

ORDINANCE NO. 22-42

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 4.21 ACRES ON THE EAST SIDE OF EAST LAKE DRIVE IN EAST LAKE TARPON LOCATED IN SECTION 04, TOWNSHIP 27, RANGE 16; FROM TRANSPORTATION/UTILITY TO RESIDENTIAL RURAL; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the application for an amendment to the Future Land Use Map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small-scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 13<sup>th</sup> day of December 2022, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 4.21 acres located on the east side of Lake Tarpon Drive in East Lake Tarpon, referenced as Case FLU-22-06, and owned by Cypress Run of FL, LLC, c/o Cynthia H. Tarapani, from Transportation/Utility to Residential Rural. See Attachment "A" for the Legal Description.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Public/Semi-Public to Residential Rural to maintain consistency with said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small-scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

# Attachment "A"

## ATTORNEY'S CERTIFICATION OF TITLE

This is to certify that I, Katherine E. Cole, a licensed attorney-at-law in the State of Florida, have examined the Deeds attached as Exhibit "A",

PARCEL "A" - #09-27-16-20197-000-0001

PARCEL "B" - #04-27-16-00000-410-0100

Based solely upon the deeds recorded at O.R. Book 16790, Page 151 (PARCEL "A") and O.R. Book 21714, Page 56 (PARCEL "B"), in the Public Records of Pinellas County, Florida, I find that the recorded titleholder is Cypress Run of Florida, LLC, a Florida limited liability company (PARCEL "A") and Cypress Run Railroad Property, LLC, a Florida limited liability company (PARCEL "B").



Katherine E. Cole, Esq.  
Hill Ward Henderson  
600 Cleveland Street, Suite 800  
Clearwater, FL 33755

EXHIBIT A

I#: 2009341994 BK: 16790 PG: 151, 12/29/2009 at 03:15 PM, RECORDING 10 PAGES \$86.50 D DOC STAMP COLLECTION \$10150.00 KEN BURKE, CLERK OF COURT PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDMC6

Rec 86.50  
Doc 10,150.00  
10,236.50

Record 5<sup>th</sup>

**Prepared by and Return to:**

Joan M. Vecchioli, Esquire  
Johnson, Pope, Bokor, Ruppel & Burns, LLP  
P.O. Box 1368  
Clearwater, Florida 33757-1368  
Telephone: 727-461-1818

STATUTORY WARRANTY DEED

THIS INDENTURE, is made on December 23<sup>rd</sup>, 2009, between CYPRESS RUN GOLF CLUB, INC., a Florida not-for-profit corporation ("Grantor"), whose post office address is 2669 St. Andrews Blvd., Tarpon Springs, FL 34688, and CYPRESS RUN OF FLORIDA, LLC, a Florida limited liability company ("Grantee"), whose post office address is 2669 St. Andrews Blvd., Tarpon Springs, FL 34688.

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situated in Pinellas County, Florida:

See Exhibit "A" attached hereto and made a part hereof by reference.

SUBJECT to applicable land use and zoning restrictions and to easements, reservations and restrictions of record, if any, which are specifically not reimposed or extended hereby, and to taxes for the year 2009 and subsequent years.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The tax parcel numbers for the aforescribed property are:

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

CYPRESS RUN GOLF CLUB, INC., a Florida not-for-profit corporation

[Signature]  
Signature  
J. Paul Raymond  
Print name

By: [Signature]  
William Givens  
as President

[Signature]  
Signature  
Joan M. Vecchioli  
Print name

STATE OF FLORIDA )

COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2009, by William Givens as President of Cypress Run Golf Club, Inc., a Florida not-for-profit corporation. He/She [is personally known to me] [has produced current FL drivers license as identification].

[Signature]  
Notary Public  
Print name \_\_\_\_\_  
My commission expires:

