

This instrument prepared by:
Office of County Engineer
412 SE 25th Avenue
Ocala, FL. 34471

May 15, 2026

Return to:
Office of County Engineer
412 SE 25th Avenue Bldg 1
Ocala, FL. 34471

Project: SW 80th Avenue Segment 1B
Project Parcel #: 10 AKA TCE 29
Parcel ID: 35467-000-00

PURCHASE AGREEMENT

THIS AGREEMENT is made by and between: **RUHI INVESTMENTS LLC, a Florida limited liability company**, having a mailing address of 5076 SE 6TH AVE OCALA FL 34480-4788, hereinafter referred to as the SELLER and **MARION COUNTY**, a political subdivision of the State of Florida for use and benefit of MARION COUNTY, hereinafter referred to as BUYER.

WITNESSETH

For and in consideration of the mutual covenants and conditions herein contained, SELLER hereby agrees to sell and BUYER hereby agrees to buy the following property or interest therein, upon the following terms and conditions:

I. DESCRIPTION

- (a) Real estate or interest therein, identified as Parcel ID #: **35467-000-00** and further shown on Right-of-Way Maps and/or Sketch of Description for the SW 80th Avenue Segment 1B (SW 80th Street to .5 Miles North of SW 38th Street) road project incorporated herein by reference and attached as Exhibit "A".

- Fee Simple
- Temporary Construction Easement
- Permanent Easement
- Leasehold Interest

- (b) Personal property, Fixtures and Appliances identified as follows:

- 1) **Personal property:** Unless excluded below or by other terms of this Agreement, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s)/ovens(s), refrigerator(s), dishwasher, disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access devices, and storm shutters/panels ("Personal Property").

Other Personal Property items included in this purchase are:

N/A

The following Personal Property items are excluded from the purchase:

N/A

- 2) **Fixtures and Built-In Appliances:** With the exception of the exclusion items listed below, the SELLER and BUYER agree that all existing improvements and fixtures located on or in the property, including but not limited to built-in appliances, built-in furnishings and attached wall-to-wall carpeting and flooring, windows, screens, shades, blinds, heating systems, HVAC components, air conditioners, pumps, electrical fixtures, and any other equipment or furniture that is fixed in position, shall be included in the sale of the Property.

The following exclusion items are fixtures and built-in appliances that will not be conveyed to Buyer:

N/A

II. PURCHASE PRICE

- (a) Itemized purchase price:

Temporary Construction Easement (TCE)	<u>\$ 1,700.00</u>
TCE Improvements	<u>\$ 0.00</u>
Sub-Total	<u>\$ 1,700.00</u>

- (b) Amount to be paid by BUYER to SELLER at closing (not including Buyer's closing costs, fees, prepaids and prorations, which will be noted on the Settlement Statement prior to Closing).
\$ 1,700.00.

III. CONDITIONS AND LIMITATIONS

- (a) It is mutually understood that this Agreement is contingent to and not binding upon the SELLER or BUYER until ratified and accepted by the Marion County Board of County Commissioners, signed by its Chairman, or Vice-Chair, and attested by the Clerk of the Court. This agreement shall be deemed rejected by BUYER if not ratified and accepted by the Board of County Commissioners and the SELLER acknowledges and agrees that this provision cannot be waived by BUYER or any Agent of BUYER.
- (b) SELLER is responsible for all taxes due and owing on the property as of the date of closing and agrees that all current taxes for the year in which this agreement is made on the property acquired shall be prorated and SELLER agrees to pay his and/or her share of said prorated taxes as of the date of closing. BUYER agrees to pay closings costs, such as recording fees, doc stamps and title insurance. Additionally, any delinquent taxes shall be collected and delivered to the Marion County Tax Collector.
- (c) SELLER is responsible for delivering unencumbered title to BUYER at closing. Any sums which BUYER must expend to clear encumbrances shall be deducted at closing from the purchase price shown in Section II. SELLER shall be liable for any existing encumbrances or any encumbrances arising after closing as a result of actions of the SELLER. The terms of this sub-section shall survive the closing.
- (d) Any extension of occupancy beyond the date of closing must be authorized by the BUYER in writing. During the period from the date of closing until the SELLER surrenders possession to the BUYER, the SELLER shall exercise diligent care in protecting the property from theft and vandalism. All property, whether real or personal, included in this agreement shall be delivered to BUYER in the same condition existing as the effective date of this agreement, less any reasonable wear and tear.
- (e) Other: Temporary Construction Easement duration shall be two (2) years from Notice to Proceed with construction.
-

IV. CLOSING DATE

- (a) This transaction shall be closed and the instrument of conveyance delivered within 90 days of the date of Board of County Commissioners acceptance. The time to close may be extended by BUYER to give SELLER time to cure title defects to deliver marketable fee simple title to the BUYER.

