

**CRA RESOLUTION NO. 2026-\_\_\_\_\_**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA, FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY IN THE EAST TAMPA COMMUNITY REDEVELOPMENT AREA LOCATED AT 4539 N. 19<sup>TH</sup> STREET, TAMPA, FLORIDA, FOR COMMUNITY REDEVELOPEMENT PURPOSES AT A PURCHASE PRICE OF \$290,000 TOGETHER WITH CLOSING COSTS IN THE APPROXIMATE AMOUNT OF \$10,000, PURSUANT TO A CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF TAMPA, AS PURCHASER, AND DANIEL RIJOS, AS SELLER; AUTHORIZING PAYMENT OF THE PURCHASE PRICE AND CLOSING COSTS ASSOCIATED WITH THE PURCHASE OF SAID PARCEL OF REAL PROPERTY WITH PROCEEDS FROM THE EAST TAMPA COMMUNITY REDEVELOPMENT AGENCY FUND; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Tampa (the “City”) has offered to purchase the real property at 4539 N. 19<sup>th</sup> Street, Tampa, Florida (the “Property”), which Property is located within the East Tampa Community Redevelopment Area as depicted on the location map attached hereto; and

**WHEREAS**, Daniel Rijos, has agreed to sell the Property to the City for Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000) (the “Purchase Price”) together with closing costs in the approximate amount of Ten Thousand and 00/100 Dollars (\$10,000) (“Closing Costs”); and

**WHEREAS**, the City desires to purchase the Property for community redevelopment purposes consistent with the East Tampa Community Redevelopment Plan, as amended, the approved Fiscal Year 2026 budget for the East Tampa Community Redevelopment Area, and Section 163.387(6), Florida Statutes; and

**WHEREAS**, it is in the best interest of the Community Redevelopment Agency to the City of Tampa, Florida to approve the purchase of the property by the City for community redevelopment purposes and to authorize the expenditure of up to \$300,000 from the East Tampa Community Redevelopment Agency Fund to pay the Purchase Price and Closing Costs required by the City to acquire the Property.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA, FLORIDA:**

**Section 1.** That the purchase of the Property located at 4539 N 19th Street by the City of Tampa, pursuant to the Contract for Sale and Purchase in the form of the copy attached hereto or in substantially similar form, is hereby approved.

**Section 2.** This Resolution authorizes the payment of \$300,000 required for both the Purchase Price of \$290,000 for the Property located at 4539 N. 19th Street and related Closing Costs in the approximate amount of \$10,000 from the East Tampa Community Redevelopment Agency Fund.

**Section 3.** That, to the extent necessary, the proper officers of the Community Redevelopment Agency of the City of Tampa, Florida, are hereby authorized and empowered to do all things necessary and proper to carry out and make effective the terms and provisions of this Resolution.

**Section 4.** That this Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA, FLORIDA ON \_\_\_\_\_.**

\_\_\_\_\_  
Luis Viera, CHAIR

**ATTEST:**

\_\_\_\_\_  
SECRETARY of the Community Redevelopment  
Agency of the City of Tampa

**APPROVED AS TO FORM:**

Clifford B. Shepard  
\_\_\_\_\_  
Clifford Shepard, CRA Attorney

## CONTRACT FOR SALE AND PURCHASE

This Contract for Sale and Purchase, including all exhibits, riders, addenda or schedules attached hereto (collectively, the "**Contract**"), is made as of the "Effective Date" (as hereinafter defined) by and between the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida ("**Purchaser**"), and Daniel Rijos ("**Seller**").