44667.118726  
#511360 v1 - Patriot/Cypress Run\_Statutory Warranty Deed

 **Gina L. Canopari**  
Commission # DD492001  
Expires January 26, 2010  
Bonded Troy Fax Insurance Inc 800-385-7019

**EXHIBIT "A"**

## PARCEL 1:

That part of Tract B, CYPRESS RUN - UNIT I, according to the map or plat thereof recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the most Northerly corner of Lot 65, of CYPRESS RUN - UNIT I, as recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida; thence North 33°54'27" East, 172.26 feet; thence North 52°13'30" East, 101.00 feet; thence North 35°51'00" West, 214.00 feet; thence North 73°52'04" West, 172.29 feet; thence North 37°30'00" West, 333.12 feet; thence North 05°05'15" West, 219.50 feet; thence North 27°19'30" East, 50.00 feet; thence North 09°27'50" West, 100.00 feet; thence South 62°45'00" West, 330.11 feet; thence South 74°07'40" West, 724.02 feet; thence South 15°52'20" East, 40.00 feet; thence South 56°00'00" East, 535.00 feet; thence South 26°21'44" East, 197.84 feet, to a point on a curve; thence along the arc of a curve to the right that has a radius of 105.16 feet, an arc length of 26.00 feet, a chord length of 25.94 feet, a chord bearing of South 38°56'20" West, to a point of compound curvature; thence along the arc of a curve to the right that has a radius of 1062.98 feet, an arc length of 136.51 feet, a chord length of 136.41 feet, a chord bearing of South 49°42'08" West; thence North 56°00'00" West, 610.88 feet; thence North 82°08'10" West, 635.00 feet; thence North 21°48'10" West, 54.00 feet; thence South 62°14'30" West, 320.25 feet; thence South 46°16'20" West, 317.97 feet; thence North 10°42'30" West, 445.00 feet, to a point on the South right-of-way line of the abandoned Seaboard Coastline Railroad (Atlantic Coastline Railroad) right-of-way; thence along said South right-of-way line, North 72°22'23" East, 499.17 feet; thence South 01°06'34" East, 31.30 feet; thence North 72°22'23" East, 347.28 feet; thence North 01°08'01" West, 31.29 feet; thence North 72°22'23" East, 1388.11 feet; thence South 01°13'44" East, 31.27 feet; thence North 72°22'23" East, continuing along said South right-of-way line, 689.31 feet, to a point on the Westerly right-of-way line of East Lake Road - County Road No. 77; thence South 08°52'31" East, along said Westerly right-of-way, 647.44 feet; thence South 81°07'29" West, 35.00 feet; thence North 47°12'31" West, 290.00 feet; thence South 34°04'29" West, 205.00 feet; thence South 29°37'31" East, 293.00 feet; thence South 69°01'31" East, 111.04 feet; thence North 20°58'29" East, 117.40 feet; thence North 81°07'29" East, 86.00 feet, to a point on the Westerly right-of-way line of East Lake Road - County Road No. 77; thence along said Westerly right-of-way line, South 08°52'31" East, 450.00 feet; thence North 81°07'29" East, 5.00 feet; thence South 08°52'31" East, 1000.00 feet; thence North 81°07'29" East, 20.00 feet; thence South 08°52'31" East, continuing along said Westerly right-of-way, 237.02 feet; thence South 81°07'29" West, 140.00 feet; thence North 08°52'31" West, 40.45 feet, to a point of curvature; thence along the arc of a curve to the right that has a radius of 175.36 feet, an arc length of 73.17 feet, a chord length of 72.64 feet, a chord bearing of North 03°04'44" East, to a point of reverse curvature; thence along the arc of a curve to the left that has a radius of 200.00 feet, an arc length of 265.29 feet, a chord length of 246.26 feet, a chord bearing of North 22°58'00" West, to a point of tangency; thence North 60°58'00" West, 31.55 feet; thence North 29°02'00" East, 40.00 feet; thence North 25°41'50" West, 670.00 feet, to the Point of Beginning;

LESS AND EXCEPT that part designated as Hollins Creek;

ALSO LESS AND EXCEPT that part described in Official Records Book 5642, page 1579, public records of Pinellas County, Florida.

PARCEL 2:

That part of Tract D, CYPRESS RUN - UNIT I, according to map or plat thereof recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the most Southerly corner of Lot 37, of CYPRESS RUN - UNIT I, as recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida; thence North  $01^{\circ}04'31''$  West, 93.00 feet; thence North  $60^{\circ}58'00''$  West, 495.14 feet; thence North  $49^{\circ}12'50''$  West, 300.44 feet; thence North  $42^{\circ}00'28''$  West, 582.62 feet; thence North  $58^{\circ}12'00''$  East, 63.89 feet, to a point of curvature; thence along the arc of a curve to the left that has a radius of 1112.98 feet, an arc length of 60.13 feet, a chord length of 60.12 feet, a chord bearing of North  $56^{\circ}39'08''$  East; thence South  $53^{\circ}01'00''$  East, 510.68 feet; thence North  $68^{\circ}39'43''$  East, 84.00 feet; thence South  $49^{\circ}12'50''$  East, 263.18 feet; thence South  $60^{\circ}58'00''$  East, 554.56 feet, to a point of curvature; thence along the arc of a curve to the right that has a radius of 150.00 feet, an arc length of 198.97 feet, a chord length of 184.70 feet, a chord bearing of South  $22^{\circ}58'00''$  East, to a point of reverse curvature; thence along the arc of a curve to the left that has a radius of 225.36 feet, an arc length of 94.04 feet, a chord length of 93.36 feet, a chord bearing of South  $03^{\circ}04'44''$  West, along the Westerly right of way line of St. Anne's Court, as shown on the plat of said CYPRESS RUN - UNIT I, to a point of tangency; thence South  $08^{\circ}52'31''$  East, 50.45 feet; thence South  $81^{\circ}07'29''$  West, 5.00 feet, to a point of curvature; thence along the arc of a curve to the right that has a radius of 680.00 feet, an arc length of 173.14 feet, a chord length of 172.68 feet, a chord bearing of South  $88^{\circ}25'09''$  West, to a point of reverse curvature; thence along the arc of a curve to the left that has a radius of 1510.00 feet, an arc length of 120.33 feet, a chord length of 120.30 feet, a chord bearing of North  $86^{\circ}34'10''$  West, to the Point of Beginning.

