

Prepared by and return to:
Christopher M. Gill, Esq.
Hand Arendall Harrison Sale LLC
Post Office Box 123
Mobile, AL 36601
M#251360
126-232103496

Space above This Line for Recording Data

Memorandum of Contract

This Memorandum of Contract (this "Memorandum") is made and entered into by and between **D.R. Horton, Inc.**, a Delaware corporation ("**Buyer**"), and **Big Cat Rescue Corp.**, a Florida not-for-profit corporation ("**Big Cat**"), **Wild Life on Easy Street, Inc.**, a Florida not-for-profit corporation ("**Wild Life**"), and **Return to Eden, Inc.**, a Florida not-for-profit corporation ("**Return**"); Big Cat, Wild Life and Return are herein collectively referred to as "**Seller**").

Buyer and Seller have entered into that certain Land Purchase Contract with an Effective Date of August 31, 2023 (the "**Agreement**") and relating to that certain real property located in Hillsborough County, Florida and more particularly described in Exhibit "A" attached hereto (the "**Property**").

Buyer and Seller are executing and recording this Memorandum in the public records of Hillsborough County, Florida (the "**Public Records**") to provide public notice of their respective obligations under the Agreement. The Property is owned by Seller and is subject to all terms of the Agreement, including, without limitation, Seller's obligation to sell and convey the Property (or portions thereof) to Buyer. For the avoidance of doubt, nothing in this Memorandum shall be interpreted to modify or amend any terms or conditions of the Agreement.

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memorandum of contract - dhl - big cat rescue property fl 9-1-23(9015436.3)

In Witness Whereof, Buyer and Seller have caused this Memorandum to be executed by and through their respective duly authorized representatives.

Signed, sealed and delivered in our presence:

BUYER:

D.R. Horton, Inc., a Delaware corporation

Witness Name: Shaharun Akram

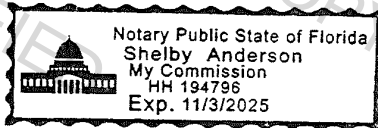
Witness Name: Brian Jank

By: [Signature]
Frank Messina
As Its City Manager

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 of September, 2023, by Frank Messina of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

[Notary Seal]



Notary Public
Print Name: Shelby Anderson
My Commission Expires: 11/3/25

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In Witness Whereof, Buyer and Seller have caused this Memorandum to be executed by and through their respective duly authorized representatives.

Signed, sealed and delivered in our presence:

SELLER:

Witness Name: MICHAEL HEAR

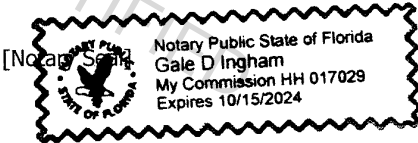
Witness Name: ALTON TASLER

Big Cat Rescue Corp., a Florida not-for-profit corporation

By: Carole Baskin
Carole Baskin
As Its CEO

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 of September, 2023, by Carole Baskin of Big Cat Rescue Corp., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.



Gale D Ingham
Notary Public
Print Name: Gale Ingham
My Commission Expires: 10/15/2024

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In Witness Whereof, Buyer and Seller have caused this Memorandum to be executed by and through their respective duly authorized representatives.

Signed, sealed and delivered in our presence:

SELLER:

Witness Name: Michael Hepp

Witness Name: Allen Tasler

Wild Life on Easy Street, Inc., a Florida not-for-profit corporation

By: Carole Baskin

Carole Baskin
As Its CEO

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 of September, 2023, by Carole Baskin of Wild Life on Easy Street, Inc., a Florida not-for-profit corporation, on behalf of the corporation. She is ☒ personally known to me or has produced _____ as identification.

[Notary Seal]



Notary Public

Print Name: Gale Ingham

My Commission Expires: 10/15/2024

{Remainder of Page Intentionally Left Blank—Signatures Continue on Following Page}

In Witness Whereof, Buyer and Seller have caused this Memorandum to be executed by and through their respective duly authorized representatives.