V. TYPEWRITTEN OR HANDWRITTEN PROVISIONS

- (a) Typewritten or handwritten provisions inserted herein or attached hereto as Addenda, and initialed by all parties, shall control all printed provisions in conflict herewith. All Addenda, whether typewritten or handwritten, attached hereto must be referenced and initialed in this section. In addition, all addenda must be signed by both the SELLER and BUYER.
There () is (x) is not an addendum to this agreement.

VI. ENTIRE AGREEMENT

- (a) This agreement shall bind and inure to the benefit of the parties and their successors in interest. This agreement and any exhibits attached hereto constitutes the entire agreement between the BUYER and SELLER, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the property other than those set forth herein. No subsequent alteration, amendment, change, deletion, or addition to this agreement shall be binding upon the BUYER or SELLER unless in writing and signed by both parties.

[This portion of page intentionally left blank. Signature pages follow.]

IN WITNESS WHEREOF, THE PARTIES has caused these presents to be executed in their respective name(s).


WITNESSES:



(Signature)

Steven Cohoon

(Print or type Name)



(Signature)


Elizabeth Woods

(Print or type name)

ATTEST:

GREGORY C. HARRELL,
CLERK OF THE COURT

SELLER: RUHI INVESTMENTS LLC, a Florida limited liability company,



(Signature)

JUAN PATEL

(Print or type name)

6/8/25

(Date)

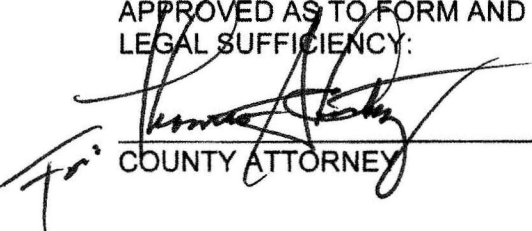
BUYER:

MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

BY: CARL ZALAK III, CHAIRMAN

(Date)

FOR USE AND RELIANCE OF
MARION COUNTY ONLY,
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



COUNTY ATTORNEY

EXHIBIT "A"

**SKETCH OF DESCRIPTION FOR:
MARION COUNTY BOARD OF COUNTY COMMISSIONERS
SECTION 07, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA**

FID 10

DESCRIPTION:

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8241, PAGE 242 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 07, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGIN AT THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8241, PAGE 242; THENCE ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°23'06"E., 660.95 FEET TO THE NORTH BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTH BOUNDARY, S.89°53'25"E., 10.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°23'06"W., 660.96 FEET TO THE SOUTH BOUNDARY OF SAID LANDS; THENCE ALONG SAID SOUTH BOUNDARY, N.89°52'07"W., 10.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.15 ACRES, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JANUARY 21, 2026.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

NOTE: THIS IS NOT A SURVEY
SHEET 1 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER

LEGEND:

-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- CL CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- CHANGE IN DIRECTION


SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

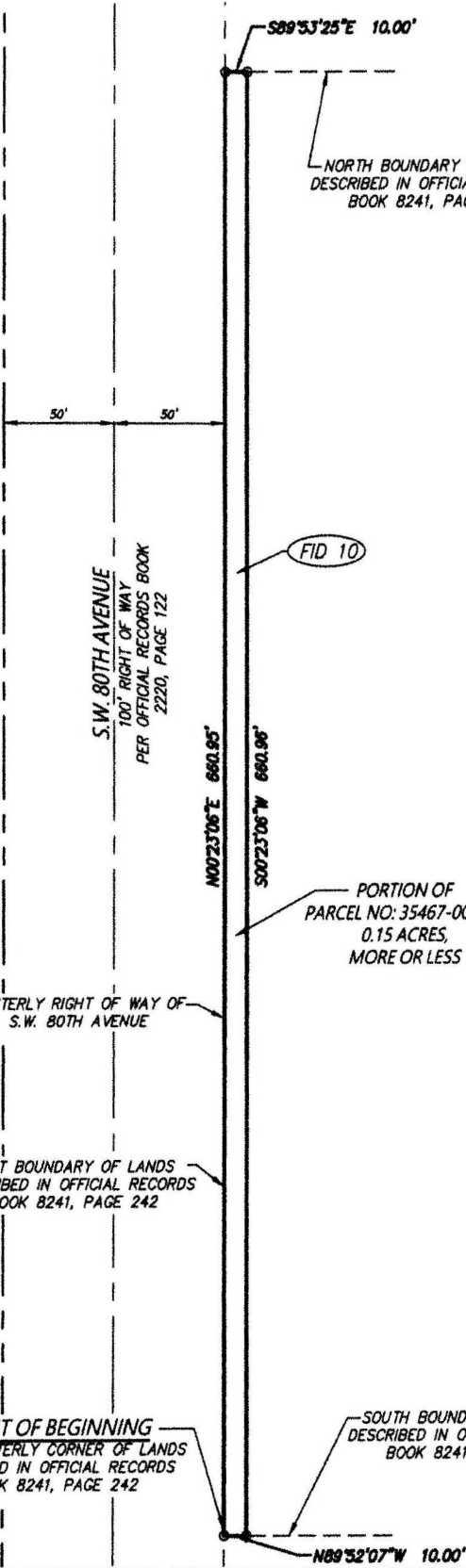
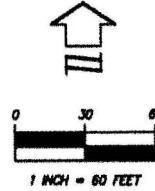
Drawing name: Z:\Projects\231215 DW 888 - Areas (DW 887) 21 to DW 246 21\DW888\Drawings\Temporary Construction\Areas\TCE\TCE200 - Parcel No 35467-000-00.dwg SHEET 1 Jan 27, 2026 11:21am jch mark

 <p style="font-size: 2em; font-weight: bold; margin: 0;">JCH</p> <p style="margin: 0;">CONSULTING GROUP, INC.</p> <p style="margin: 0; font-size: 0.8em;">LAND DEVELOPMENT • SURVEYING & MAPPING PLANNING • ENVIRONMENTAL • G.I.S. CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553 136 SW 12TH STREET, OCALA, FLORIDA 34471 PHONE: 352.466-7462 www.jchkg.com</p>	DRAWN: M.A. J.O.#231215
	REVISED: DWG.#231215SKR (TCE#29)
	CHECKED: C.J.H. FID 10
	APPROVED: C.J.H. 35467-000-00
	SCALE: --- COPYRIGHT © JANUARY, 2026

SKETCH OF DESCRIPTION FOR:
 MARION COUNTY BOARD OF
 COUNTY COMMISSIONERS
 SECTION 07, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
 MARION COUNTY, FLORIDA

FID 10

NORTH BOUNDARY OF LANDS
 DESCRIBED IN OFFICIAL RECORDS
 BOOK 8241, PAGE 242



FID 10

PARCEL NO:
 35467-000-00
 OWNER: RUHI INVESTMENTS LLC
 LANDS DESCRIBED IN OFFICIAL
 RECORDS BOOK 8241, PAGE 242

PORTION OF
 PARCEL NO: 35467-000-00
 0.15 ACRES,
 MORE OR LESS

EASTERLY RIGHT OF WAY OF
 S.W. BOTH AVENUE

WEST BOUNDARY OF LANDS
 DESCRIBED IN OFFICIAL RECORDS
 BOOK 8241, PAGE 242

POINT OF BEGINNING
 SOUTHWESTERLY CORNER OF LANDS
 DESCRIBED IN OFFICIAL RECORDS
 BOOK 8241, PAGE 242

SOUTH BOUNDARY OF LANDS
 DESCRIBED IN OFFICIAL RECORDS
 BOOK 8241, PAGE 242

NOTE: THIS IS NOT A SURVEY
 SHEET 2 OF 2
 ONE IS NOT COMPLETE
 WITHOUT THE OTHER

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT • SURVEYING & MAPPING
 PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LD 8071 CHRISTOPHER J. HOBSON, P.S.M., C.F.M. - LS 6533
 426 SW 15TH STREET, Ocala, FLORIDA 34471
 PHONE (352) 405-1442 www.jchgrp.com

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REVISED:		DWG.#231215SKR (TCE#29)
CHECKED:	C.J.H.	FID 10
APPROVED:	C.J.H.	35467-000-00
SCALE:	1" = 60'	COPYRIGHT © JANUARY, 2028