PARCEL 3:

That part of Tract A, CYPRESS RUN - UNIT I, according to map or plat thereof recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 2, of CYPRESS RUN - UNIT I, as recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida; thence South  $86^{\circ}22'56''$  East, 92.17 feet; thence South  $08^{\circ}52'31''$  East, 125.14 feet, for a Point of Beginning; thence North  $41^{\circ}30'17''$  East, 130.16 feet; thence North  $77^{\circ}57'08''$  East, 105.00 feet; thence South  $08^{\circ}52'31''$  East, 770.13 feet; to a point on the South right-of-way line of the abandoned Seaboard Coastline Railroad (Tampa and Gulf Coast Railroad) right-of-way; thence along said right-of-way line, South  $69^{\circ}42'37''$  West, 1059.61 feet; thence continuing along said South right-of-way line, South  $82^{\circ}22'27''$  West, 257.64 feet; thence North  $05^{\circ}56'10''$  West, 293.26 feet; thence North  $81^{\circ}27'27''$  East, 130.27 feet; thence North  $54^{\circ}24'47''$  East, 240.11 feet; thence South  $64^{\circ}49'13''$  East, 190.00 feet; thence North  $61^{\circ}19'17''$  East, 610.00 feet; thence North  $08^{\circ}52'31''$  West, 385.08 feet to the Point of Beginning.

PARCEL 4:

That part of Tract A, CYPRESS RUN - UNIT I, according to map or plat thereof recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 10, of CYPRESS RUN - UNIT I, as recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida; thence North 63°20'20" East, 139.80 feet; thence North 70°32'42" East, 180.29 feet; thence South 17°11'14" East, 50.04 feet; thence North 70°32'42" East, 283.01 feet; thence South 86°22'56" East, 102.72 feet; thence South 81.26 feet; thence South 56°00'00" West, 600.00 feet; thence North 85°21'50" West, 185.20 feet; thence North 25°38'30" West, 139.11 feet; thence North 29°03'00" East, 130.00 feet, to the Point of Beginning.

PARCEL 5:

That part of Tract C, CYPRESS RUN - UNIT I, according to map or plat thereof recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 62 of CYPRESS RUN - UNIT 1, as recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida; thence North 70°29'53" West, 101.45 feet; thence North 50°42'12" West, 438.46 feet; thence North 43°29'50" West, 55.84 feet; thence North 32°16'31" West, 148.71 feet; thence North 71°00'45" West, 735.19 feet; thence South 80°55'40" West, 22.14 feet, to a point of curvature; thence along the arc of a curve to the right that has a radius of 611.42 feet, an arc length of 96.98 feet, a chord length of 96.88 feet, a chord bearing of North 04°31'48" West, to a point of reverse curvature; thence along the arc of a curve to the left that has a radius of 171.67 feet, an arc length of 54.54 feet, a chord length of 54.31 feet, a chord bearing of North 09°05'08" West, to a point of compound curvature; thence along the arc of a curve to the left that has a radius of 857.58 feet, an arc length of 68.01 feet, a chord length of 67.99 feet, a chord bearing of North 20°27'29" West, to a point of tangency; thence North 22°43'48" West, 70.22 feet, to a point of curvature; thence along the arc of a curve to the right that has a radius of 148.60 feet, an arc length of 295.20 feet, a chord length of 249.00 feet, a chord bearing of North 34°10'56" East, to a point of tangency; thence South 88°54'20" East, 30.43 feet; thence South 33°10'40" East, 201.15 feet; thence South 67°38'25" East, 158.96 feet; thence South 18°59'15" West, 48.16 feet; thence South 71°00'45" East, 507.90 feet; thence South 43°29'50" East, 330.72 feet; thence South 36°17'28" East, 438.46 feet; thence South 15°45'46" East, 134.29 feet, to a point on a curve; thence along the arc of a curve to the left that has a radius of 900.00 feet, an arc length of 86.31 feet, a chord length of 86.28 feet, a chord bearing of South 65°46'19" West, to the Point of Beginning;

LESS AND EXCEPT that part conveyed to Bayview Buick - GMC Truck, Inc. in Quit Claim Deed recorded in Official Records Book 6585, page 899, public records of Pinellas County, Florida;

ALSO LESS AND EXCEPT that part conveyed to Allen S Braswell and Cassie A Braswell, his wife by Quit Claim Deed recorded in Official Records Book 6585, page 902, public records of Pinellas County, Florida;



ALSO LESS EXCEPT that part conveyed to Brenton H Wadsworth and Jean B Wadsworth, his wife by Quit Claim Deed recorded in Official Records Book 6585, page 905, public records of Pinellas County, Florida.

PARCEL 6:

That part of Tract B, CYPRESS RUN - UNIT I, according to map or plat thereof recorded in Plat Book 86, page 27 to 33, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 18 of CYPRESS RUN - UNIT I, as recorded in Plat Book 86, pages 27 to 33, inclusive, public records of Pinellas County, Florida; thence South 54°32'32" East, 163.74 feet; thence South 72°59'30" East, 187.75 feet; thence South 65°52'00" East, 276.80 feet; thence South 68°19'20" East, 229.49 feet; thence South 28°28'19" West, 90.64 feet; thence South 68°19'20" East, 160.00 feet; thence South 82°00'00" East, 175.48 feet; thence South 20°47'26" East, 197.96 feet, to a point on a curve; thence along the arc of a curve to the left that has a radius of 581.77 feet, an arc length of 12.65 feet, a chord length of 12.65 feet, a chord bearing of South 43°20'16" West; thence North 71°01'55" West, 148.67 feet; thence North 31°57'26" West, 106.78 feet; thence North 68°19'20" West, 447.00 feet; thence North 65°52'00" West, 911.98 feet; thence North 21°52'00" East, 324.61 feet; thence North 10°42'30" West, 505.78 feet; thence North 78°05'15" East, 150.03 feet; thence South 10°42'30" East, 815.00 feet, to the Point of Beginning.

