

**VIA E-MAIL (thebraddockteam@gmail.com)**

January 3, 2024

Mr. Jason Braddock  
The Braddock Team  
eXp Realty, LLC  
10752 Deerwood Park Blvd.  
Suite 100  
Jacksonville, FL 32256

RE: Letter of Intent Regarding Seminole County's Interest in Tax Parcel ID Number 23-21-30-300-0070-0000, 3800 Lavender Way, Casselberry, FL 32707, Owned by Richard Lavender and Nancy Duniho

Dear Mr. Braddock:

This non-binding letter of intent is being provided to you as the Realtor for Richard Lavender and Nancy Duniho, the owners of the property located at 3800 Lavender Way, Casselberry, FL 32707 ("the Property"), as an expression of interest in the above-referenced Lavender family property located directly adjacent to Seminole County's Red Bug Lake Park. As discussed in your telephone conversation with Richard Durr on December 19, the Board of County Commissioners is on a holiday break and does not meet again until January 14, 2025. It is our hope that this letter of intent will enable you to officially acknowledge with the property owners County staff's interest in the property until we can obtain formal direction from the Board of County Commissioners on January 14, 2025.

It is our understanding that, in addition to the Property located at 3800 Lavender Way, Casselberry, consisting of approximately 3.90 acres of improved residential property that is currently listed for sale with your realty company, the Lavender family owns the following two other properties adjacent to Red Bug Lake Park that are not currently on the market:

- Tax Parcel I.D. #23-21-30-300-007B-0000, approximately 2.38 acres of improved residential property located at 3850 Lavender Way, Casselberry, FL 32707, owned by Nancy Duniho; and
- Tax Parcel I.D. 23-21-30-300-007C-0000, approximately 3.70. acres of vacant land, owned by the Richard E. Lavender Revocable Trust and Nancy Duniho.

This letter of intent is also being provided to you to express the County's interest in the purchase, subject to approval by the Board of County Commissioners, of those properties when they become available.

**Purchase Price:** If the Board of County Commissioners approves purchase of the Property, the purchase price of the Property will be determined through negotiation by the County and the Sellers, after completion of an appraisal.

Jason Braddock  
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**Approval by the Board of County Commissioners:** The Parties acknowledge that a Purchase and Sale Agreement and execution of the Agreement by the County will be subject to approval by the Seminole County Board of County Commissioners, which approval will be sought by the County Manager's Office at a future meeting of the Board on a date to be determined.

**Broker's Commission:** Richard Lavender and Nancy Duniho have listed the Property with Jason Braddock of EXP Realty, LLC ("Seller's Brokerage") and the County is not represented by a real estate broker. If the Property is approved by the Board for purchase by the County, Sellers shall be responsible for any commission due and payable to Sellers' Brokerage. County and Sellers will agree to indemnify each other with regard to any other claim by any other broker for a commission to be paid as a result of the respective party's action as part of a purchase and sale of the Property by the Parties.

We look forward to working with you through this process.

Sincerely,



Darren Gray  
County Manager

DG/LP-C

Copy: Kristian Swenson, Deputy County Manager  
Richard E. Durr, Jr., CPRP, AICP, PLA, Director, Parks and Recreation Department  
Michael Wirsing, Deputy Director, Parks and Recreation  
Kate Latorre, County Attorney  
Lynn Porter-Carlton, Esquire, Deputy County Attorney

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