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April 17, 2025

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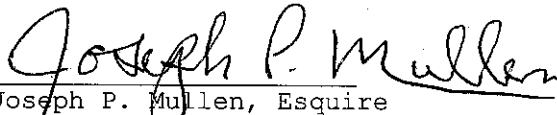
RE: Opinion of Title  
2551 Tarpon Woods Boulevard  
Palm Harbor, Florida  
Tarpon Development Properties LLC

Ladies and Gentlemen:

The undersigned, Joseph P. Mullen, Esquire, of the law firm of Mullen & Bizzarro, P.A., is a member in good standing of The Florida Bar, Bar Membership Number 224601. The undersigned has examined title to the lands legally described in Exhibit "A" attached hereto ("2551 Tarpon Woods Property").

I hereby certified that I have reviewed the owner's policy of title insurance issued by Old Republic National Title Insurance Company, Policy Number: 021-7106033 having an effective date of January 23, 2025, a true copy of which is attached to this Opinion Of Title, and such other additional information, including an updated title search, and that I find that title to the 2551 Tarpon Woods Property, as of March 28, 2025 at 11:00 P.M., is vested in Tarpon Development Properties LLC, a Florida limited liability company, in good standing, and that there are no mortgages or any other encumbrances recorded against the 2551 Tarpon Woods Property.

Certified to the County of Pinellas this 11th day of April, 2025 by:

  
\_\_\_\_\_  
Joseph P. Mullen, Esquire

CC: Tarpon Development Properties LLC  
Attn: James W. Swan  
Its Manager

## **"Exhibit A"**

From the Southeast 1/4 of Section 33, Township 27 South, Range 16 East, Pinellas County, Florida, the same being the Southwest corner of Section 34, Township 27 South, Range 16 East, run N.  $08^{\circ} 30' 50''$  W., 1294.88 feet to the point of intersection of the North right-of-way line of Tarpon Woods Boulevard, as shown on plat of Tarpon Woods, as recorded in Plat Book 72, Pages 43, 44 and 45, Public Records of Pinellas County, Florida, to the East right-of-way line of County Road 77 for a point of beginning; thence along the right-of-way of County Road 77 by a curve concave to the East, radius 2804.79 feet, arc 177.89 feet, chord N.  $19^{\circ} 04' 08''$  E., 177.86 feet; thence S.  $73^{\circ} 52' 19''$  E., 371.17 feet to the West right-of-way of Tanglewood Trail; thence along said right-of-way by a curve concave to the East, radius 1040 feet, arc 132.99 feet, chord S.  $19^{\circ} 47' 29''$  W., 132.90 feet; thence by a curve to the right, radius 50 feet, arc 78.54 feet, chord S.  $61^{\circ} 07' 41''$  W., 70.71 feet; thence N.  $73^{\circ} 52' 19''$  W., 326.80 feet to the point of beginning.

LESS AND EXCEPT that part taken by Pinellas County by Stipulated Order of Taking and Final Judgment recorded in Official Records Book 8987, Page 1074, Official Records of Pinellas County, Florida.