PARCEL 7:

Tract H, CYPRESS RUN - UNIT II, according to map or plat thereof recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 27 South, Range 16 East, Pinellas County, Florida and run North 89°14'41" West, 184.24 feet, along the South boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 9; thence South 00°45'19" West, 103.05 feet, to the Point of Beginning; thence along the Southerly boundary of said plat of CYPRESS RUN - UNIT II, along a curve to the right that has a radius of 1432.40 feet, an arc length of 497.97 feet, a chord length of 495.47 feet, a chord bearing of South 85°07'25" West; thence continue along said Southerly boundary, South 00°03'12" East, 50.20 feet; thence in a Northwesterly direction along a curve to the right that has a radius of 1482.40 feet, an arc length of 169.92 feet, a chord length of 169.83 feet, a chord bearing of North 81°48'24" West; thence North 78°31'23" West, 485.73 feet, to a point on the West boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence North 00°18'19" West, 20.43 feet, along said West boundary; thence North 78°31'23" West, 371.37 feet, to a point on the South boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 9; thence South 89°14'41" East, 26.88 feet, along said South boundary; thence North 78°31'23" West, 1009.94 feet to a point on the East boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 9; thence North 00°48'28" West, 51.17 feet along said East boundary; thence North 78°31'23" West, 21.31 feet; thence, leaving said Southerly boundary of the plat of CYPRESS RUN - UNIT II, North 16°22'06" West, 70.33 feet, along the Easterly boundary of Lot 85, as shown on the plat of said CYPRESS RUN - UNIT II;

thence North 51°43'10" East, 87.75 feet, along the Southerly boundary of Lot 84 of said plat of CYPRESS RUN - UNIT II; thence North 89°31'38" East, 498.27 feet, along the Southerly boundary of Lots 83, 82, 81 and part of Lot 80 of said plat of CYPRESS RUN - UNIT II; thence South 83°16'00" East, 293.50 feet, along the Southerly boundary of a part of Lot 80, Lot 79 and a part of Lot 78 of said plat of CYPRESS RUN - UNIT II; thence South 76°47'10" East, 454.96 feet, along the Southerly boundary of a part of Lot 78, Lots 77 and 76, and a part of Lot 75 of said plat of CYPRESS RUN - UNIT II; thence North 89°03'58" East, 396.24 feet, along the Southerly boundary of a part of Lot 75 and Lots 74 and 73 of said plat of CYPRESS RUN - UNIT II; thence South 64°52'25" East, 205.00 feet, along the Southwesterly boundary of Lot 72 and 71 of said plat of CYPRESS RUN - UNIT II; thence North 62°50'03" East, 270.00 feet, along the Southeasterly boundary of Lot 71 of said plat of CYPRESS RUN - UNIT II; thence along a curve to the left that has a radius of 45.00 feet, an arc length of 20.73 feet, a chord length of 20.55 feet, a chord bearing of North 54°59'09" East; thence North 77°02'50" East, 215.54 feet, along the Southeasterly boundary of Lot 70 of said plat of CYPRESS RUN - UNIT II; thence South 48°12'40" East, 9.29 feet; thence South 15°38'53" East, 296.90 feet; thence North 84°03'50" East, 50.00 feet; thence South 05°56'10" East, 183.26 feet, to the Point of Beginning.

PARCEL 8:

Tract I, CYPRESS RUN - UNIT II, according to map or plat thereof recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 89 as shown on said plat of CYPRESS RUN - UNIT II, and run North 00°58'41" West, 460.65 feet; thence South 89°01'19" West, 689.00 feet, to a point on the East right-of-way line of East Lake Drive; thence North 00°58'41" West, 195.04 feet, along said East right-of-way line; thence North 00°49'38" West, 4.60 feet, along said East right-of-way line, to the point of intersection of said East right-of-way line and the South right-of-way line of St. Andrews Boulevard; thence North 89°09'25" East, 192.30 feet, along said South right-of-way line; thence continue along said South right-of-way line, North 69°28'00" East, 75.00 feet; thence along a curve to the left that has a radius of 475.86 feet, an arc length of 154.27 feet, a chord length of 153.59 feet, a chord bearing of North 71°20'09" East; thence North 62°02'55" East, 65.19 feet; thence along a curve to the left that has a radius of 410.70 feet, an arc length of 46.41 feet, a chord length of 46.39 feet, a chord bearing of North 58°48'40" East; thence, leaving said South right-of-way line, South 34°25'35" East, 49.96 feet; thence North 83°24'21" East, 400.00 feet; thence South 87°15'45" East, 130.00 feet, to a point on the Westerly right-of-way line of St. Andrews Boulevard; thence along said Westerly right-of-way line, in a Southeasterly direction, along a curve to the left that has a radius of 696.61 feet, an arc length of 146.47 feet, a chord length of 146.20 feet, a chord bearing of South 11°01'25" East; thence continue along said Westerly right-of-way line, along a curve to the left that has a radius of 530.00 feet, an arc length of 199.93 feet, a chord length of 198.75 feet, a chord bearing of South 27°51'15" East; thence South 38°39'40" East, 120.00 feet; thence along a curve to the right that has a radius of 410.00 feet, an arc length of 211.14 feet, a chord length of 208.82 feet, a chord bearing of South 23°54'28" East; thence leaving said Westerly right-of-way line, South 61°29'20" West, 299.43 feet, along the Northwesterly boundary of Lots 92 and 91 as shown on said plat of CYPRESS RUN - UNIT II; thence South 85°00'00" West, 379.33 feet, along the Northerly boundary of

Lots 90 and 89 as shown on said plat of CYPRESS RUN - UNIT II, to the Point of Beginning.

