Buyer either waives this financing contingency or cancels this Contract.
54 If Buyer does neither, then Seller may cancel this Contract by delivering written notice to Buyer at any time
55 thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the
56 satisfaction, by closing, of those conditions of Loan Approval related to the Property. DEPOSIT(S) (for purposes
57 of Paragraph 5 only): If Buyer has used good faith and reasonable diligence but does not obtain Loan
58 Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the
59 lender fails or refuses to close on or before the Closing Date without fault on Buyer's part, the Deposit(s) shall be
60 returned to Buyer, whereupon both parties will be released from all further obligations under this Contract, except for
61 obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract
62 as set forth above or Buyer fails to use good faith or reasonable diligence as set forth above, Seller will be entitled to
63 retain the Deposit(s) if the transaction does not close.

64* 6. TITLE: Seller has the legal capacity to and will convey marketable title to the Property by ☒ statutory warranty
65* deed ☐ other N/A, free of liens, easements and encumbrances of record or
66 known to Seller, but subject to property taxes for the year of closing; covenants, restrictions and public utility
67 easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be
68* subject) any other issues that may cloud the title
69* _____
70 provided there exists at closing no violation of the foregoing and none of them prevents Buyer's intended use of the
71* Property as Mobile Home & RV Park

72* (a) Evidence of Title: The party who pays the premium for the title insurance policy will select the closing agent
73* and pay for the title search and closing services. Seller will, at (check one) ☒ Seller's ☐ Buyer's expense and
74* within N/A days ☐ after Effective Date ☒ or at least 15 days before Closing Date deliver to Buyer (check one)
75* ☒ (i.) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be
76 discharged by Seller at or before Closing and, upon Buyer recording the deed, an owner's policy in the amount
77 of the purchase price for fee simple title subject only to exceptions stated above. If Buyer is paying for the
78 evidence of title and Seller has an owner's policy, Seller will deliver a copy to Buyer within 15 days after
79 Effective Date.
80* ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an
81 existing firm. However, if such an abstract is not available to Seller, then a prior owner's title policy acceptable
82 to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies
83 of all policy exceptions and an update in a format acceptable to Buyer from the policy effective date and
84 certified to Buyer or Buyer's closing agent together with copies of all documents recited in the prior policy and
85 in the update. If such an abstract or prior policy is not available to Seller then (i.) above will be the evidence of
title.

87* (b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to Seller
88 of title defects. Title will be deemed acceptable to Buyer if (1) Buyer fails to deliver proper notice of defects or

89* Buyer (K) (____) and Seller (J) EMH acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

(2) Buyer delivers proper written notice and Seller cures the defects within 45 days from receipt of the notice ("Curative Period"). If the defects are cured within the Curative Period, closing will occur within 10 days from receipt by Buyer of notice of such curing. Seller may elect not to cure defects if Seller reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, Buyer will have 10 days from receipt of notice of Seller's inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: (check applicable provisions below)

☒ (i) Seller will, within 7 days from Effective Date, deliver to Buyer copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction: all other documents and papers pertaining to the property that are in the seller's possession

prepared for Seller or in Seller's possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by Seller will be returned to Seller within 10 days from the date this Contract is terminated.

☒ Buyer will, at ☐ Seller's ☒ Buyer's expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ Buyer will accept the Property with existing encroachments ☒ such encroachments will constitute a title defect to be cured within the Curative Period.

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

7. PROPERTY CONDITION: Seller will deliver the Property to Buyer at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. Seller makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, Buyer may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable. By accepting the Property "as is", Buyer waives all claims against Seller for any defects in the Property. (Check (a) or (b))

☐ (a) As Is: Buyer has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ (b) Due Diligence Period: Buyer will, at Buyer's expense and within 60 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion, for Buyer's intended use and development of the Property as specified in Paragraph 6. During the Due Diligence Period, Buyer may conduct any tests, analyses, surveys and investigations ("Inspections") which Buyer deems necessary to determine to Buyer's satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that Buyer deems appropriate to determine the suitability of the Property for Buyer's intended use and development. Buyer will deliver written notice to Seller prior to the expiration of the Due Diligence Period of Buyer's determination of whether or not the Property is acceptable. Buyer's failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. Seller grants to Buyer, its agents, contractors and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections; provided, however, that Buyer, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. Buyer will indemnify and hold Seller harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer will not engage in any activity that could result in a mechanic's lien being filed against the Property without Seller's prior written consent. In the event this transaction does not close, (1) Buyer will repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) Buyer will, at Buyer's expense release to Seller all reports and other work generated as a result of the Inspections. Should Buyer deliver timely notice that the Property is not acceptable, Seller agrees that Buyer's deposit will be immediately returned to Buyer and the Contract terminated.