Signed, sealed and delivered in our presence:

SELLER:

Witness Name: Melanie Head

Witness Name: Anton Foster

Return to Eden, Inc., a Florida not-for-profit corporation

By: Carole Baskin

Carole Baskin
As Its President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 of September, 2023, by Carole Baskin of Return to Eden, Inc., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

[Notary Seal]



Notary Public

Print Name: Gale Ingham

My Commission Expires: 10/15/2024

Exhibit A
Legal Description of the Property

12802 EASY STREET 8076-1323 (vesting legal)

THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 **LESS** RR ROW on East, ALL LYING AND BEING IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, A/K/A FOLIO #3601.00

11840 MEADOWDALE DR 20280-492 & 20280 - 475 (Combined legal from vesting deeds)

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA. **LESS** RIGHT-OF-WAY FOR PUBLIC ROAD

12802 EASY STREET 10400-1733 (vesting legal)

THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 **LESS** RR ROW ON EAST ALL LYING AND BEING IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY FLORIDA AKA 3614 000 AKA 12802 Easy Street Tampa, Fl 33625

8013 N MEADOWVIEW CIRCLE 15275-929 (vesting legal)

The East 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the North 20 feet of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 28 South, Range 17 East, public Records of Hillsborough County, Florida. AND the West 86 feet MOL from survey marker to survey marker, of Parcel Folio #3932.0000 a/k/a/ the West 86 feet of Lot 16, of the First Addition to GREEN GRASS ACRES, according to the plat thereof as recorded in Plat Book 41, Page 59, of the Public Records of Hillsborough County, Florida.

8011 MEADOWVIEW CIRCLE 23852-1562 (vesting legal)

A parcel of land being the East 101.00 feet of the West 187.00 feet of Lot 16 GREEN GRASS ACRES FIRST ADDITION, as recorded in Plat Book 41, Page 59 of the Public Records of Hillsborough County, Florida and being more particularly described as follows:

Commence at a found 4" x 4" concrete monument (a Permanent Reference Monument per Plat) marking the Northeast corner of said GREEN GRASS ACRES FIRST ADDITION; thence N.89 degrees 25'28"W., on the North line of Lot(s) 16, 17 and 18 of said GREEN GRASS ACRES FIRST ADDITION, a distance of 509.91 feet to a point on the East line of the West 187 feet of said Lot 16 and the POINT OF BEGINNING; thence S.00 degrees 29'03"W., on the East line of the West 187.00 feet of said Lot 16, a distance of 220.90 feet to a point on the North right of way line of N. Meadowview Circle (North Meadow View Circle per plat); thence N.89 degrees 26'48"W., on the North right of way line of said N. Meadowview Circle (North Meadow View Circle per plat), a distance of 101.00 feet to a point on the East line of the West 86.00 feet of said Lot 16; thence N.00 degrees 29'03"E., on the East line of the West 86.00 feet of said Lot 16, a distance of 220.94 feet to a point on the North line of said Lot 16; thence S.89 degrees 25'28"E., on the North line of said Lot 16, a distance of 101.00 feet to the POINT OF BEGINNING.

Parcel contains 0.51 acres, more or less.

8007 N MEADOWVIEW CIRCLE 23852-1557 (vesting deed)

A parcel of land being a portion of Lot 16 and all of Lot 17, GREEN GRASS ACRES FIRST ADDITION, as recorded in Plat Book 41, Page 59 of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

Commence at a found 4" x 4" concrete monument (a Permanent Reference Monument per plat) marking the Northeast corner of Lot 18 of said GREEN GRASS ACRES FIRST ADDITION; thence N.89 degrees 25'28"W., on the North line of said Lot 18, a distance of 256.67 feet to the Northeast corner of said Lot 17 and the POINT OF BEGINNING; thence S.13 degrees 21'05"W., on the East line of said Lot 17, a distance of 226.42 feet to the Southeast corner of said Lot 17 also being a point on the North right of way line of N. Meadowview Circle (North Meadow View Circle per plat); thence N.89 degrees 26'48"W., on the South line said Lot(s) 16 and 17 also being the North right of way line of said N. Meadowview Circle (North Meadow View Circle per plat), a distance of 202.82 feet to the Southeast corner of the West 187.00 feet of said Lot 16; thence N.00 degrees 29'03"E., on the East line of the West 187.00 feet of said Lot 16, a distance of 220.90 feet to the Northeast corner of the West 187.00 feet of said Lot

16; thence S.89 degrees 25'28"E., on the North line of said Lot(s) 16 and 17, a distance of 253.24 feet to the POINT OF BEGINNING.