PARCEL 9:

A part of Tract J, CYPRESS RUN - UNIT II, according to map or plat thereof recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 93 as shown on said plat of CYPRESS RUN - UNIT II as recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida, and run North 03°57'52" West, 442.92 feet; thence North 63°52'38" West, 219.29 feet; thence along a curve to the right that has a radius of 95.00 feet, an arc length of 99.18 feet, a chord length of 94.74 feet, a chord bearing of North 33°58'09" West; thence North 04°03'40" West, 435.03 feet; thence North 02°26'28" West, 344.14 feet; thence North 72°26'58" East, 62.27 feet; thence South 75°27'57" East, 106.99 feet; thence South 10°42'30" East, 300.00 feet; thence South 06°23'19" West, 306.08 feet; thence South 33°58'26" East, 169.19 feet; thence South 77°50'52" East, 136.97 feet; thence South 15°02'52" East, 337.49 feet; thence South 48°05'13" East, 192.94 feet; thence South 74°49'35" East, 335.08 feet; thence South 87°24'40" East, 802.12 feet; thence South 31°57'26" East, 45.39 feet, to a point on the Northwesterly right-of-way line of St. Andrews Boulevard; thence South 32°51'54" West, 153.80 feet, along said Northwesterly right-of-way line to a point on the Easterly boundary of Lot 100 as shown on the plat of CYPRESS RUN - UNIT II as recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida; thence North 57°08'05" West, 69.83 feet, along said Easterly boundary of Lot 100; thence South 85°22'58" West, 438.46 feet, along the Northerly boundary of Lots 100 and 99, and a part of Lot 98 as shown on said plat of CYPRESS RUN - UNIT II; thence North 87°24'40" West, 295.63 feet, along the Northerly boundary of a part of Lot 98, all of Lot 97 and a part of Lot 96 as shown on said plat of CYPRESS RUN - UNIT II; thence North 79°18'20" West, 603.06 feet, along the Northerly boundary of a part of Lot 96 and all of Lots 95, 94 and 93, to the Point of Beginning;

LESS AND EXCEPT that part conveyed to John G Ritchie, as Trustee of the John G Ritchie Revocable Trust Agreement dated August 11, 1995 and Joanne M Ritchie, as Trustee of the Joanne M Ritchie Revocable Trust Agreement dated August 11, 1995 by Warranty Deed recorded in Official Records Book 11111, page 303, public records of Pinellas County, Florida.

PARCEL 10:

A part of Tract J, CYPRESS RUN - UNIT II, according to map or plat thereof recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Lot 100 as shown on said plat of CYPRESS RUN - UNIT II, said corner being a point on the Northwesterly right-of-way line of St. Andrews Boulevard, and run North 32°51'54" East, 153.80 feet, along said Northwesterly right-of-way line; thence North 31°57'26" West, 145.39 feet, to the Point of Beginning; thence North 74°27'43" West, 130.45 feet; thence North 73°32'13" West, 430.89 feet; thence North 55°03'31" West, 453.04 feet; thence North 71°43'21" West, 495.42 feet; thence North 26°05'28" East, 84.01 feet; thence

North 03°22'55" East, 141.95 feet; thence North 43°07'03" East, 96.57 feet; thence North 13°44'14" East, 135.26 feet; thence North 10°42'30" West, 85.00 feet; thence North 34°40'15" West, 98.49 feet; thence North 10°42'30" West, 80.00 feet; thence North 14°29'35" East, 93.94 feet; thence North 10°42'30" West, 120.00 feet; thence North 79°17'30" East, 40.00 feet; thence South 10°42'30" East, 525.78 feet; thence South 21°52'00" West, 324.61 feet; thence South 65°52'00" East, 911.98 feet; thence South 68°19'20" East, 447.00 feet; thence South 31°57'26" East, 111.39 feet, to the Point of Beginning.

PARCEL 11:

A part of Tract J, CYPRESS RUN - UNIT II, according to map or plat thereof recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 4, Township 27 South, Range 16 East, Pinellas County, Florida, and run North 89°30'07" West, 142.71 feet, along the South boundary of the Southwest 1/4 of Section 4, Township 27 South, Range 16 East; thence North 00°29'53" East, 301.68 feet; thence North 03°23'33" West, 600.00 feet; thence North 78°49'53" West, 212.48 feet to the Point of Beginning; thence North 78°49'53" West, 45.00 feet; thence South 78°20'18" West, 132.76 feet; thence North 32°25'51" West, 188.05 feet; thence South 55°39'20" West, 429.56 feet; thence South 89°04'20" West, 287.56 feet, to a point on the East right-of-way line of East Lake Road; thence South 00°49'38" East, 719.66 feet, along said East right-of-way line to a point of intersection with the North right-of-way line of St. Andrews Boulevard; thence North 89°09'25" East, 192.27 feet, along said North right-of-way line; thence South 80°33'01" East, 75.00 feet, along said North right-of-way line; thence along said North right-of-way line along a curve to the left that has a radius of 415.86 feet, an arc length of 97.68 feet, a chord length of 97.46 feet, a chord bearing of North 72°12'25" East; thence, leaving said North right-of-way line, North 15°41'56" West, 251.47 feet; thence North 20°32'35" West, 147.10 feet; thence North 64°17'30" East, 254.96 feet; thence North 78°28'43" East, 217.99 feet; thence North 25°17'17" East, 193.70 feet; thence North 55°39'55" East, 171.23 feet, to the Point of Beginning;

LESS AND EXCEPT that part conveyed to Villas at Cypress Run-West Owners' Association, Inc., a Florida not-for-profit corporation by Warranty Deed recorded in Official Records Book 5853, page 1984, public records of Pinellas County, Florida.

