

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

575-030-07
RIGHT OF WAY
OGC - 06/10
Page 1 of 4

ITEM SEGMENT NO.: 2569951
DISTRICT: Seven
FEDERAL PROJECT NO.: 1316003U
STATE ROAD NO.: 686
COUNTY: Pinellas
PARCEL NO.: 101

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased: Fee Simple Permanent Easement Temporary Easement Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

| | | |
|---|-----|----------------|
| (a) Real Property | | |
| Land | 1. | \$ <u>0.00</u> |
| Improvements | 2. | \$ _____ |
| Real Estate Damages (Severance/Cost-to-Cure) | 3. | \$ _____ |
| Total Real Property | 4. | \$ <u>0.00</u> |
| (b) Total Personal Property | 5. | \$ _____ |
| (c) Fees and Costs | | |
| Attorney Fees | 6. | \$ _____ |
| Appraiser Fees | 7. | \$ _____ |
| _____ | | |
| _____ Fee(s) | 8. | \$ _____ |
| Total Fees and Costs | 9. | \$ <u>0.00</u> |
| (d) Total Business Damages | 10. | \$ _____ |
| (e) Total of Other Costs | 11. | \$ _____ |
| List: _____ | | |

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 0.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 0.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ _____

PARCEL 101

FEE SIMPLE RIGHT OF WAY

PART "A"

That portion of property described in Official Record Book 7990, Page 1117, Public Records of Pinellas County, Florida, being a portion of Lot 14, in the Southwest Quarter of Section 10, Township 30 South, Range 16 East, PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Being more particularly described as follows:

Commence at the Southwest Corner of said Section 10; thence South 89° 51' 45" East along the south line of said section, a distance of 2664.35 feet; thence North 00° 05' 37" West, a distance of 50.00 feet to the to the existing north right-of-way line of 118TH Avenue North per Official Record Book 3347, Page 244 of the Public Records of Pinellas County, Florida, to the POINT OF BEGINNING; thence North 89° 51' 45" West along said north right-of-way, a distance of 140.76 feet; thence North 0° 03' 03" East a distance of 105.23 feet to a non-tangent curve concave to the Northeast and having a radius of 1,676.70 feet and a chord bearing of South 69° 19' 08" East with a chord distance of 150.26 feet; thence run along the arc of said curve through a central angle of 5° 08' 11" for a distance of 150.31 feet to the west right-of-way line of 40TH Street North per PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence South 0° 05' 37" East along said west right-of-way line, a distance of 52.49 feet to the POINT OF BEGINNING.

Containing 10,924 square feet, more or less.

AND

PART "B"

That portion of property described in Official Record Book 7990, Page 1117, Public Records of Pinellas County, Florida, being a portion of Lot 14, in the Southwest Quarter of Section 10, Township 30 South, Range 16 East, PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Being more particularly described as follows:

Commence at the Southwest Corner of said Section 10; thence South 89° 51' 45" East along the south line of said section, a distance of 2159.75 feet; thence North 00° 03' 03" East, a distance of 290.00 feet to the POINT OF BEGINNING; thence North 0° 03' 03" East a distance of 78.27 feet to a non-tangent curve concave to the Northeast and having a radius of 1,676.70 feet and a chord bearing of South 54° 37' 02" East with a chord distance of 135.63 feet; thence run along the arc of said curve through a central angle of 4° 38' 10" for a distance of 135.67 feet; thence North 89° 51' 45" West a distance of 110.65 feet to the POINT OF BEGINNING.

Containing 4,206 square feet, more or less.

AND

PART "C" - (NOT USED)

AND

PART "D"

All of the property described in Official Record Book 9254, Page 1403, Public Records of Pinellas County, Florida, being a portion of Lot 14, in the Southwest Quarter of Section 10, Township 30 South, Range 16 East, PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Being more particularly described as follows:

Commence at the Southwest Corner of said Section 10; thence South 89° 51' 45" East along the south line of said section, a distance of 2159.75 feet; thence North 00° 03' 03" East, a distance of 50.00 feet to the existing north right-of-way line of 118TH Avenue North per Official Record Book 3347, Page 244 of the Public Records of Pinellas County, Florida, to the POINT OF BEGINNING; thence North 0° 03' 03" East a distance of 240.00 feet; thence South 89° 51' 45" East a distance of 272.78 feet; thence South 0° 03' 03" West a distance of 240.00 feet to the existing north right-of-way line of 118TH Avenue North per Official Record Book 3347, Page 244 of the Public Records of Pinellas County, Florida; thence North 89° 51' 45" West along said north right-of-way line, a distance of 272.78 feet to the POINT OF BEGINNING.