Parcel contains 1.16 acres, more or less.

8005 N MEADOWVIEW CIRCLE 24126-1392 (vesting deed)

A parcel of land being a portion of Lot 18, GREEN GRASS ACRES FIRST ADDITION, as recorded in Plat Book 41, Page 59 of the Public Records of Hillsborough County, Florida and being more particularly described as follows: Commence at a found 4" x 4" concrete monument (a Permanent Reference Monument per plat) marking the Northeast corner of said Lot 18; thence S.00 degrees 27'27"W., on the East line of said Lot 18, a distance of 118.61 feet to the Southeast corner of said Lot 18; thence S.59 degrees 08'56"W., on the South line of said Lot 18, a distance of 274.54 feet to a point on the East right of way line of N. Meadowview Circle (North Meadow View Circle per plat) and also being a point on a curve to the left; thence on the East right of way line of said N. Meadowview Circle (North Meadow View Circle per plat) and on said curve to the left having a radius of 85.00 feet, a central angle of 30 degrees 52'45", a tangent length of 23.48 feet, a chord length of 45.26 feet and a chord bearing of N.46 degrees 05'22"W., thence on the arc of said curve, an arc length of 45.81 feet to a point of curvature of a curve to the left and the POINT OF BEGINNING; thence continuing on the East right of way line of said N. Meadowview Circle (North Meadow View Circle per plat) and on said curve to the left having a radius of 85.00 feet, a central angle of 27 degrees 55'04", a tangent length of 21.13 feet, a chord length of 41.01 feet and a chord bearing of N.75 degrees 29'16"W., thence on the arc of said curve, an arc length of 41.42 feet to the end of said curve and the Southwest corner of said Lot 18; thence N.13 degrees 21'05"E., on the West line of said Lot 18, a distance of 226.42 feet to the Northwest corner of said Lot 18; thence S.89 degrees 25'28"E., on the North line of said Lot 18, a distance of 102.54 feet; thence S.13 degrees 21'05"W., departing the North line of said Lot 18, a distance of 191.30 feet; thence S.58 degrees 31'47"W., a distance of 83.18 feet to the POINT OF BEGINNING.

Parcel contains 0.51 acres, more or less.

8005 N MEADOWVIEW CIRCLE 24126-1398 (vesting deed legal)

A parcel of land being a portion of Lot 18, GREEN GRASS ACRES FIRST ADDITION, as recorded in Plat Book 41, Page 59 of the Public Records of Hillsborough County, Florida and being more particularly described as follows: BEGIN at a found 4" x 4" concrete monument (a Permanent Reference Monument per plat) marking the Northeast corner of said Lot 18; thence S.00 degrees 27'27"W., on the East line of said Lot 18, a distance of 118.61 feet to the Southeast corner of said Lot 18; thence S.59 degrees 08'56"W., on the South line of said Lot 18, a distance of 274.54 feet to a point on the East right of way line of N. Meadowview Circle (North Meadow View Circle per plat) and also being a point on a curve to the left; thence on the East right of way line of said N. Meadowview Circle (North Meadow View Circle per plat) and on said curve to the left having a radius of 85.00 feet, a central angle of 30 degrees 52'45", a tangent length of 23.48 feet, a chord length of 45.26 feet and a chord bearing of N.46 degrees 05'22"W., thence on the arc of said curve, an length of 45.81 feet to the end of said curve; thence N.58 degrees 31'47"E., departing the East right of way line of said N. Meadowview Circle (North Meadow View Circle per plat), a distance of 83.18 feet; thence N.13 degrees 21'05"E., a distance of 191.30 feet to a point on the North line of said Lot 18; thence S.89 degrees 25'28"E., on the North line of said Lot 18, a distance of 154.13 feet to the POINT OF BEGINNING.

Parcel contains 0.78 acres, more or less.