(c) Walk-through Inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the

Buyer KL and Seller W. E. M. H. acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

143 parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and
144 to ensure that all Property is on the premises.

145 **8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** Seller will continue to operate the Property and any
146 business conducted on the Property in the manner operated prior to Contract and will take no action that would
147 adversely impact the Property, tenants, lenders or business, if any. Any changes, such as renting vacant space, that
148 materially affect the Property or Buyer's intended use of the Property will be permitted ☒ only with Buyer's consent
149 ☐ without Buyer's consent.

150 **9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with
151 the norms where the Property is located.

152 **(a) Possession and Occupancy:** Seller will deliver possession and occupancy of the Property to Buyer at
153 closing. Seller will provide keys, remote controls, and any security/access codes necessary to operate all locks,
154 mailboxes, and security systems.

155 **(b) Costs:** Buyer will pay Buyer's attorneys' fees, taxes and recording fees on notes, mortgages and financing
156 statements and recording fees for the deed. Seller will pay Seller's attorneys' fees, taxes on the deed and
157 recording fees for documents needed to cure title defects. If Seller is obligated to discharge any encumbrance at or
158 prior to closing and fails to do so, Buyer may use purchase proceeds to satisfy the encumbrances.

159 **(c) Documents:** Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable
160 service and maintenance contracts that will be assumed by Buyer after the Closing Date and letters to each
161 service contractor from Seller advising each of them of the sale of the Property and, if applicable, the transfer of its
162 contract, and any assignable warranties or guarantees received or held by Seller from any manufacturer,
163 contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium
164 documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters; tenant
165 subordination, non-disturbance and attornment agreements (SNDAs) required by the Buyer or Buyer's lender;
166 assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in
167 ownership/rental agent. If any tenant refuses to execute an estoppel letter, Seller will certify that information
168 regarding the tenant's lease is correct. If Seller is an entity, Seller will deliver a resolution of its Board of Directors
169 authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and
170 setting forth facts showing the conveyance conforms to the requirements of local law. Seller will transfer security
171 deposits to Buyer. Buyer will provide the closing statement, mortgages and notes, security agreements, and
172 financing statements.

173 **(d) Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond
174 payments assumed by Buyer, interest, rents (based on actual collected rents), association dues, insurance
175 premiums acceptable to Buyer, and operating expenses will be prorated through the day before closing. If the
176 amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due
177 allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request
178 of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

179 **(e) Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date
180 will be paid by Seller. If a certified, confirmed, and ratified special assessment is payable in installments, Seller will
181 pay all installments due and payable on or before the Closing Date, with any installment for any period extending
182 beyond the Closing Date prorated, and Buyer will assume all installments that become due and payable after the
183 Closing Date. Buyer will be responsible for all assessments of any kind which become due and owing after Closing
184 Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially
185 completed as of the Closing Date but has not resulted in a lien before closing, Seller will pay the amount of the last
186 estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and
187 does not apply to condominium association special assessments.

188 **(f) Foreign Investment in Real Property Tax Act (FIRPTA):** If Seller is a "foreign person" as defined by FIRPTA,
189 Seller and Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will
190 complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply
191 with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or

192* Buyer (Kc) () and Seller (Jb) (Cmt) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

193 Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the
194 withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the
195 requirement.

196 **10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to
197 receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance
198 with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of
199 escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross
200 negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option,
201 (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent
202 jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of
203 the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action,
204 Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If
205 Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent
206 interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover
207 reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and
208 charged and awarded as court costs in favor of the prevailing party.

209 **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged
210 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-
211 complying party specifying the non-compliance. The non-complying party will have 5 days (5 days if left blank) after
212 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

213 **12. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is
214 not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit
215 will be returned in accordance with applicable Florida Laws and regulations.

216 **13. DEFAULT:**

217 (a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make
218 the title marketable after diligent effort, **Buyer** may either (1) receive a refund of **Buyer's** deposit(s) or (2) seek
219 specific performance. If **Buyer** elects a deposit refund, **Seller** will be liable to Broker for the full amount of the
220 brokerage fee.

221 (b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain
222 all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the
223 execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek
224 specific performance. If **Seller** retains the deposit, **Seller** will pay the Brokers named in Paragraph 20 fifty percent
225 of all forfeited deposits retained by **Seller** (to be split equally among the Brokers) up to the full amount of the
226 brokerage fee. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate
227 the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving
228 any remedy for **Buyer's** default.

