

OFFER TO PURCHASE AND CONTRACT

The Wake County Board of Education, as Buyer, hereby offers to purchase and Sheppard, Inc., a North Carolina corporation, as Seller, upon acceptance of said offer, agrees to sell and convey, all of that condominium unit, plot, piece or parcel of land described below, together with improvements and fixtures located thereon, and all rights as a Unit Owner described in those instruments recorded in Book 4383, Page 17 and Book 4383, Page 27, and in Unit Ownership File No. 145, Wake County Registry (collectively referred to as the "Property"), in accordance with the Standard Provisions below and upon the following terms and conditions:

1. **PROPERTY:** Located in the City of Raleigh, County of Wake, State of North Carolina, and being that certain Unit 1 of Hedingham Oaks II Condominium and improvements, containing $\pm$ 2,940 Sq.Ft., located on the south side of New Bern Avenue and adjacent to River Oaks Middle School bearing a street address of 4600-101 New Bern Avenue, Raleigh, Wake County, North Carolina, having Wake County REID 0175252 and PIN 1734-05-7479, and being more particularly described by instruments recorded in Book 14026 at Page 1456, Wake County Registry.

2. **PURCHASE PRICE:** The Purchase Price for the Property is \$ 427,000.00, and shall be paid by Buyer to Seller as follows:

- (a) \$ 5,000.00 as Initial Earnest Money;
- (b) \$ N/A as Additional Earnest Money, and
- (c) \$ 422,000.00 as the balance of the purchase price paid at closing.

Buyer shall tender the Initial Earnest Money with this offer and shall deliver the funds to the Escrow Agent within ten (10) business days of acceptance of the Offer by all parties. All earnest money shall be held by Boxley, Bolton, Garber & Haywood, L.L.P., Attorneys at Law (Escrow Agent) until the sale is closed, at which time it will be credited to Buyer, or until this Contract is otherwise terminated. Buyer shall tender the Initial Earnest Money and Additional Earnest Money by check or by other means acceptable to all parties. TIME IS OF THE ESSENCE AS TO THE DEPOSIT OF ALL EARNEST MONEY HEREIN.

3. **SURVEY:** During the Examination Period, Buyer, at its sole discretion and expense, may obtain and deliver to Seller a current boundary survey of the Property prepared by a North Carolina registered land surveyor. The survey shall include a calculation of the exact acreage or square footage of the Property exclusive of any existing road rights of way.

4. **EXAMINATION PERIOD:** Buyer shall have 120 days from the Effective Date of this Offer to inspect and examine the Property (the "Examination Period") consistent with Standard Provisions 1 and 3. Upon written notice to Seller, Buyer shall have the right to extend the Examination Period for an additional 30 days. **If Buyer chooses not to purchase the Property, for any reason or no reason, and provides written notice to Seller thereof prior to the expiration of the Examination Period, then this Agreement shall terminate, and Buyer shall receive a return of the Earnest Money.**

5. **CLOSING:** The parties agree to execute any and all documents and papers necessary in connection with the closing and transfer of title within thirty (30) days after all conditions have been met or waived, but not later than six (6) months from the date of execution of this Offer to Purchase and Contract by all parties, at a time, date and place designated by Buyer. The deed is to be made to The Wake County Board of Education, Facilities Building, 1551 Rock Quarry Road, Raleigh, North Carolina, 27610, Attention: Betty L. Parker, Real Estate Services Senior Director. Seller shall deliver possession of the Property to Buyer at closing.

6. **OTHER PROVISIONS AND CONDITIONS:** All of the Standard Provisions that follow on pages 3 and 4 of this Offer to Purchase and Contract are understood and form a part of this Contract, except the following numbered Standard Provisions are deleted: (If none are to be deleted, state "None".) None.

7. **TERM OF OFFER:** This offer is null and void if Buyer or Buyer's agent has not received a fully executed contract consistent with the below notice provisions by 5:00 p.m. on Monday, November 26, 2018.

8. **COUNTERPARTS:** This offer shall become a binding contract when signed by both Buyer and Seller (the "Effective Date") in counterparts with an executed counterpart being retained by each party. References herein to "this Contract" shall mean this Offer to Purchase and Contract.