PARCEL 12:

A part of Tract J, CYPRESS RUN - UNIT II, according to map or plat thereof recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 27 South, Range 16 East, Pinellas County, Florida, and run North 89°14'41" West, 184.24 feet, along the South boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 9; thence South 00°45'19" West, 103.05 feet, to a point on the Easterly boundary of the plat of CYPRESS RUN - UNIT II as recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida, along the Easterly and Northeasterly boundary of said plat of CYPRESS RUN - UNIT II, North 05°56'10" west, 543.26 feet; thence North 48°12'40" West, 566.56 feet;

thence North 57°08'06" West, 60.00 feet; thence North 31°57'26" West, 256.78 feet; thence North 68°19'20" West, 447.00 feet; thence North 65°52'00" West, 911.98 feet; thence North 21°52'00" East, 324.61 feet; thence North 10°42'30" West, 620.78 feet, to the Point of Beginning; thence, leaving said Easterly and Northeasterly boundary of said plat of CYPRESS RUN - UNIT II, South 79°17'30" West, 145.00 feet; thence South 23°16'05" West, 216.47 feet; thence North 75°27'56" West, 119.87 feet; thence North 39°32'31" West, 70.88 feet; thence South 80°57'24" West, 173.66 feet; thence North 74°39'27" West, 137.40 feet; thence South 86°25'31" West, 98.23 feet; thence North 73°16'06" West, 154.73 feet; thence South 69°18'08" West, 189.62 feet; thence North 32°25'51" West, 75.00 feet; thence North 57°34'09" East, 23.00 feet; thence North 16°10'17" East, 32.95 feet; thence North 44°11'31" West, 67.08 feet; thence North 03°35'25" West, 41.23 feet, to a point on the Northwesterly boundary of said plat of CYPRESS RUN - UNIT II; thence along said Northwesterly boundary, North 72°22'23" East, 97.12 feet; thence North 17°37'37" West, 15.97 feet; thence North 72°22'23" East, 281.30 feet; thence North 89°39'28" West, 97.24 feet; thence North 72°22'23" East, 878.67 feet, to a point on the Easterly boundary of said plat of CYPRESS RUN - UNIT II; thence, leaving said Northerly boundary, South 10°42'30" East, 440.00 feet, along said Easterly boundary to the Point of Beginning.

PARCEL 13:

Tracts K and L, CYPRESS RUN - UNIT II, according to map or plat thereof recorded in Plat Book 87, pages 65 to 68, inclusive, public records of Pinellas County, Florida.

This instrument prepared by  
or under the direction of:

Kim R. Bongiovanni  
Assistant General Counsel  
Law Department  
500 Water Street  
Jacksonville, Florida 32202

### QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 10<sup>th</sup> day of September, 2021, between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, and whose Tax Identification Number is 54-6000720, hereinafter called "Grantor", and CYPRESS RUN RAILROAD PROPERTY, LLC, a Florida limited liability company, whose mailing address is 2669 St. Andrews Boulevard, Tarpon Springs, Florida 34688, hereinafter called "Grantee", WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land situate, lying and being at Tarpon Springs, County of Pinellas, State of Florida and having a Tax Parcel Identification Number of 04 27 16 00000 410 0100, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 5.46 acres, more or less.

EXCEPTING unto Grantor all mineral rights, if any, including but not limited to oil, gas and coal, and the constituents of each, underlying the Premises; and RESERVING the right for Grantor, its successors and assigns, to remove the same; HOWEVER, Grantor will not drill or permit drilling on the surface of the Premises without the prior written consent of Grantee, which consent shall not be unreasonably withheld.

TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever; SUBJECT to reservations, easements, covenants, restrictions and limitations of record or platted, all existing public utilities and roadways, and all

existing encroachments, ways and servitudes, howsoever created.

Grantee acknowledges that the Premises conveyed hereunder has been historically used for railroad industrial operations and is being conveyed for use only as industrial or commercial property. Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns shall not use the Premises for any purpose other than industrial or commercial purposes and that the Premises will not be used for (a) any residential purpose of any kind or nature (residential use shall be defined broadly to include, without limitation, any use of the Premises by individuals or families for purposes of personal living, dwelling, or overnight accommodations, whether such uses are in single family residences, apartments, duplexes, or other multiple residential dwellings, trailers, trailer parks, camping sites, motels, hotels, or any other dwelling use of any kind), (b) any public or private school, day care, or any organized long-term or short term child care of any kind, (c) any recreational purpose (recreational use shall be defined broadly to include, without limitation, use as a public park, hiking or biking trail, athletic fields or courts, or public gathering place), (d) any agricultural purpose that results in, or could potentially result in, the human consumption of crops or livestock raised on the property (agricultural purpose shall be defined broadly to include, without limitation, activities such as food crop production, dairy farming, livestock breeding and keeping, and cultivation of grazing land that would ultimately produce, or lead to the production of, a product that could be consumed by a human). By acceptance of this deed, Grantee further covenants that it, its successors, heirs, legal representatives or assigns shall not use the groundwater underneath the Premises for human consumption, irrigation, or other purposes.