229 **14. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the
230 prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable
231 attorneys' fees, costs, and expenses.

232 **15. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or
233 electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,
234 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)
235 representing a party will be as effective as if given by or delivered to that party.

236 **16. DISCLOSURES:**

237 (a) **Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales
238 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial
239 real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net

240* **Buyer** (KC) () and **Seller** (P) () acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

241 proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any
242 interest in real property. This lien right cannot be waived before the commission is earned.

243 (b) **Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special
244 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such
245 liens, if any, shall be paid as set forth in Paragraph 9(e).

246 (c) **Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in
247 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
248 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon
249 and radon testing may be obtained from your county public health unit.

250 (d) **Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by
251 Section 553.996, Florida Statutes.

252 **17. RISK OF LOSS:**

253 (a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear
254 the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**.
255 Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller**
256 will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any
257 insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such
258 proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the
259 **Buyer**.

260 (b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the
261 right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this
262 Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of
263 purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at
264 closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with
265 and assist **Buyer** in collecting any such award.

266 **18. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☒ is
267 not assignable ☐ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment
268 agreement to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "**Broker**" may be singular or
269 plural. This Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns
270 (if assignment is permitted).

271 **19. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**.
272 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.
273 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated
274 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or
275 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract
276 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be
277 construed under Florida law and will not be recorded in any public records.

278 **20. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to,
279 a licensed real estate Broker other than:

280* (a) **Seller's Broker:** C. Buddy Johnson Real Estate Edward R. Holt
281 (Company Name) (Licensee)
282* 331 Bay Street - Auburndale, FL 33823 863-255-9787
283 (Address, Telephone, Fax, E-mail)

284* who ☒ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated
285* by ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ a listing agreement ☒ other (specify) _____
286* Commission of 5% of the purchase price to be paid at the time of closing from proceeds of sale.

287* **Buyer** KC and **Seller** EB ENNA acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

288* (b) Buyer's Broker: N/A N/A
289 (Company Name) (Licensee)
290* N/A
291 (Address, Telephone, Fax, E-mail)

292* who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated
293* by ☐ Seller's Broker ☐ Seller ☐ Buyer ☐ both parties pursuant to ☐ an MLS offer of compensation ☐ other (specify)
294* N/A

295 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
296 inquiries, introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to
297 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
298 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
299 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
300 Paragraph 10, (3) any duty accepted by Broker at the request of Seller or Buyer, which is beyond the scope of
301 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
302 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of Seller or Buyer.

303 21. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to
304 this Contract):

305* <input type="checkbox"/> Arbitration	<input type="checkbox"/> Seller Warranty	<input type="checkbox"/> Existing Mortgage
306* <input type="checkbox"/> Section 1031 Exchange	<input type="checkbox"/> Coastal Construction Control Line	<input type="checkbox"/> Buyer's Attorney Approval
307* <input type="checkbox"/> Property Inspection and Repair	<input type="checkbox"/> Flood Area Hazard Zone	<input type="checkbox"/> Seller's Attorney Approval
308* <input type="checkbox"/> Seller Representations	<input checked="" type="checkbox"/> Seller Financing	<input checked="" type="checkbox"/> Other See Addendum

309 22. ADDITIONAL TERMS:

310* Both parties agree that the tenant that lives in the house will manage and maintain the property in exchange for no
311* rent increase on the home, Subject To an interview by Buyer.

312*
313* All time periods in the contract and addendum shall be calendar days.

314*
315*
316*
317*
318*
319*
320*
321 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE
322 ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL
323 FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE
324 PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE
325 EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR
326 REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER
327 ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL
328 REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER
329 REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF
330 THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS
331 AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE
332 AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

334 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
335 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
336 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
337 to do so.

338* *Kent Campbell - manager*
339 Kent Campbell

Date: 3-6-15

340* Kent Campbell - manager
341 (Typed or Printed Name of Buyer)

Tax ID No: 46-2426549

342* Title: Manager

Telephone: 352-561-8182

343* _____
344

Date: 3-6-15

345* _____
346 (Typed or Printed Name of Buyer)

Tax ID No: _____

347* Title: _____

Telephone: _____

348* Buyer's Address for purpose of notice: _____

349* Facsimile: _____

Email: _____

350* *Paul J. Goodart*
351 Paul J. Goodart

Date: _____

352* Paul J. Goodart
353 (Typed or Printed Name of Seller)

