

FIRST AMENDMENT
TO PURCHASE AND SALE OF REAL PROPERTY AGREEMENT

WHEREAS, **Delray Beach Community Redevelopment Agency, a Florida public body corporate and politic created pursuant to Section 163.356 F.S. (the “Seller”)** and **Delray Beach Community Land Trust, Inc., a Florida not-for-profit corporation (the “Purchaser”)** entered into that certain Purchase and Sale of Real Property Agreement (the “Contract”) dated January 15, 2020, concerning the real property located at 238 SW 6th Ave, parcels on SW 7th Ave, 202 SW 7th Ave, 322 SW 7th Ave and a parcel on SW 4th Street, all of Delray Beach, FL (collectively the “Property”);

WHEREAS, a portion of the Property has been re-platted into the plat of Corey Isle, recorded in Plat Book 129, Page 142, of the Public Records of Palm Beach County, Florida;

WHEREAS, Palm Beach County has updated its records and assigned property control numbers and the City of Delray Beach has assigned addresses to each of the lots in the Property;

WHEREAS, the building permits for three (3) of the ten (10) parcels making up the Property will be ready earlier than the building permits for the remaining seven (7) parcels;

WHEREAS, Purchaser has requested to close earlier on the three (3) parcels that will have building permits earlier;

WHEREAS, the Purchaser and Seller have agreed to amend Exhibit “A” of the Contract to show the correct legal descriptions and addresses of the Property and amend the Contract to provide for a Closing Date for the three (3) parcels and a Closing Date for the remaining seven (7) parcels.

NOW THEREFORE,

Seller and Purchaser agree to the following:

1. The Whereas clauses are hereby ratified and confirmed.
2. Exhibit A of the Contract is deleted in its entirety and replaced with the attached Exhibit A.
3. Sections 1.3 and 9 are hereby revised to read as follows:

Closing Date. The First Closing Date for the following three (3) parcels shall occur fifteen (15) calendar days subsequent to the Seller obtaining building permits for the residential units to be built on the parcels:

324 SW 7th Ave., 326 SW 7th Ave. and 328 SW 7th Ave., Delray Beach, FL

The Second Closing Date for the remaining seven (7) parcels shall occur fifteen (15) calendar days subsequent to the Seller obtaining the remaining seven (7) building permits for those parcels listed below:

322 SW 7th Ave., 320 SW 7th Ave., 318 SW 7th Ave., 316 SW 7th Ave.,

314 SW 7th Ave., 312 SW 7th Ave., 238 SW 6th Ave., Delray Beach, FL

4. Section 2 is hereby deleted in its entirety and revised to read as follows:

Purchase and Sale. Subject to the provisions of this Agreement, the SELLER hereby agrees to sell to PURCHASER, and PURCHASER hereby agrees to purchase from SELLER, the Property previously identified in Section 1.1 and more particularly described in Exhibit "A" for a purchase price of Five Hundred and 00/100 Dollars (\$500.00) for each parcel for a total purchase price of Five Thousand and 00/100 Dollars (\$5,000.00) for the ten (10) parcels, and upon and subject to the terms and conditions hereinafter set forth.

5. The first sentence of Section 12 is hereby revised to read as follows:

Upon Closing, the cost for the recording for each of the deeds, documentary stamps and the costs and expense related to the survey shall be borne by the PURCHASER.

All other terms and provisions of the Contract not otherwise modified by this First Amendment are hereby ratified and confirmed, and shall remain in full force and effect.

In the event of any inconsistencies between this First Amendment and the Contract, the provisions contained in this First Amendment shall prevail. In any other respects, the Contract remains unchanged.

SELLER:

Delray Beach Community Redevelopment
Agency

PURCHASER:

Development Community Land Trust,
Inc.

By: Shelly Petrolia, Chair

By: Gary P. Eliopoulos, President

Signed on _____, 2020

Signed on _____, 2020

EXHIBIT A
LEGAL DESCRIPTION

Lots 1 and 2, COREY ISLE, according to the plat thereof, as recorded in Plat Book 129, Page 142, of the Public Records of Palm Beach County, Florida.

FOLIO NO. 12-43-46-17-71-000-0010 – 326 SW 7th Ave. – Lot 1

12-43-46-17-71-000-0020 – 328 SW 7th Ave. – Lot 2

AND

Lots 31, 32, 33, 34, 35, 36 and 37, Block 8, SUBDIVISION OF BLOCK 8 TOWN OF DELRAY, (formerly Linton), according to the plat thereof, as recorded in Plat Book 14, Page 58, of the Public Records of Palm Beach County, Florida.

FOLIO NO. 12-43-46-16-01-008-0310 – 324 SW 7th Ave. – Lot 31

12-43-46-16-01-008-0320 – 322 SW 7th Ave. – Lot 32

12-43-46-16-01-008-0330 – 320 SW 7th Ave. – Lot 33

12-43-46-16-01-008-0340 – 318 SW 7th Ave. – Lot 34

12-43-46-16-01-008-0350 – 316 SW 7th Ave. – Lot 35

12-43-46-16-01-008-0360 – 314 SW 7th Ave. – Lot 36

12-43-46-16-01-008-0370 – 312 SW 7th Ave. – Lot 37

AND

Lots 32 and 33, Block 15, SUBDIVISION OF BLOCK 15 TOWN OF DELRAY, (formerly Linton), according to the map or plat thereof, as recorded in Plat Book 13, Page 18, of the Public Records of Palm Beach County, Florida.

FOLIO NO. 12-43-46-16-01-015-0320 – 238 SW 6th Ave. – Lots 32 and 33