Containing 1.503 acres, more or less.

Parts "A", "B", and "D" contain 1.850 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

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RIGHT OF WAY
OGC-08/10
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ITEM SEGMENT NO.: 2569951
DISTRICT: Seven
FEDERAL PROJECT NO.: 1316003U
STATE ROAD NO.: 686
COUNTY: Pinellas
PARCEL NO.: 700

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased: Fee Simple Permanent Easement Temporary Easement Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) Real Property

Land 1. \$ _____
Improvements 2. \$ _____
Real Estate Damages 3. \$ _____
(Severance/Cost-to-Cure)

Total Real Property 4. \$ 7,100.00

(b) Total Personal Property 5. \$ _____

(c) Fees and Costs

Attorney Fees 6. \$ _____
Appraiser Fees 7. \$ _____

_____ Fee(s) 8. \$ _____

Total Fees and Costs 9. \$ 0.00

(d) Total Business Damages 10. \$ _____

(e) Total of Other Costs 11. \$ _____

List: _____

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 7,100.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 7,100.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ _____

PARCEL 700

Temporary Construction Easement

That portion of property described in Official Record Book 7990, Page 1117, Public Records of Pinellas County, Florida, being a portion of Lot 14, in the Southwest Quarter of Section 10, Township 30 South, Range 16 East, PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Being more particularly described as follows:

Commence at the Southwest Corner of said Section 10; thence South 89° 51' 45" East along the south line of said section, a distance of 2159.75 feet; thence North 00° 03' 03" East, a distance of 50.00 feet to the to the existing north right-of-way line of 118TH Avenue North per Official Record Book 3347, Page 244 of the Public Records of Pinellas County, Florida; thence North 0° 03' 03" East a distance of 240.00 feet; thence North 0° 03' 03" East a distance of 78.27 feet to the POINT OF BEGINNING, and a non-tangent curve concave to the Northeast and having a radius of 1,676.70 feet and a chord bearing of South 54° 37' 02" East with a chord distance of 135.63 feet; thence run along the arc of said curve through a central angle of 4° 38' 10" for a distance of 135.67 feet; thence South 89° 51' 45" East a distance of 162.13 feet; thence North 0° 03' 03" East a distance of 21.00 feet; thence North 89° 51' 45" West a distance of 83.15 feet; thence North 54° 05' 21" West a distance of 221.83 feet; thence South 11° 03' 03" West a distance of 51.60 feet; thence South 0° 03' 03" West a distance of 21.74 feet to the POINT OF BEGINNING.

Containing 14,207 square feet, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

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ITEM SEGMENT NO.: 2569971
 DISTRICT: Seven
 FEDERAL PROJECT NO.: 1316003U
 STATE ROAD NO.: 686
 COUNTY: Pinellas
 PARCEL NO.: 100

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased: Fee Simple Permanent Easement Temporary Easement Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) Real Property

Land 1. \$ _____

Improvements 2. \$ _____

Real Estate Damages 3. \$ _____

(Severance/Cost-to-Cure)

Total Real Property 4. \$ 9,091,208.00

(b) Total Personal Property 5. \$ _____

(c) Fees and Costs

Attorney Fees 6. \$ _____

Appraiser Fees 7. \$ _____

_____ Fee(s) 8. \$ _____

Total Fees and Costs 9. \$ 0.00

(d) Total Business Damages 10. \$ _____

(e) Total of Other Costs 11. \$ _____

List: _____

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 9,091,208.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 9,091,208.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ _____

PARCEL 100

STORMWATER MANAGEMENT FACILITY

PART "A"