9. **TIME IS OF THE ESSENCE:** Time is of the essence with regard to the terms and conditions contained in this Contract.

IN WITNESS WHEREOF, Buyer and Seller have executed this Contract under SEAL, as of the date written below.

BUYER:

THE WAKE COUNTY BOARD OF EDUCATION

By: [Signature] (SEAL)
JAMES D. MARTIN, CHAIR

Attest: [Signature] (SEAL)
CATHY Q. MOORE, Secretary

Date of Execution ("Effective Date"): 12-19-18

SELLER:

SHEPPARD, INC., a North Carolina corporation

By: _____ (SEAL)
JOSE A. ISASI, President

Date of Execution: _____

THE FOLLOWING ADDRESSES ARE VALID ADDRESSES FOR EACH PARTY FOR THE RECEIPT OF ANY NOTICE CONTEMPATED BY THIS CONTRACT.

BUYER NOTICE ADDRESS

Wake County Board of Education
Attn: Superintendent
5625 Dillard Drive
Raleigh, NC 27518

Copy to:
Wake County Public School System
Attn: Real Estate Services Senior Director
1429 Rock Quarry Road, Suite 116
Raleigh, NC 27610
Email: bparker@wcpss.net

Copy to:
Kenneth C. Haywood, Esq.
Boxley, Bolton, Garber & Haywood, LLP
Post Office Drawer 1429
Raleigh, NC 27602
Email: khaywood@bbghlaw.com

SELLER NOTICE ADDRESS

Jose A. Isasi
3989 Huddington Court
Winston-Salem, NC 27106
Email: joseisasi@quepasamedia.com

Copy to:
_____, Esq.

Email: _____

92

9. **TIME IS OF THE ESSENCE:** Time is of the essence with regard to the terms and conditions contained in this Contract.

IN WITNESS WHEREOF, Buyer and Seller have executed this Contract under SEAL, as of the date written below.

BUYER:

THE WAKE COUNTY BOARD OF EDUCATION

By: _____ (SEAL)
MONIKA JOHNSON-HOSTLER, CHAIR

Attest: _____ (SEAL)
CATHY Q. MOORE, Secretary

Date of Execution ("Effective Date"): _____

SELLER:

SHEPPARD, INC., a North Carolina corporation

By: Jose A. Isasi (SEAL)
JOSE A. ISASI, President

Date of Execution: Nov. 19, 2018

THE FOLLOWING ADDRESSES ARE VALID ADDRESSES FOR EACH PARTY FOR THE RECEIPT OF ANY NOTICE CONTEMPLATED BY THIS CONTRACT.

BUYER NOTICE ADDRESS

Wake County Board of Education
Attn: Superintendent
5625 Dillard Drive
Raleigh, NC 27518

Copy to:
Wake County Public School System
Attn: Real Estate Services Senior Director
1429 Rock Quarry Road, Suite 116
Raleigh, NC 27610
Email: bparker@wcpss.net

Copy to:
Kenneth C. Haywood, Esq.
Boxley, Bolton, Garber & Haywood, LLP
Post Office Drawer 1429
Raleigh, NC 27602
Email: khaywood@bbqhlaw.com

SELLER NOTICE ADDRESS

Jose A. Isasi
3989 Huddington Court
Winston-Salem, NC 27106
Email: joseisasi@quepasamedia.com

Copy to: _____, Esq.

Email: _____

for

STANDARD PROVISIONS

1. **RIGHT OF ENTRY AND TESTING:** Buyer, its agents, employees or other representatives, shall have the right to go upon the Property for the purpose of appraising and evaluating the Property, and performing such engineering, topographical, geological and other tests and measurements including, but not limited to, soils tests, percolation tests and subsoil tests, as Buyer deems necessary or advisable, all at the sole cost of Buyer. Buyer shall pay for any damages to the Property caused while such tests are being made or in connection with any entry on the Property under this Standard Provision 1 and to the extent allowed by law shall indemnify Seller against any claims or losses occasioned by the exercise of the right of entry and testing granted under the provisions hereof. This indemnity shall expressly survive this Contract and any termination hereof.