In connection with this Contract, Purchaser and Seller hereby agree as follows:

- I. **PARTIES:** Collectively, the Purchaser and Seller are referred to herein as the "**Parties**" or individually as a "**Party**". In addition, the terms Purchaser, Seller, Parties and Party shall include any successors or assigns to either the Purchaser or Seller to the extent permitted by this Contract.
- II. **PROPERTY:** Subject to the terms and conditions of this Contract, the Seller hereby agrees to sell and the Purchaser hereby agrees to purchase that certain real property as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Land**"), together with any buildings, pavement, improvements, landscaping, or fixtures located thereon (collectively, the "**Improvements**"), and any easements or appurtenances benefitting said Land, together with any zoning or development entitlements and any impact fee or utility fee credits also associated with or appurtenant to said Land (collectively, the "**Appurtenant Rights or Interests**"). The Land, Improvements and the Appurtenant Rights or Interests are collectively defined herein as the "**Property**". Without limiting the foregoing definition of the Property, the Parties agree that the Property is also described as follows:
  - A. **LEGAL DESCRIPTION:** Subject to confirmation by a survey of the Property, the legal description of the Land is provided in **Exhibit A** attached hereto and incorporated herein by this reference.
  - B. **STREET ADDRESS:** The street address of the Property is 4539 N. 19th Street, Tampa, Florida.
  - C. **FOLIO NUMBER(S):** The Hillsborough County Property Appraiser has assigned Folio Number 157178.0000 to the Property.
- III. **PURCHASE PRICE:** The "**Purchase Price**" of the Property is \$290,000.00 subject, however, to further adjustment for the payment by Seller of any Closing Expenses (as defined herein) charged to Seller, back taxes (including tax certificates), any and all liens or mortgages on or affecting the Property and assessments, and the proration of taxes and rents as hereinafter provided. Seller shall be responsible for any documentary stamp taxes on the Deed. Seller shall be solely responsible for all recording costs associated with documents required to be recorded in connection with terminating or releasing any of the foregoing or to otherwise cure any title defects identified by Purchaser.
- IV. **PAYMENT METHOD:** The entire Purchase Price shall be paid by Purchaser to Seller at Closing by way of locally drawn cashier's or official bank check, or wire transfer.
- V. **CONDITIONAL ACCEPTANCE OF OFFER; EFFECTIVE DATE:**
  - A. **OFFER AND ACCEPTANCE** (Check where applicable):

This is a conditional offer subject to acceptance by the City Council of the City of Tampa ("**City Council**") by formal Resolution.

See Addendum for other conditions and contingencies, which shall be considered incorporated into this Contract.

B. **EFFECTIVE DATE:** This Contract shall take effect on the latter date of execution by either Seller or Purchaser (the "**Effective Date**"). For purposes of this subsection, execution by Purchaser is defined as signature by its Mayor and attestation by the City Clerk.

**VI. CLOSING TIME AND PLACE:**

A. **CLOSING DATE:** Subject to the full and complete satisfaction of all conditions and contingencies enumerated herein, this transaction shall be closed, and the closing documents delivered ("**Closing**") no later than sixty (60) days after the Effective Date ("**Closing Date**").

B. **EXTENSION OF CLOSING DATE:** The Closing may be extended two (2) additional periods of sixty (60) days each by mutual agreement of the Parties without further authorization from City Council. A request for extension of Closing shall be made in writing no later than ten (10) days before any scheduled Closing or the expiration of any extended term. The Director of the City's Real Estate Department shall have authority to execute any writing documenting an extension agreed to under this subsection. At any time after the original Closing Date, if Seller is unable to comply with all of the conditions precedent to Closing as provided above, Purchaser shall also have the option of terminating this Contract instead of extending the Closing Date as provided above.

C. **CLOSING LOCATION:** The Parties may designate in writing the offices of a title company or agent, or the offices of a party's attorney as the location for the Closing as long as such location is in Hillsborough County, Florida. Alternatively, the Parties may elect to close the purchase and sale of the Property in escrow with a title company selected by Purchaser. However, if not designated in writing, the location of the closing shall be the offices of the Purchaser's Real Estate Department, 306 E. Jackson Street, 3N, Tampa, Florida 33602 at 10:00 AM.

