

Prepared by and return to:  
Attn: Cynthia M. Harris  
Real Property Division  
509 East Avenue South  
Clearwater, FL 33756

## CONTRACT FOR SALE AND PURCHASE

THIS AGREEMENT, made on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and entered into by and between ST. ANTHONY'S DEVELOPMENT COMPANY, LLC, whose address is 19950 W Country Club Drive, Suite 100, Aventura, Florida, 33180, hereinafter referred to as "BUYER" and PINELLAS COUNTY, Attention: Department of Real Estate Management, Real Property Division, whose address is 509 East Avenue South, Clearwater, Florida 33756, a political subdivision of the State of Florida, hereinafter referred to as "SELLER."

### WITNESSETH

1. DESCRIPTION OF PROPERTY: The legal description for the Property located at US Alt 19 and Jeter Street, Pinellas County, 34683, Florida, is as follows:

Attached as Exhibit "A" hereto and made a part hereof, together with all development rights, easements, riparian and littoral rights, hereinafter referred to as the "Property."

2. PURCHASE PRICE: SELLER agrees to sell the Property, and in consideration of the purchase price, BUYER agrees to buy the Property at the price of Thirteen Thousand One Hundred Sixty Two Dollars and 00/100 (\$13,162.00). BUYER also agrees to pay applicable closing costs. Florida Statutes, Chapter 201.01, requires that the BUYER shall be responsible for payment of documentary stamp taxes at closing, based on the Property purchase price above.

3. DEPOSIT: SELLER and BUYER acknowledge and agree that the BUYER has made a bid deposit in the sum of Three Hundred and Fifty Dollars (\$350.00) with SELLER, which bid deposit will be applied, as a credit, to the PURCHASE PRICE at closing and constitutes the BUYER'S earnest money deposit herein ("Deposit"). The deposit amount shall not earn interest prior to the closing.

4. ACCEPTANCE; EFFECTIVE DATE: The date of Contract ("Effective Date") shall be the date when the contract is approved by the Board of County Commissioners.

5. CLOSING DATE: The "Closing Date" will occur on or before ninety (90) days from approval and acceptance by the Board of County Commissioners. The SELLER agrees to grant and convey Property to BUYER by County Deed.

6. CLOSING LOCATION AND DOCUMENTS: Closing will be held at the Real Property Division, 509 East Avenue South, Clearwater, Florida 33756, at a mutually

convenient date and time. Closing documents shall be available to the parties for review ten (10) days prior to closing, including the County Deed to be executed by SELLER.

7. CONTRACT NOT RECORDABLE: Neither this contract nor any notice thereof shall be recorded in the public records at the time of closing.

8. EXPENSES: BUYER will pay for State documentary stamps which are required to be affixed to the deed, and the cost of recording same, together with the cost of recording any corrective instruments, and such other expenses assigned to BUYER in this Contract.

9. ENVIRONMENTAL OBLIGATIONS: The SELLER represents and warrants that to the best of their knowledge and belief, the Property is not in violation of any federal, state or local law, rule, ordinance or regulation relating to hazardous substances or hazardous waste, or to environmental conditions on, under or about the Property, including, but not limited to soil, groundwater or other conditions.

10. DISCLAIMER, REPRESENTATIONS AND WARRANTIES OF SELLER: SELLER and BUYER agree that the Property to be conveyed pursuant to this Contract is being purchased "as is," in its condition as of the Effective Date of this Contract. SELLER makes no warranties or representations of any kind or nature concerning the condition of the Property, including any structures or improvements thereon, the development rights available for the Property, the zoning or land use designation for the Property, the suitability of the Property for BUYER'S intended use, or the subsurface soil conditions, except as otherwise set out herein.

11. FISCAL FUNDING: In the event that funds are not appropriated by the SELLER in any succeeding fiscal year for purposes described herein, then this contract shall be deemed to terminate at the expiration of the fiscal year for which funds were appropriated and expended, without penalty to the SELLER.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the parties herein have executed this Agreement as of the day and year first written above.

SIGNED AND DELIVERED  
IN THE PRESENCE OF:

ST. ANTHONY'S DEVELOPMENT COMPANY, LLC

WITNESSES:

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

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

By: \_\_\_\_\_  
VINCENT H. GEPP  
MANAGING PARTNER

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_ by \_\_\_\_\_ He/she is personally known to me or has  
produced \_\_\_\_\_ as identification and who did (did not) take an oath.