2. **EARNEST MONEY:** If any of the conditions of this contract are not satisfied, the all earnest money shall be refunded to Buyer. If Seller breaches this Contract, then Buyer may elect either to terminate this Contract and obtain a refund of its earnest money or prosecute an action for specific performance of Seller's obligations hereunder, those being Buyer's sole and exclusive remedies. If Buyer fails to close on the Property or otherwise breaches this Contract, then Escrow Agent shall pay to Seller all earnest money as liquidated damages for Buyer's breach and this Contract will thereafter be null and void except for any indemnity obligation under Standard Provision 1, this being Seller's sole and exclusive remedy.

3. **EXAMINATION PERIOD:** Buyer acknowledges that during the Examination Period, Buyer may inspect the Property to the extent it deems necessary to determine the suitability of the Property for Buyer's intended use. Buyer's inspections on the subject property may include but are not limited to investigations related to appraisals, feasibility studies, land surveys, streams and wetlands identification and delineation, environmental site assessments and audits, asbestos and lead-based paint studies, engineering studies, geotechnical subsurface borings, and structural/roofing/plumbing/electrical/mechanical assessments of existing structures. **Until the expiration of the Examination Period, TIME BEING OF THE ESSENCE, Buyer has the right to terminate this Contract for any reason or no reason, whether related to the physical condition of the Property or otherwise, by either providing written notice to Seller or in the alternative, should an Additional Earnest Money Deposit be required, by failing to deposit with the Escrow Agent prior to the expiration of the Examination Period the Additional Earnest Money Deposit.**

4. **NO WARRANTIES OR REPRESENTATIONS:** Except as specifically set forth in this Contract, Buyer acknowledges that it is not relying on any representations or warranties by Seller or Seller's agent regarding the condition or any other aspect of the Property, and that at closing, Buyer accepts the Property in "as is" condition, **without warranties or any kind, express or implied, from Seller**, including any regarding merchantability, fitness for a particular purpose, habitability, suitability, or tenantability. Seller makes no representations of any kind whatsoever with respect to the condition of the Property except to the extent expressly provided in this Contract. Buyer is relying solely on its own inspections, assessments, studies, reports, and examination of the property and Buyer's determination of the condition of the Property.

5. **PRORATIONS AND ADJUSTMENTS:** Unless otherwise provided, the following items shall be prorated and either adjusted between the parties or paid at closing: (a) ad valorem taxes on real property shall be prorated on a calendar year basis to the date of closing; (b) all late listing penalties, if any, shall be paid by Seller; and (c) rents, if any, for the Property shall be prorated to the date of closing. Buyer and Seller understand that the prorated amounts may be based upon tax rates and/or valuations that may change after closing but before the end of the year in which closing occurs. Should the actual tax bill be different than the amount estimated at closing, Buyer and Seller will promptly adjust and pay to the other party as appropriate any additional taxes prorated against the actual tax bill. As part of the consideration of this sale, this term and condition shall survive closing and shall not merge upon delivery of the deed;

6. CONDITIONS:

(a) The Property must be in substantially the same or better condition at closing as on the date of this offer, reasonable wear and tear excepted. The risk of loss or damage by fire or other casualty prior to closing shall be upon Seller.

(b) Title must be delivered at closing by general warranty deed and be fee simple marketable and insurable title, free of all encumbrances except ad valorem taxes for the current year (prorated to the date of closing) and such other easements, restrictions and other matters existing as of the expiration of the Examination Period, provided that unless otherwise being expressly assumed by Buyer at closing, all deeds of trust, liens and other charges against the Property and securing a sum must be paid and canceled by Seller prior to or at closing. The Property must have legal access to a public right of way.

(c) Seller shall pay all governmental assessments confirmed through the Closing Date, if any, and Buyer shall take title subject to all pending assessments, if any.

(d) The Wake County Board of Commissioners must approve Buyer's purchase of the Property under N.C.G.S. Section 115C-426; and disburse to Buyer sufficient funds to pay the full balance of the Partial Payment portion of the Purchase Price for the Property at or prior to closing.