D. **CLOSING EXPENSES:** Fees charged by the Closing Agent for preparation of the Closing documents including, without limitation, the Deed (as defined herein), required affidavits and the Closing statement, together with the cost of recording the Deed, the cost of title insurance, the survey of the Property and all of Purchaser's inspections of the Property (including environmental) shall be paid by (check one):

- Seller  
 Purchaser  
 As otherwise provided in an Addendum hereto.

**VII. TITLE EVIDENCE AND INSURANCE:**

A. Promptly after the Effective Date but in no event later than the expiration of the Inspection Period (as defined in **Section XIII, below**), the Purchaser shall obtain a title commitment, from an insurer

of Purchaser's choice, with legible copies of all instruments listed as exceptions attached thereto (the "**Commitment**"). The Commitment shall be issued by a Florida licensed title insurer agreeing to issue the Purchaser an owner's policy of title insurance in the amount of the Purchase Price, insuring Purchaser's marketable title to the Property subject only to the exceptions listed in **Section VIII** below and those to be discharged by the Seller at or before Closing ("**Title Policy**"). Marketable title shall be determined according to applicable Florida Uniform Title Standards adopted by authority of the Florida Bar and in accordance with law; provided, however, Purchaser shall have the right to object to any matter affecting title to the Property other than those matters set forth in **Section VIII** of this Contract. At Closing (or within a reasonable time thereafter), Purchaser shall be provided with the Title Policy.

- B. Purchaser shall have ten (10) days from receipt of the Commitment to examine the same and, if title is found defective, provide written notice to Seller, in writing and with specificity, of those defects that render title unmarketable. Seller shall have ten (10) days from receipt of said notice to remove the defects (the "**Curative Period**").
- C. No later than the date of expiration of the Curative Period, Seller shall notify Purchaser in writing of its failure or inability to cure the defects and may request an extension of the Closing not in excess of sixty (60) days (the "**Extension Period**"), within which Seller shall use diligent efforts to remove the defects. Purchaser shall have ten (10) days from the receipt of such notice to notify Seller that (1) Purchaser waives the defects, or (2) Purchaser grants an extension of the Closing, or (3) Purchaser terminates this Contract and Seller and Purchaser are released from any further obligations hereunder. FAILURE BY PURCHASER TO REPLY TO SELLER'S NOTICE UNDER THIS SUBSECTION SHALL NOT BE DEEMED A WAIVER OF TITLE DEFECTS AND IN THE EVENT OF SUCH FAILURE, SELLER SHALL HAVE THE RIGHT TO TERMINATE THIS CONTRACT AND THE PARTIES SHALL BE RELEASED FROM ANY FURTHER OBLIGATIONS HEREUNDER.
- D. If an extension to Closing is agreed to, Seller shall notify Purchaser no later than ten (10) days before the expiration of the Extension Period that (1) the title defects have been cured, accompanied by an amended Commitment deleting said exceptions, or (2) Seller's has failed to cure the title defects, in which event, Purchaser may accept such title as Seller can deliver or terminate this Contract.
- E. All costs associated with the Commitment or the title policy shall be paid by (check one):
  - Seller
  - Purchaser
  - As otherwise provided in an Addendum hereto.

**VIII. RESTRICTIONS, EASEMENTS AND LIMITATIONS:** Seller shall convey marketable title subject to:

- A. Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat or otherwise common to the subdivision;

- C. Unplatted public utility easements of record located contiguous to real property lines and not more than ten (10) feet in width as to the rear and front boundary lines and seven and one half (7.5) feet in width as to the side boundaries;
- D. Taxes for the year of Closing and after; and
- E. Any exceptions to title expressly agreed to by Purchaser in writing.

**IX. PERSONAL PROPERTY:**

All personal property on the Property shall be removed by the Seller prior to Closing. Any personal property remaining on the Property after the Purchaser has taken possession shall be deemed abandoned and may be disposed of by the Purchaser in any way it deems proper.

**X. PRORATIONS:**

Taxes shall be prorated through the day before Closing and the balance of the Purchase Price due from Purchaser at Closing shall be increased or decreased as may be required by prorations. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount or exemptions currently available. There will be no re-proration of real estate taxes after Closing, Seller shall have terminated any and all leases affecting the Property prior to Closing and there shall be no proration of rents.