That part of Lot 1 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of said Section 4, thence South 00°30'25" East, along the east line of said NE 1/4, a distance of 393.55 feet; thence North 90°00'00" West, 15.00 feet to the east line of said Lot 1 and the POINT OF BEGINNING; thence South 00°30'25" East, along said east line of Lot 1, a distance of 159.50 feet to the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, said point being on a non-tangent curve concave northeasterly having a radius of 99.00 feet; thence along said northeasterly existing Right of Way Easement line the following two (2) courses; 1) along the arc of said non-tangent curve to the right through a central angle of 12°08'34", an arc distance of 20.98 feet, said curve having a chord bearing and distance of North 58°11'55" West, 20.94 feet to a point of compound curvature of a curve concave northeasterly having a radius of 11344.16 feet; 2) along the arc of said compound curve to the right through a central angle of 00°19'20", an arc distance of 63.79 feet, said curve having a chord bearing and distance of North 51°57'58" West, 63.79 feet to the beginning of a non-tangent curve concave to the east and having a radius of 143.50; thence leaving said existing Right of Way Easement line along the arc of said curve 63.57 through a central angle of 25°22'54" and having a chord bearing and distance of N17°02'37"W, 63.05 feet to a point of compound curvature of a curve concave to the east and having a radius of 73.50 feet; thence along the arc of said curve 51.88 feet through a central angle of 40°26'37" and having a chord bearing and distance of North 15°52'09" East, 50.81 feet; thence S90°00'00"E, 71.21 feet to the POINT OF BEGINNING.

Containing 10532 square feet, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "B"

Part of Lots 6 and 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 00°30'25" East, along the west line of said NW 1/4, a distance of 393.55 feet; thence South 90°00'00" East, 15.00 feet to the west line of Lot 6, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida and the POINT OF BEGINNING; thence continue South 90°00'00" East, 9.25 feet to a point of curvature of a curve concave southwesterly having a radius of 200.00 feet; thence along the arc of said curve to the right through a central angle of 29°34'58", an arc distance of 103.26 feet, said curve having a chord bearing and distance of South 75°12'31" East, 102.12 feet to a point of tangency; thence South 60°25'02" East, 86.53 feet to a point of curvature of a curve concave southwesterly having a radius of 100.00 feet; thence along the arc of said curve to the right through a central angle of 47°22'00", an arc distance of 82.67 feet, said curve having a chord bearing and distance of South 36°44'02" East, 80.34 feet to a point of tangency; thence South 13°03'02" East, 101.63 feet to the beginning of a curve concave westerly and having a radius of 93.50 feet; thence along the arc of said curve 87.79 feet through a central angle of 53°47'51" and having a chord bearing and distance of South 13°50'53" West, 84.60 feet; thence South 51°27'34" East, 39.57 feet; thence South 38°32'26" West, 50.97 feet to a point on the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Blvd.) per the Florida Department of Transportation Right of Way Map Section 15580-2601; thence along said northeasterly existing Right of Way Easement line, the following six (6) courses: 1) North 53°09'47" West, 81.55 feet; 2) North 36°46'49" East, 27.37 feet; 3) North 01°37'23" West, 110.44 feet; 4) South 88°22'37" West, 163.10 feet; 5) North 01°37'23" West, 33.00 feet; 6) North 87°04'06" West, 15.72 feet to the west line of the aforesaid Lot 6; thence along said west line North 00°30'25" West, 168.47 feet to the said POINT OF BEGINNING.

Containing 1.117 acres, more or less.

AND

RIGHT OF WAY

PART "C"

Part of Lots 5, 7, 8, 10 and 11 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida,

being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence North 00°30'25" West along the west line of said NW 1/4 a distance of 1678.45 feet; thence South 88°30'00" East, 15.01 feet to the west line of Lot 7, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence North 00°30'25" West along said west line of Lot 7 a distance of 60.77 feet to the POINT OF BEGINNING; thence continue North 00°30'25" West along said west line of Lot 7 a distance of 120.10 feet to the existing southerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence along said existing southerly right of way easement line the following nine (9) courses: 1) North 89°29'35" East, 10.00 feet; 2) North 00°30'25" West, 20.00 feet; 3) North 69°39'02" East, 67.90 feet; 4) South 49°57'23" East, 1072.95 feet; 5) South 01°00'28" East, 89.53 feet to a non-tangent curve concave southwesterly having a radius of 837.93 feet; 6) 345.39 feet along the arc of said non-tangent curve to the right through a central angle of 23°37'00", said curve having a chord bearing South 17°41'58" East, 342.95 feet to a non-tangent curve concave southeasterly having a radius of 90.00 feet; 7) 108.08 feet along the arc of said non-tangent curve to the left through a central angle of 68°48'25", said curve having a chord bearing South 30°03'20" West, 101.70 feet; 8) South 04°20'52" East, 22.00 feet; 9) South 85°39'08" West, 20.59 feet; thence North 00°00'00" West, 74.74 feet to a non-tangent curve concave southwesterly having a radius of 1530.31 feet; thence 167.39 feet along the arc of said non-tangent curve to the left through a central angle of 06°16'02", said curve having a chord bearing North 22°29'48" West, 167.31 feet to a non-tangent curve concave southwesterly having a radius of 1491.59 feet; thence 247.16 feet along the arc of said non-tangent curve to the left through a central angle of 09°29'38", said curve having a chord bearing North 28°02'22" West, 246.87 feet to a non-tangent curve concave southwesterly having a radius of 1539.91 feet; thence 281.54 feet along the arc of said non-tangent curve to the left through a central angle of 10°28'31", said curve having a chord bearing North 40°05'08" West, 281.15 feet; thence North 45°19'21" West, 129.24 feet; thence South 43°53'06" West, 16.39 feet; thence North 52°10'32" West, 404.93 feet; thence North 88°30'00" West, 28.02 feet; thence North 01°50'10" East, 67.95 feet; thence North 40°25'21" East, 30.46 feet; thence North 49°56'32" West, 36.82 feet to the point of curvature of a curve concave to the southwest having a radius of 63.00 feet; thence 8.52 feet along the arc of said curve to the left through a central angle