NOTARY  
SEAL

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

NOTARY \_\_\_\_\_

Print Name \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

# LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

EXHIBIT "A"

## LEGAL DESCRIPTION

A PARCEL OF LAND DEEDED AS PUBLIC ROAD RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3449, PAGE 669, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 6 TO 11, INCLUSIVE, BLOCK T, AND ALSO A PART OF CANAL STREET, GRAND BAY SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THAT LIES WITHIN 70 FEET EASTERLY OF THE CENTERLINE OF STATE ROAD 595 AS SHOWN ON MAP OF LOCATION AND SURVEY FILED IN S.R.D. MAP BOOK A, PAGE 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 6,581 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

## PREPARED FOR

FRANKLIN ASSET GROUP, LP

Reviewed by: GH SB  
Date: 6-11-15  
SFN # 501-1482

**NOTE:** THE PLATTED LOT LINES (FOR LOTS 5 THROUGH 11, BLOCK T AND LOTS 3 THROUGH 11, BLOCK U) AND THE PLATTED RIGHT-OF-WAY LINES (FOR VACATED CANAL STREET) ARE SHOWN HEREON BASED ON THE EAST BOUNDARY OF BLOCK U AS SHOWN ON THE F.D.O.T. RIGHT-OF-WAY MAP. THE PLATTED LOT AND RIGHT-OF-WAY LINE'S LOCATION VARIES BASED ON THE PINELLAS COUNTY PROPERTY APPRAISER'S MAP (BEING 5 FEET FURTHER WEST THAN SHOWN) OR THE SUBDIVISION PLAT OF GRAND BAY, FLORIDA (BEING 25 FEET FURTHER EAST THAN SHOWN). SAID VARIATIONS IN THE PLATTED LOT AND RIGHT-OF-WAY LINES ARE NOT SHOWN HEREON.

### SHEET 1 OF 3

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

*George A. Shimp III*

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

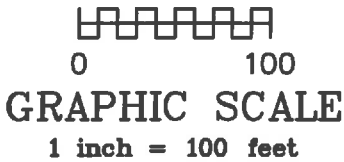
JOB NUMBER: 140097C      DATE SURVEYED: N/A  
DRAWING FILE: 140097C.DWG      DATE DRAWN: 1-23-2015  
LAST REVISION: N/A      X REFERENCE: 140097