**XI. SPECIAL ASSESSMENT LIENS:**

Certified, confirmed and ratified special assessments liens imposed by public bodies as of closing are to be paid by Seller.

**XII. CLOSING DOCUMENTS – CONVEYANCE:**

- A. Seller shall convey marketable title to the Property by way of the statutory warranty deed, attached hereto as Exhibit "B" ("Deed"), subject only to the matters contained in **Section VIII** and those otherwise accepted by Purchaser. Personal property, if any, shall be transferred to Purchaser by an absolute bill of sale with warranty of title.
- B. Seller shall furnish Purchaser at Closing an affidavit attesting to the absence of any financing statement, claim(s) of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Property for ninety (90) days immediately preceding Closing.
- C. Seller and Purchaser agree to provide and/or execute any additional documents at Closing as may either be required by the Title Policy or to effectuate the transfer of ownership at Closing in accordance with the terms of this Contract.

**XIII. INSPECTIONS/ENTRY ONTO PROPERTY:**

- A. At any time after the Effective Date until midnight of the day prior to Closing (the “**Inspection Period**”), Purchaser shall have the right to enter onto the Property to perform any inspections or testing it may require in connection with this transaction, including but not limited to surveys and environmental testing. All surveys and tests shall be at Purchaser’s expense unless provided otherwise in this Contract. Surveys shall be performed and certified by a registered Florida surveyor. Interior inspections will be coordinated with Seller’s property management agent who shall provide prompt access. **If Purchaser, in its sole discretion, determines at any time during the Inspection Period that the Property is not suitable or acceptable to Purchaser for any reason whatsoever (or for no stated reason), Purchaser may, at its sole and absolute discretion, cancel this Contract at any time prior to the conclusion of the Inspection Period by delivering written notice to Seller at the address listed in Section XVIII below. If Purchaser timely cancels this Contract, the deposit, if any, shall be immediately returned to Purchaser and both parties shall be released of all further obligations under this Contract.**
- B. If the survey discloses encroachments on the Property, or that improvements on the Property encroach on setback lines, easements, real property owned by others, or violate any restrictions, contract covenants, or governmental regulations or laws, the same shall constitute a title defect.
- C. If testing discloses evidence of environmental contamination of any sort that does or may require clean-up, remediation, or other curative action under any state, federal or local law or any order of any governmental agency or instrumentality having jurisdiction, such finding shall constitute a title defect.

**XIV. OCCUPANCY:**

Seller shall deliver sole and complete occupancy of the Property to the Purchaser at Closing. Without limiting the foregoing provision, Seller represents and warrants that there is not now, or will not be at Closing, any tenants on the Property and that there are not now, or will not be at Closing, any persons or entities having a right to possession of the Property under any lease, oral or written, or other document or under color of law. Seller shall certify the absence of tenants or persons in possession at Closing by duly sworn affidavit. Failure of this representation and warranty shall be a default under this Contract and the Purchaser shall be entitled to terminate this Contract and have no obligation to close in said event.

**XV. ASSIGNABILITY:**

Purchaser may freely assign but not be released from liability under this Contract.

**XVI. ATTORNEY’S FEES/COSTS:**

In any litigation (including appeals), be it for breach, enforcement or interpretation, arising out of this Contract, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party reasonable attorney’s fees, costs and expenses.