Grantee, by acceptance of this deed, covenants and represents that Grantee owns property adjoining the Premises and has access to the Premises through Grantee's adjoining property or through other property not owned by Grantor. Grantee, on its behalf, its heirs, personal representatives, successors and assigns, releases Grantor, its successors and assigns, from any responsibility, obligation or liability to provide access to the Premises through land now owned or subsequently acquired by Grantor. Should Grantee ever convey the Premises, or any portion thereof, to a third party, Grantee will provide access to the Premises through Grantee's adjoining property or through other property not owned by Grantor.

Grantee acknowledges that this deed is made upon Grantee's solicitation and request, and was not in any way initiated by Grantor. Grantor does not represent or warrant to Grantee any ownership or estate in the Premises or any specific title or interest in the Premises, which constituted a strip of Grantor's former railroad operating property; and Grantee hereby releases Grantor, its officers and agents, from any claim or demand resulting from this deed, or from any failure of or defect in Grantee's title to the Premises.

Grantee hereby agrees, as additional consideration for the conveyance of the Premises, to defend, indemnify and hold Grantor harmless from and against any and all liability, loss, cost and/or expense, including reasonable attorney fees, arising out of or in connection with any and all suits or causes of actions instituted by third parties against Grantor or Grantee as a result of the conveyance of the Premises to Grantee or as a result of the failure of title to any portion of the

Premises.

Grantee and Grantor agree and acknowledge the covenants and easements contained in this Deed shall be covenants "in gross" and easements "in gross" which shall remain binding on Grantee, its successors, heirs, legal representatives and assigns regardless of whether Grantor continues to own property adjacent to the Premises. Grantee acknowledges Grantor will continue to have a substantial interest in enforcement of the said covenants and easements whether or not Grantor retains title to property adjacent to the Premises.

Said covenant(s) shall run with title to the Premises conveyed, and bind upon Grantee, Grantee's heirs, legal representatives and assigns, or corporate successors and assigns, and anyone claiming title to or holding Premises through Grantee.

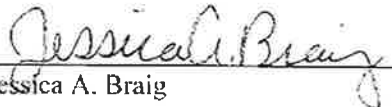
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SIGNATURE PAGE TO FOLLOW**

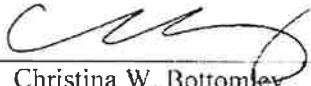


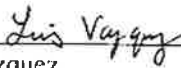
IN WITNESS WHEREOF, CSX TRANSPORTATION, INC., pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered  
in the presence of:

CSX TRANSPORTATION, INC.:

  
\_\_\_\_\_  
Jessica A. Braig

By:   
\_\_\_\_\_  
Name: Christina W. Bottomley  
Title: Head of Real Estate

  
\_\_\_\_\_  
Luis Vazquez

Attest   
\_\_\_\_\_  
Secretary (SEAL)

Print Name: Mark D. Austin

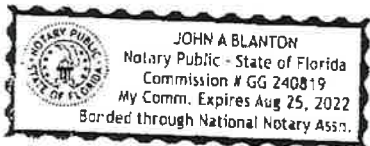
STATE OF FLORIDA )  
 ) SS.  
COUNTY OF DUVAL )

I, John A. Blanton, a Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County came Christina W. Bottomley (X) to me known, and/or ( ) proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me by means of (X) physical presence or ( ) online notarization first duly sworn, did make oath, acknowledge and say that: she is Head of Real Estate of CSX Transportation, Inc., the corporation described in and which executed said instrument; she is fully informed of the contents of the instrument; she knows the seal of said corporation; the seal affixed to said instrument is such seal: it was so affixed by authority of the Board of Directors of said corporation; she signed her name thereto for said corporation pursuant to Board authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 10 day of September, 2021.

My commission expires on: 8/25/2022 (SEAL)

Notary Public  
Print Name: John A. Blanton



**EXHIBIT A**

Description of property at: Tarpon Springs, Pinellas Co, FL  
To: Cypress Run Railroad Property, LLC  
CSXT Deed File No.: 2021-3323

**LEGAL DESCRIPTION – OVERALL:**

A PORTION OF THE ABANDONED CSX RAILROAD LOCATED IN SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWESTERLY CORNER OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 652.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID ABANDONED CSX RAILROAD RIGHT OF WAY AND THE **POINT OF BEGINNING**, THE NEXT SEVEN COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 48.43 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.23 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1579.12 FEET; 4) THENCE NORTH 01°05'39" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 347.57 FEET; 6) THENCE SOUTH 01°06'51" EAST, A DISTANCE OF 31.29 FEET; 7) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1280.35 FEET; THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "B" OF CYPRESS RUN - UNIT I AS RECORDED IN PLAT BOOK 86, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "B"; 1) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 1296.93 FEET; 2) THENCE SOUTH 01°08'01" EAST, A DISTANCE OF 31.29 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 347.28 FEET; 4) THENCE NORTH 01°06'34" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 499.17 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT "B", SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TRACT "J" OF SAID CYPRESS RUN-UNIT II, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "J"; 1) THENCE CONTINUE SOUTH 72°22'23" WEST, A DISTANCE OF 878.67 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.24 FEET; 3) THENCE