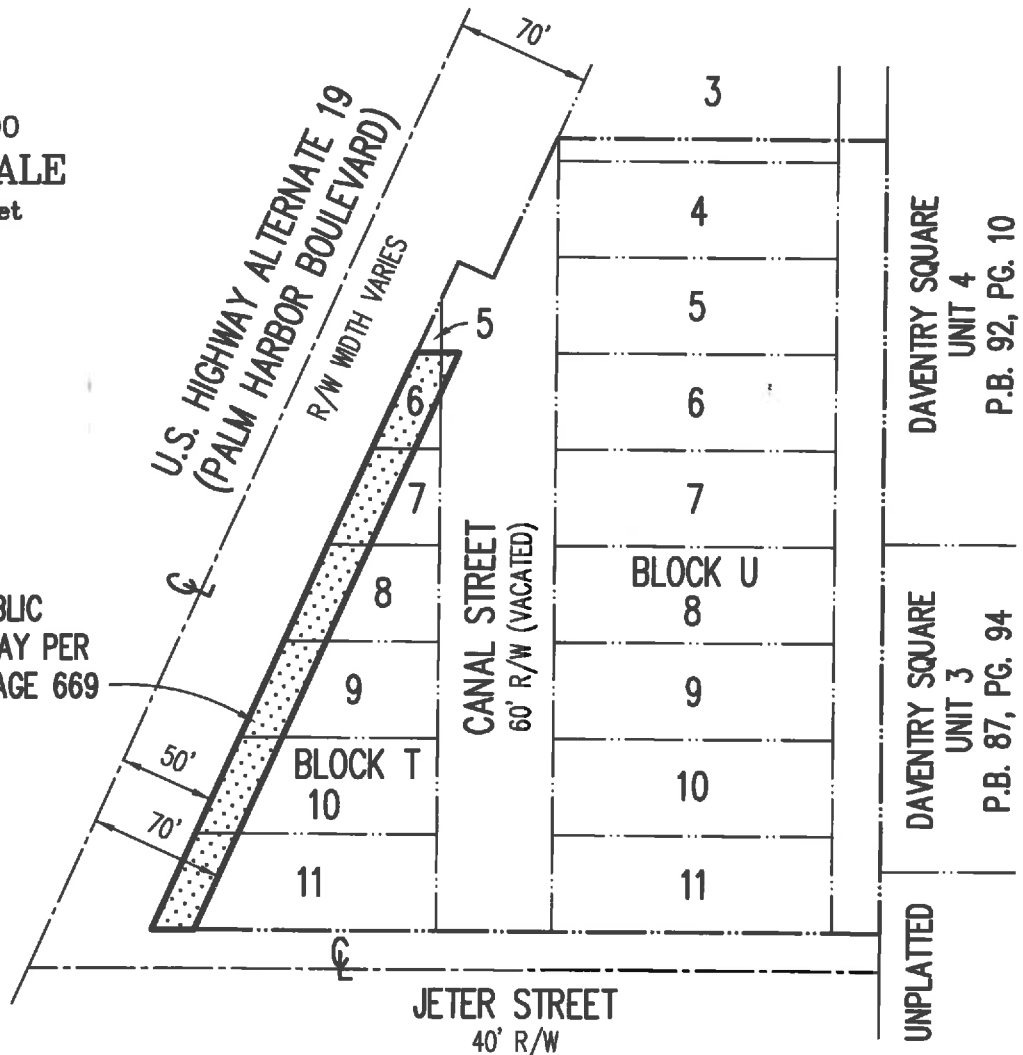
T.S.  
LB 1834

**GEORGE A. SHIMP II  
AND ASSOCIATES, INCORPORATED**  
LAND SURVEYORS LAND PLANNERS  
3301 DeSOTO BOULEVARD, SUITE D  
PALM HARBOR, FLORIDA 34683  
PHONE (727) 784-5496 FAX (727) 786-1256