**XVII. MISCELLANEOUS:**

- A. Neither this Contract nor any notice of it shall be recorded in any public records.
- B. This Contract shall bind and inure to the benefit of the parties and their successors in interest.
- C. Whenever the context permits, singular shall include plural and one gender shall include all.
- D. Typewritten or handwritten provisions, riders and addenda shall control all printed provisions of this Contract in conflict with them. This Contract shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any litigation arising in connection with this Contract shall be Hillsborough County, Florida.
- E. This Contract contains the final and entire agreement between the parties hereto with respect to the sale and purchase of the Property and personal property (if any) and are intended to be an integration of all prior negotiations and understandings. This Contract supersedes all prior negotiations, understandings, representations or agreements, both written and oral. Purchaser and Seller shall not be bound by any terms, conditions, statements, warranties, or representations, oral or written, not contained herein. No change or modification of this Contract shall be valid, unless the same is in writing and signed by the parties hereto. No waiver of any provision of this Contract shall be valid unless in writing and signed by the party who possesses the right to waive enforcement of same.
- F. This Contract may be executed in more than one counterpart, each of which shall be deemed an original.
- G. If any one or more of the provisions of this Contract should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Contract, which remaining provisions shall continue in full force and effect, provided that the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be effective.
- H. Any term, condition, covenant, or obligation, which requires performance by either party subsequent to termination of this Contract, shall remain enforceable against such party subsequent to such termination.
- I. Time of performance hereunder is of the essence of this Contract, provided, however, if the time for performance or any deadlines provided for herein falls on a Saturday, Sunday or legal holiday, then the time for performance or the deadline shall be automatically extended to the next business day.
- J. Prior to Closing, risk of loss or damage to the Property including personal property (if any) shall be at Seller's risk, and Purchaser may elect to terminate this Contract in the event of casualty or condemnation brought by a governmental agency or authority other than Purchaser.

- K. Pursuant to Ch. 2024-184, Laws of Florida, simultaneously with execution of this Contract by Seller, Seller shall provide Purchaser with an affidavit, in the form attached hereto as Exhibit "C", signed by an officer or a representative of Seller under penalty of perjury attesting that the Seller does not use coercion for labor or services as defined in Ch. 2024-184, Laws of Florida.

**XVIII. NOTICES:**

Any and all notices, requests, or other communications hereunder shall be deemed to have been duly given if in writing and if transmitted by hand delivery with receipt therefore, or by certified mail posted prior to the expiration date for such notice, return receipt requested and first-class postage prepaid as follows:

**To Purchaser:** City of Tampa  
Real Estate Department  
306 East Jackson Street, 3 North  
Tampa, Florida 33602  
Attn: Director of Real Estate Department

**Copy To:** Office of the City Attorney  
City of Tampa  
315 East Kennedy Boulevard  
Tampa, Florida 33602  
Attn: Real Estate Practice Group

**To Seller:** Daniel Rijos  
4539 N. 19th Street  
Tampa, Florida 33610

Notice may also be provided by email, provided that email receipt is confirmed and that such email notice is followed by one of the other methods of notice provided above. Either Party may change its address for the purpose of providing notice in accordance with the terms of this section.

**XIX. REPRESENTATIONS & WARRANTIES:**

- A. **BROKERS:** Seller and Purchaser each represent that it has not had dealings with a real estate broker, finder or other person with respect to this Contract in any manner except for Lance Peterson with Corcoran Dwellings ("Agent"), who represents Seller. At closing, Seller shall pay Agent a commission on the sale of the Property pursuant to a separate agreement between Seller and Agent. In addition, Seller shall be solely responsible for any other obligations or claims made by any other broker, agent or finder claiming a commission or fee in connection with the closing on the conveyance of the Property by Seller to Purchaser.
- B. **AUTHORITY:** Except as otherwise set forth herein Seller and Purchaser each represent and warrant to the other that the person executing this Contract on the part of Seller or Purchaser, as applicable, has been duly authorized to do so, and that this Contract is binding upon Seller and

Purchaser; provided, however, Seller acknowledges and agrees that this Contract is not binding upon Purchaser until it has been approved by City Council.