Tax ID No: 20-7126512
20-7126528

354* Title: CO-TRUSTEE

Telephone: 407-396-6493

355* *Elizabeth M. Goodart*
356 Elizabeth M. Goodart

Date: _____

357* Elizabeth M. Goodart
358 (Typed or Printed Name of Seller)

Tax ID No: Same

359* Title: CO-TRUSTEE

Telephone: 407-396-6493

360* Seller's Address for purpose of notice: _____

361* Facsimile: _____

Email: _____

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362* Buyer (X) and Seller (X) *Goodart* acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

EXHIBIT A – Real Estate

Legal Description

Parcel I.D. # 28-27-29-000000-024020 and

Parcel I.D. # 28-27-32-000000-013010

TRACT 1: The South 265 feet of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 27 South, Range 28 East, Polk County, Florida, lying East of Lake Marion.

TRACT II: The North 200 feet of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 27 South, Range 28 East, Polk County, Florida, lying East of Lake Marion.

TOGETHER WITH a road easement described as: the West 50 feet of the South 315 feet of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 27 South, Range 28 East and the West 50 feet of the North 200 feet of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 27 South, Range 28 East, Polk County, Florida.

Being the same property conveyed from St. Clair Resort, Inc. to Grantors herein by deed dated March 3, 1999, recorded March 5, 1999 as Document No. 99036314, in Book 04198, Page 461, records of Polk County.

EXHIBIT B – PERSONAL PROPERTYPARK EQUIPMENT AND SUPPLIES

--Stove and refrigerator - Apt 1 & 2
--Stove - House
--Washer and dryer - House
--Utility trailer, with spare tire
--Hitch for utility trailer
--Riding Mower,
--Awning
--Electric meter boxes (in bait house)
--4 Drawer file cabinet, in garage, with extra chlorine parts
--Picnic table
--Misc. yard tools

SERVICE PROVIDERS – ST. CLAIR RESORT

Septic	ASAP (Kendra)	407-518-6911
Plumbing	Don Crosby Plumbing	863-419-0993
	K.B. Clark (Lot 4, 9656) is a retired master plumber and will work at a reduced rate	
Electric	Vroom's Electric	407-847-7733
Air Conditioning	All-Zone A/C	863-644-9333
	House & Apt. 1 central units Alex	
Well Repair	Montana Well Drilling Matt	407-908-5999
Electric service	Duke Energy	1-800-700-8744
Trash Pick Up	Republic Services (Florida Refuse) Sherry or Nichol	863-665-1489
Well samples	Tri-Florida H2O Treatment, Inc. (Has key to garage)	863-965-1439
Polk Co. Health Dept.		863-519-8330

ADDENDUM

Addendum to Contract between Ashland Holdings LLC and/ or assigns (Buyer) and Paul J. Goodart and Elizabeth M. Goodart Charitable Trust #1 and Trust #2 (seller) concerning the property known as St Clair Mobile Home & RV Park.

- 1.) The property to be purchased and conveyed is located at 9696 St Clair Road in Haines City, Florida and shall include; The land and all improvements, all personal property used in connection with the operation of the property, and all other property currently located on or attached to the property. An inventory list is attached to the Contract as Exhibit B.**
- 2.) The Buyer accepts all property, real and personal, in "as is condition", with the right to the 60 day Due Diligence Period as described in Paragraph 7.(b) of the Contract. The Seller will warrant that all appliances, air conditioners, plumbing, sewer, electrical systems and all other items used in connection with the operation of the property will be in working condition at the time of closing.**
- 3.) The Seller will furnish the Buyer, within 7 days of the effective of the Contract, the following:**
 - a. Copy of the rent roll and leases: name of each tenant, list of prepaid rents, lists of deposits.**
 - b. Upon closing, assignment of all leases in effect.**
 - c. Copy of all third party contracts for maintenance, lawn care or management.**
 - d. Buyer to have access to all books and financial statements pertaining to the property for the last 2 years.**
 - e.**
 - 1. City, County and State Permits and Licenses**
 - 2. Certificates of Occupancy**
 - 3. Sewer Plant Records and Readings (if applicable)**
 - 4. Water Well Tests and Compliance Records (if applicable)**
 - 5. Existing Surveys or Environmental Reports**
 - 6. Water and other Utility Meter Reading Records and Formulas (if sub- metered)**
 - 7. Water, Sewer, Trash, Gas, Electric Bills for the last 2-3 years**
 - 8. Property tax bills for the last 2-3 years**
 - 9. Copy of current insurance policy and binder showing premiums and coverage's**
 - 10. Current staffing list including position, wages, job descriptions**

