

**WHISPER CREEK PROPERTY—SALE BY
THE SCHOOL BOARD OF SANTA ROSA COUNTY**

Agreement & Actions Summary

PURCHASER: Holiday Builders, Inc., a Florida corporation

PARCEL ID NO.: 26-2N-29-0000-00203-0000

ACREAGE: ~24.22 (Exhibit A)

PURCHASE PRICE: \$1,150,000.00 (¶ 2)

DEPOSIT: \$50,000.00 upon execution by both parties (¶ 3)

EFFECTIVE DATE: July 29, 2022 (date of execution by last of parties; ¶ 35)

SELLER'S RECORDS
DUE TO PURCHASER: August 3, 2022 (within 5 days of the Effective Date upon request of the Purchaser; ¶ 7(a))

PUBLISH NOTICE OF
PUBLIC MEETING TO
APPROVE AGREEMENT: No later than August 4, 2022, for a Board meeting on Sept 8th, 2022 (at least 30 days prior to Board approval; ¶ 7(f))—published August 4, 2022

BOARD APPROVAL: Not later than October 27, 2022 (within 90 days of Effective Date; ¶ 7(f)) [either party may terminate with written notice to other party if approval not secured within Inspection Period, which ends January 25, 2023]—scheduled for Board meeting on _____, 2022; approved _____, 2022

TITLE INSURANCE
COMMITMENT DUE: August 13 (15), 2022 (within 15 days of the Effective Date; ¶ 9(a))—provided to Purchaser _____, 2022

SURVEY DUE: January 25, 2023 (to be obtained by Purchaser during the Inspection Period and provided to the Seller; ¶ 8)—provided to District _____, 2022

TITLE OBJECTIONS

DUE: ~ _____, 2022 (within 15 days of receiving the latter of the Title Commitment or the Survey; ¶¶ 8 & 9(b))—provided to District _____, 2022

INSPECTION PERIOD: Ends January 25, 2023 (180 days from Effective Date; may be extended for two additional 30 day periods with payment of \$15,000 Extension Deposit for each extension) (¶ 7(b))

SELLER RESOLVES

TITLE DEFECTS: Not later than ~ _____, 2023 [unless Inspection Period extended] (prior to Closing Date; ¶ 9(b))

CLOSING DATE: Not later than ~ February 24, 2023 [unless Inspection Period extended] (within 30 days after expiration of Inspection Period; ¶ 4)