- C. **PROPERTY INFORMATION:** Seller represents and warrants to Purchaser that Seller shall provide to Purchaser, within five (5) days of the Effective Date of this Contract, all written documents and information in Seller's possession relating to the Property including, without limitation, any leases, title information (including title commitments and title policies), surveys, environmental reports, property reports, appraisals or similar documents in any way relating to the Property. In addition, within five (5) days of the Effective Date of this Contract, Seller shall disclose to Purchaser any other information (other than written reports or documents) that Seller has or knows of regarding the condition or title to the Property including, without limitation, any information affecting title to or the physical or environmental condition of the Property.
- D. **USE OF PROPERTY PRIOR TO CLOSING:** Seller represents and warrants to Purchaser that prior to Closing, Seller shall not commit or allow any waste of, allow the use of any hazardous substances in or on, enter to any leases, easements, purchase sale contracts, or any other agreements of any kind whatsoever, contract for any improvements to, allow any other exception to title to be created, or seek to change the use or zoning of the Property while this Contract is in effect without prior written notice to and the prior written approval of Purchaser, which may be withheld or denied by Purchaser, at Purchaser's sole and absolute discretion.

**[SIGNATURE PAGES FOLLOW]**

IN WITNESS WHEREOF, the parties have executed this Contract as of the last date written below.

SELLER SIGNATURE PAGE

WITNESSES:

Heana Diaz  
Witness Signature

Heana Diaz  
Printed Name

3815 N. Nebraska Ave.  
Street Address

Tampa FL 33603  
City, State, Zip

Sandra Franco  
Witness Signature

Sandra Franco  
Printed Name

3815 N Nebraska Ave  
Street Address

Tampa FL 33603  
City, State, Zip

SELLER: Daniel Rijos

By: Daniel Rijos

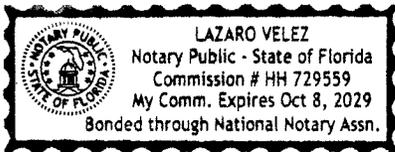
Date: 01/29/2026

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization this 29<sup>th</sup> day of January, 2026, by Daniel Rijos. He is  personally known to me or  has produced FL DRIVERS LICENSE as identification.

[AFFIX NOTARY SEAL/STAMP]



Lazaro Velez  
Signature of Notary

Name: LAZARO VELEZ  
(Print or Type Name)

Notary Public: State of Florida  
My Commission Expires: 10/08/2029

**PURCHASER SIGNATURE PAGE**

**WITNESSES:**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

**PURCHASER:** City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida

By: \_\_\_\_\_  
Jane Castor, Mayor

Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
City Clerk/Deputy City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Rebecca Johns  
Assistant City Attorney

**ACKNOWLEDGEMENT**

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

**THE FOREGOING INSTRUMENT** was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Jane Castor as Mayor of the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, on behalf of the City. She is personally known to me.

[AFFIX NOTARY SEAL/STAMP]

\_\_\_\_\_  
Signature of Notary  
Name: \_\_\_\_\_  
(Print or Type Name)  
Notary Public: State of Florida  
My Commission Expires: \_\_\_\_\_

**ADDENDUM TO CONTRACT FOR SALE AND PURCHASE**

SELLER: Daniel Rijos  
PURCHASER: City of Tampa  
ADDRESS: 4539 N. 19th Street, Tampa, Florida

Special Conditions:

END OF ADDENDUM

**EXHIBIT "A"**  
**TO CONTRACT FOR SALE AND PURCHASE**

Legal Description:

Beginning 25 feet East and 62.97 feet North of the Southwest corner of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 6, Township 29 South, Range 19 East, Hillsborough County, Florida, and run North 54 feet, East 143.39 feet, South 54 feet and West 143.39 feet to the Point of Beginning.

Description is subject to title commitment, approved legal description, and survey.

**EXHIBIT "B"**  
**TO CONTRACT FOR SALE AND PURCHASE**

**Prepared By:**

Rebecca Johns  
Office of the City Attorney  
City of Tampa  
315 E. Kennedy Boulevard  
Tampa, Florida 33602

**Upon Recording, Return to:**

City of Tampa  
Real Estate Department  
306 E. Jackson Street, 3N  
Tampa, Florida 33602

PIN: A-06-29-19-ZZZ-000005-77610.0

Resolution No.: 2026 - \_\_\_\_\_

**WARRANTY DEED**

**THIS INDENTURE**, made as of this \_\_\_\_ day of \_\_\_\_\_, 2026, between Daniel Rijos, whose mailing address is 4539 N. 19th Street, Tampa, Florida 33610 ("Grantor"), and the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 315 E. Kennedy Boulevard, Tampa, Florida 33602 ("Grantee").