11. Any drawings and maps of the park and infrastructure and size of lots
12. Any Contracts that will be transferred to buyer at closing (laundry, trash, phone)
13. Signed Rules and Leases for each resident
14. Bank Statements
15. 2-3 years Tax Returns
16. 2-3 years Profit and Loss
17. List of Capital Expenditures for the last 3 years
18. Utilities and what they are made of (What are the water & sewer lines made of? What is the amperage of each electrical pole?)
19. Who pays what and how is it metered? Water, Sewer, Gas, Electric, Trash, Cable, etc
20. Listing of any current park infrastructure problems (water, sewer, gas, electric)
21. Rent Roll with specific home-site number, name of resident, move-in date, monthly rent, current balance, additional charges, number of occupants, and a brief history of the resident (good resident / bad resident, special circumstances, etc.)
22. Dates and amounts of the last 2-3 Rent Increases
23. Names and phone numbers of all contractors used in the last 5 years –plumbers, electricians, propane, gas, roto rooters
24. List of names, addresses, phone number, e-mail of attorneys, accountants, insurance brokers, rental companies, county and state officials and any other helpful people that we should contact now or in the future.
25. A list of any problems to be corrected, how you handle delinquent clients and any suggestions for landscaping, maintenance, improvements, etc. to have an excellent mobile home park
26. A list of all personal property including autos, trucks, office, park maintenance equipment, tools, utility equipment.

- 4.) Seller warrants that to the best of the Seller's knowledge:
 - a. There are no lawsuits or pending litigation affecting the property.
 - b. There are no environmental problems concerning the property.
- 5.) The day of closing shall be credited to the Buyer.
- 6.) The Seller agrees to the Buyer's use of the business name St Clair MH & RV Park, after closing, if the Buyer so desires.
- 7.) The Purchaser and Seller will comply with applicable law in performance of this transaction.
- 8.) Seller has good title and ownership over the Assigned interests.
- 9.) Seller warrants that the Assigned interests is free from any obligation and defects.

Page 1 of 2

- 10.) There is no pending Proceeding that has been commenced against the Seller and the Purchaser that challenges, or may have the effect of preventing, delaying, making illegal or otherwise interfering with, any of the contemplated transactions.
- 11.) The closing is conditioned on the completion of due diligence, including but limited to obtaining all lease agreements, reviewing of financial statements, an appraisal of the property at Purchaser's expense, contract is conditioned on the property appraising at or above the purchase price on the contract, and the preparation of definitive documentation to effect the transaction mutually satisfactory to each party.
- 12.) The Purchaser and Seller agree not to disclose the terms of this transaction to any person other than officers, members of the Board of Directors, accountants and attorneys involved in the transaction. Purchaser and Seller will have the right to disclose openly once fully compliant with SEC guidelines.
- 13.) Seller to carry balance of \$260,000.00 in a first mortgage at 5.5% interest amortized for 25 years with a balloon payment in 5 years. Monthly payments of \$1,596.63 to begin 30 days from the closing date with a balloon payment due and payable for the balance of \$231,037.91 after 5 years. Purchaser can prepay any or all of this note anytime with no prepayment penalty.

Kent Campbell

Kent Campbell - 12/14/25

Buyer:

3-6-15

Date

Buyer:

Date:

Ruey Goodart

Seller:

3-7-15

Date:

Elizabeth M Goodart

Seller

3-7-15

Date:

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9696 St Clair Road

Haines City, FL 33844

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As a person who has the honor to have been a member of the American Society for the Advancement of Science, and as a person who has the honor to have been a member of the American Society for the Advancement of Science, I am sure that you will find this information of interest.

The two individuals, who are alleged to be a member of a criminal organization, were charged with the murder of a police officer. The charges are based on evidence that the individuals were involved in a conspiracy to commit the murder. The evidence includes a letter from one of the individuals to the police officer, dated the day before the murder, in which the individual threatened the officer's life. The letter was found in the possession of the individual who was charged with the murder. The other individual was charged with conspiracy to commit the murder. The evidence against this individual includes a statement from the individual who was charged with the murder, in which the individual admitted to planning the murder with the other individual. The individuals are currently in custody and are being held in a secure facility. The case is being handled by the local police and the district attorney's office. The individuals are being held without bail. The case is being handled as a matter of internal security. The individuals are being held in a secure facility. The case is being handled by the local police and the district attorney's office. The individuals are being held without bail. The case is being handled as a matter of internal security.

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Kente Lemuel Manager

Carl Goodart

Elizabeth M. Gerdart

3-7-15

3-7-15