7. **EXPENSES:** Seller shall pay for the preparation of deed, for the excise tax (revenue stamps) required by law and Seller's attorney's fees; and Buyer shall pay all other closing expenses and expenses incurred by Buyer in connection with its investigation of, entry on or testing of the Property.

far.

8. **LABOR AND MATERIAL:** Seller shall furnish at closing an affidavit and indemnification agreement in form satisfactory to Buyer showing that all labor and materials, if any, furnished to the Property within 120 days prior to the date of closing have been paid for and agreeing to indemnify Buyer against all loss from any cause or claim arising therefrom.

9. **EVIDENCE OF TITLE:** Seller agrees to use his best efforts to deliver to Buyer as soon as reasonably possible after the acceptance of this offer, copies of all title information in possession of or available to Seller or Seller's attorneys, including but not limited to title insurance policies, attorney's opinions on title, surveys, covenants, deeds, notes and deeds of trust and easements relating to the Property.

10. **ASSIGNMENTS:** This Contract may not be assigned without the written agreement of all parties, but if assigned by agreement, then this Contract shall be binding on the assignee and his heirs and successors.

11. **PARTIES:** This Contract shall be binding upon and shall inure to the benefit of the parties and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

12. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the closing, it shall survive the closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

13. **TAX-DEFERRED EXCHANGE:** If Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

14. **ENTIRE AGREEMENT:** This Contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein in writing. All changes, additions or deletions hereto must be in writing and signed by all parties. Nothing contained herein shall alter any agreement between a real estate broker and either the Buyer or the Seller as contained in any listing contract or other agreement between them.

15. **NOTICE AND ELECTION:** Any notice or communication to be given to a party may be given to the party named in this Contract by sending or transmitting such notice in writing and either a) deposited in the United States mail (sent certified, return receipt requested); b) personally delivered; or c) transmitted by overnight courier for next business day delivery, to any mailing address set forth in the Notice Address section above. This offer becomes a binding contract and effective when signed by both Buyer and Seller and such signing is communicated to the offering party. The Effective Date shall be the later date of execution as between Buyer and Seller.

16. **POSSESSION:** Exclusive possession of the Property free and clear of occupancy by all persons, firms or corporations, whether or not under claim of right or color of title, shall be delivered to Buyer at closing on the conditions required in this contract.

17. **CONDITION OF PREMISES AT VACATION.** Upon vacation of the Premises, the Property shall be left in a neat and clean condition by Seller. All debris shall be removed from the site and disposed of properly in accordance with all laws, regulations and ordinances including, but not limited to, trash, rubbish, building materials, chemicals, equipment, household appliances, and household items. No debris, trash, rubbish, or anything else shall be buried on site.

18. **SELLER REPRESENTATIONS AND WARRANTIES:** Seller makes the following representations and warranties to and for the benefit of Buyer which shall be true on the date of closing as though such representations and warranties were made at such time and shall survive the passing of title:

(a) Seller warrants that there are no encumbrances or special assessments, either pending or confirmed, for sidewalk, paving, sewer, water, or other improvements on or adjoining the Property.

(b) Seller has not entered into any agreement including leases or rental agreements with reference to the Property and neither Seller nor the Property are subject to any claim, demand, suit, unfiled lien, proceeding or litigation of any kind, pending or outstanding, or to the knowledge of Seller, threatened or likely to be made or instituted which would in any way be binding upon Buyer or its successors or assigns or affect or limit Buyer's full use and enjoyment of the Property or which would limit or restrict in any way Seller's right or ability to enter into this Contract and consummate the sale and purchase contemplated hereby.

(c) To the best of Seller's knowledge, Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and regulations affecting the Property and to the best of Seller's knowledge no portion of the Property has been used for the production, storage or disposal of toxic or hazardous waste materials of any kind.

(d) Seller is not a "foreign person" as defined in the Foreign Investor Reporting and Property Tax Act and shall provide an affidavit at least ten (10) days prior to closing in a form satisfactory to Buyer to such effect.