SOUTH 72°22'23" WEST, A DISTANCE OF 281.30 FEET; 4) THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 15.97 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 137.12 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "K"; THENCE NORTH 17°37'37" WEST ALONG THE EASTERLY LINE OF SAID TRACT "K", A DISTANCE OF 135.97 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING 5.461 ACRES MORE OR LESS**

LEGAL DESCRIPTION - ADDITIONAL PREMISE PARCEL 8 AND 9:

A PORTION OF THE ABANDONED CSX RAILROAD LOCATED IN THE SW 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWESTERLY CORNER OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 652.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID ABANDONED CSX RAILROAD RIGHT OF WAY AND THE **POINT OF BEGINNING**. THE NEXT THREE COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 48.43 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.23 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 534.17 FEET TO A POINT ON THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 4; THENCE SOUTH 01°06'36" EAST ALONG THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 62.59 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "J" OF SAID CYPRESS RUN - UNIT II, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "J"; 1) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 331.37 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.24 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 281.30 FEET; 4) THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 15.97 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 137.12 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "K"; THENCE NORTH 17°37'37" WEST ALONG THE EASTERLY LINE OF SAID TRACT "K", A DISTANCE OF 135.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.289 ACRES MORE OR LESS

LEGAL DESCRIPTION - PREMISE PARCEL 7:

A PORTION OF THE ABANDONED CSX RAILROAD LOCATED IN THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWESTERLY CORNER OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 652.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID ABANDONED CSX RAILROAD RIGHT OF WAY, THE NEXT THREE COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 48.43 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.23 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 534.17 FEET TO A POINT ON THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4 AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 72°22'23" EAST ALONG THE NORTHERLY ABANDONED CSX RAILROAD RIGHT OF WAY, A DISTANCE OF 694.93 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4; THENCE SOUTH 01°10'02" EAST ALONG THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4, A DISTANCE OF 62.57 FEET TO A POINT ON THE NORTH LINE OF TRACT "B" OF CYPRESS RUN - UNIT I AS RECORDED IN PLAT BOOK 86, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 72°22'23" WEST ALONG THE NORTH LINE OF SAID TRACT "B" AND TRACT "J" OF SAID CYPRESS RUN - UNIT II, A DISTANCE OF 695.00 FEET TO A POINT ON THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4; THENCE NORTH 01°06'36" WEST ALONG THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4, A DISTANCE OF 62.59 FEET AND THE **POINT OF BEGINNING**.

CONTAINING 0.957 ACRES MORE OR LESS

LEGAL DESCRIPTION - ADDITIONAL PREMISE PARCELS 4, 5 AND 6:

A PORTION OF THE ABANDONED CSX RAILROAD LOCATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY,

FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWESTERLY CORNER OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 652.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID ABANDONED CSX RAILROAD RIGHT OF WAY, THE NEXT THREE COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 48.43 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.23 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1229.10 FEET TO A POINT ON THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4 AND THE **POINT OF BEGINNING**. THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD RIGHT OF WAY; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 350.02 FEET; 2) THENCE NORTH 01°05'39" WEST, A DISTANCE OF 31.29 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 347.57 FEET; 4) THENCE SOUTH 01°06'51" EAST, A DISTANCE OF 31.29 FEET; 5) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 114.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4; THENCE SOUTH 89°23'17" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4, A DISTANCE 191.71 FEET TO A POINT ON THE NORTH LINE OF TRACT "B" OF CYPRESS RUN - UNIT I AS RECORDED IN PLAT BOOK 86, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THE NEXT FIVE COURSES ARE ALONG THE NORTH LINE OF SAID TRACT "B"; 1) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 313.45 FEET; 2) THENCE SOUTH 01°08'01" EAST, A DISTANCE OF 31.29 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 347.28 FEET; 4) THENCE NORTH 01°06'34" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 351.47 FEET TO A POINT ON THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4; THENCE NORTH 01°10'02" WEST ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4, A DISTANCE OF 62.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.735 ACRES MORE OR LESS

LEGAL DESCRIPTION - PREMISE PARCEL 3:

A PORTION OF THE ABANDONED CSX RAILROAD LOCATED IN THE NORTH 1/2

OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWESTERLY CORNER OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K". A DISTANCE OF 652.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID ABANDONED CSX RAILROAD RIGHT OF WAY, THE NEXT SEVEN COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD RIGHT OF WAY; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 48.43 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.23 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1579.12 FEET; 4) THENCE NORTH 01°05'39" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 347.57 FEET; 6) THENCE SOUTH 01°06'51" EAST. A DISTANCE OF 31.29 FEET; 7) THENCE NORTH 72°22'23" EAST. A DISTANCE OF 114.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4 AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 72°22'23" EAST, A DISTANCE OF 1165.55 FEET; THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "B" OF CYPRESS RUN - UNIT I AS RECORDED IN PLAT BOOK 86, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA; THENCE SOUTH 72°22'23" WEST ALONG THE NORTH LINE OF THE OF SAID TRACT "B", A DISTANCE OF 983.48 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4; THENCE NORTH 89°23'17" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4, A DISTANCE OF 191.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.480 ACRES MORE OR LESS