**LEGAL DESCRIPTION and SKETCH**  
THIS IS NOT A SURVEY



DEEDED AS PUBLIC  
ROAD RIGHT-OF-WAY PER  
O.R. BOOK 3449, PAGE 669



**SHEET 2 OF 3**

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

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### ABBREVIATIONS

- |  |   |   |
|--|---|---|
| <p>A = ARC LENGTH<br/>                 A/C = AIR CONDITIONER<br/>                 AF = ALUMINUM FENCE<br/>                 ALUM = ALUMINUM<br/>                 ASPH = ASPHALT<br/>                 BFE = BASE FLOOD ELEVATION<br/>                 BLDG = BUILDING<br/>                 BLK = BLOCK<br/>                 BM = BENCH MARK<br/>                 BNDY = BOUNDARY<br/>                 BRG = BEARING<br/>                 BWF = BARBED WIRE FENCE<br/>                 C = CALCULATED<br/>                 CB = CHORD BEARING<br/>                 CBS = CONCRETE BLOCK STRUCTURE<br/>                 CHD = CHORD<br/>                 CL = CENTERLINE<br/>                 CLF = CHAIN LINK FENCE<br/>                 CLOS = CLOSURE<br/>                 COL = COLUMN<br/>                 CONC = CONCRETE<br/>                 CR = COUNTY ROAD<br/>                 C/S = CONCRETE SLAB<br/>                 COR = CORNER<br/>                 COV = COVERED AREA<br/>                 D = DEED<br/>                 DOT = DEPARTMENT OF TRANSPORTATION<br/>                 DRNG = DRAINAGE<br/>                 D/W = DRIVEWAY<br/>                 EL OR ELEV = ELEVATION<br/>                 EOP = EDGE OF PAVEMENT<br/>                 EOW = EDGE OF WATER<br/>                 ESM'T = EASEMENT<br/>                 FCM = FOUND CONCRETE MONUMENT<br/>                 FES = FLARED END SECTION<br/>                 FIP = FOUND IRON PIPE<br/>                 FIR = FOUND IRON ROD<br/>                 FL = FLOW LINE<br/>                 FLD = FIELD<br/>                 FND = FOUND<br/>                 FOP = FOUND OPEN PIPE<br/>                 FPC = FLORIDA POWER CORP.</p> | <p>FPP = FOUND PINCHED PIPE<br/>                 FRM = FRAME<br/>                 FZL = FLOOD ZONE LINE<br/>                 GAR = GARAGE<br/>                 G/E = GLASS ENCLOSURE<br/>                 HWF = HOG WIRE FENCE<br/>                 HWL = HIGH WATER LINE<br/>                 INV = INVERT<br/>                 LB = LAND SURVEYING BUSINESS<br/>                 LFE = LOWEST FLOOR ELEV<br/>                 LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER<br/>                 LS = LAND SURVEYOR<br/>                 M = MEASURED<br/>                 MAS = MASONRY<br/>                 MES = MITERED END SECTION<br/>                 MH = MANHOLE<br/>                 MHWL = MEAN HIGH WATER LINE<br/>                 MSL = MEAN SEA LEVEL<br/>                 N&amp;B = NAIL AND BOTTLE CAP<br/>                 N&amp;D = NAIL AND DISK<br/>                 N&amp;T = NAIL AND TAB<br/>                 NGVD = NATIONAL GEODETIC VERTICAL DATUM<br/>                 NO = NUMBER<br/>                 O/A = OVERALL<br/>                 OHW = OVERHEAD WIRE(S)<br/>                 OR = OFFICIAL RECORDS<br/>                 O/S = OFFSET<br/>                 P = PLAT<br/>                 PB = PLAT BOOK<br/>                 PC = POINT OF CURVE<br/>                 PCC = POINT OF COMPOUND CURVE<br/>                 PCP = PERMANENT CONTROL POINT<br/>                 PG = PAGE<br/>                 PK = PARKER KALON<br/>                 PL = PROPERTY LINE<br/>                 POB = POINT OF BEGINNING<br/>                 POC = POINT OF COMMENCEMENT<br/>                 POL = POINT ON LINE<br/>                 PP = POWER POLE<br/>                 PRC = POINT OF REVERSE CURVATURE<br/>                 PRM = PERMANENT REFERENCE MONUMENT</p> | <p>PROP = PROPERTY<br/>                 PSM = PROFESSIONAL SURVEYOR &amp; MAPPER<br/>                 PT = POINT OF TANGENCY<br/>                 PVM'T = PAVEMENT<br/>                 RAD = RADIUS<br/>                 R = RECORD<br/>                 REF = REFERENCE<br/>                 RES = RESIDENCE<br/>                 RL = RADIAL LINE<br/>                 RLS = REGISTERED LAND SURVEYOR<br/>                 RND = ROUND<br/>                 RNG = RANGE<br/>                 RRS = RAIL ROAD SPIKE<br/>                 R/W = RIGHT-OF-WAY<br/>                 SCM = SET CONCRETE MONUMENT<br/>                 S/E = SCREENED ENCLOSURE<br/>                 SEC = SECTION<br/>                 SET N&amp;D = SET NAIL AND DISK RLS# 2512<br/>                 SIR = SET 1/2" IRON ROD RLS# 2512<br/>                 SQ = SQUARE<br/>                 SRF = SPLIT RAIL FENCE<br/>                 SR = STATE ROAD<br/>                 STY = STORY<br/>                 SUB = SUBDIVISION<br/>                 S/W = SIDEWALK<br/>                 TB = "T" BAR<br/>                 TBM = TEMPORARY BENCH MARK<br/>                 TC = TOP OF CURB<br/>                 TOB = TOP OF BANK<br/>                 TOS = TOE OF SLOPE<br/>                 TRANS = TRANSFORMER<br/>                 TWP = TOWNSHIP<br/>                 TYP = TYPICAL<br/>                 UG = UNDERGROUND<br/>                 UTIL = UTILITY<br/>                 WD = WOOD<br/>                 WF = WOOD FENCE<br/>                 WIF = WROUGHT IRON FENCE<br/>                 WIT = WITNESS<br/>                 WRF = WIRE FENCE<br/>                 WV = WATER VALVE</p> |
|--|---|---|

\*\*\* ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.  
 \*\*\* OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

## SHEET 3 OF 3

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