**WITNESSETH:**

**THAT** Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land, to wit:

**The parcel(s) of land situated, lying and being in Hillsborough County, Florida, and described in Exhibit "A" attached hereto and by reference made a part hereof as if fully set forth herein, together with all easements, licenses, agreements, strips, gores, appurtenances and hereditaments thereunto appertaining.**

AND the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to taxes and accruing subsequent to the date hereof (if any), and those items listed on Exhibit "B".

**IN WITNESS WHEREOF**, the Grantor has caused this Warranty Deed to be executed on the day and year first above written.

**WITNESSES:**

**GRANTOR:** Daniel Rijos

\_\_\_\_\_  
Witness Signature

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Date: \_\_\_\_\_

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

**ACKNOWLEDGMENT**

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

**THE FOREGOING INSTRUMENT** was acknowledged before me by means of  physical presence or  online notarization this \_\_\_ day of \_\_\_\_\_, 2026, by Daniel Rijos. He is  personally known to me or  has produced \_\_\_\_\_ as identification.

[AFFIX NOTARY SEAL/STAMP]

\_\_\_\_\_  
Signature of Notary

Name: \_\_\_\_\_

(Print or Type Name)

Notary Public: State of Florida

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**TO WARRANTY DEED**

Legal Description:

Beginning 25 feet East and 62.97 feet North of the Southwest corner of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 6, Township 29 South, Range 19 East, Hillsborough County, Florida, and run North 54 feet, East 143.39 feet, South 54 feet and West 143.39 feet to the Point of Beginning.

Description is subject to title commitment, approved legal description, and survey.

**EXHIBIT "B"**  
**TO WARRANTY DEED**  
**PERMITTED EXCEPTIONS**

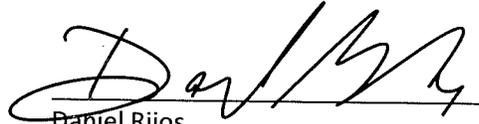
**EXHIBIT "C"**  
**TO CONTRACT FOR SALE AND PURCHASE**  
Section 787.06(13), Fla. Stat. (2024) Compliance Affidavit

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, this day personally appeared Daniel Rijos ("Affiant") who, being first duly sworn and under oath, deposes and says as follows:

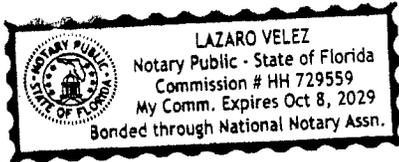
1. This Affidavit is subscribed for the purpose of compliance with Section 787.06(13), Fla. Stat. (2024) as it relates to anti-human trafficking and contracting with a governmental entity.
2. Affiant, on behalf of himself hereby attests and affirms that same does not use coercion for labor or services as defined in Section 787.06(2)(e)&(h), Fla. Stat. (2024).

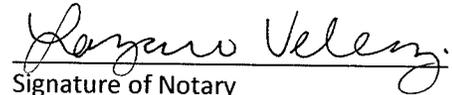
Under penalties of perjury, I declare that I have read the foregoing and that the facts stated herein are true and correct.

  
Daniel Rijos

SWORN TO and subscribed before me by means of  physical presence or  online notarization; this 29<sup>th</sup> day of January, 2026 by Daniel Rijos, who is personally known to me or who provided FLORIDA DRIVERS LICENSE as identification.

[AFFIX NOTARY SEAL/STAMP]





Signature of Notary

LAZARO VELEZ

Print or Type Name

Notary Public: State of Florida

My Commission Expires: 10/08/2029