of 07°44'55", said curve having a chord bearing North 53°48'59" West, 8.51 feet; thence North 83°22'03" West, 54.50 feet to a point on a curve concave to the southeast having a radius of 63.00 feet; thence 80.72 feet along the arc of said curve to the left through a central angle of 73°24'25, said curve having a chord bearing South 34°18'28" West, 75.31 feet; thence South 89°25'25" West, 7.94 feet to the said POINT OF BEGINNING.

Containing 3.968 acres, more or less.

AND

PART "D" -- (NOT USED)

AND

PART "E" -- (NOT USED)

AND

PART "F" -- (NOT USED)

AND

PART "G" -- (NOT USED)

AND

STORMWATER MANAGEMENT FACILITY

PART "H"

Part of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 89°53'27" East, along the north line of said SW 1/4, a distance of 333.04 feet to the northeast corner of Lot I of AIRPORT INDUSTRIAL PARK UNIT TWO, as recorded in Plat Book 84, Page 62, Public Records of Pinellas County, Florida; thence South 00°30'00" East, along the east line of said Lot I and an easterly line of Lot H of said AIRPORT INDUSTRIAL PARK UNIT TWO, a distance of 499.65 feet to the POINT OF BEGINNING; thence South 89°53'33" East, 297.15 feet; thence South 01°42'48" West, 105.05 feet to the north line of Lot G of said AIRPORT INDUSTRIAL PARK UNIT TWO; thence North 89°53'33" West, along the north line of said Lot G and a northerly line of said Lot H a distance of 293.09 feet to an easterly line of said Lot H; thence

North 00°30'00" West, along said easterly line of said Lot H a distance of 105.01 feet to said POINT OF BEGINNING.

Containing 0.711 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "I"

Part of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 89°53'27" East along the north line of said SW 1/4 a distance of 333.04 feet to the northeast corner of Lot I of AIRPORT INDUSTRIAL PARK UNIT TWO, as recorded in Plat Book 84, Page 62, Public Records of Pinellas County, Florida; thence South 00°30'00" East, along the east line of said Lot I and an easterly line of Lot H of said AIRPORT INDUSTRIAL PARK UNIT TWO, a distance of 499.65 feet; thence South 89°53'33" East, 297.15 feet to the POINT OF BEGINNING; thence continue South 89°53'33" East, 385.24 feet to a point on the existing westerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence South 00°29'45" East along said existing westerly right of way easement line 105.01 feet to a point on the north line of Lot G of said AIRPORT INDUSTRIAL PARK UNIT TWO; thence North 89°53'33" West along said north line 389.29 feet; thence North 01°42'48" East, 105.05 feet to the said POINT OF BEGINNING.

Containing 0.934 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "J"

Part of Lots 9, 10 and 11 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence

South 89°53'27'' East along the south line of said NW 1/4 a distance of 15.00 feet; thence North 00°30'25'' West, 15.00 feet to the southwest corner of Lot 9, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence South 89°53'27" East, 1017.47 feet to a point at the intersection of the south line of Lot 11 of said PINELLAS GROVES, with the existing westerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence North 00°29'45" West along said existing westerly right of way easement line 380.46 feet to the POINT OF BEGINNING; thence continue along the said existing westerly right of way easement line of State Road 686 the following three (3) courses: 1) North 00°29'45" West, 248.29 feet; 2) South 85°39'08" West, 93.90 feet; 3) North 04°20'52" West, 4.48 feet; thence South 89°28'19" West, 302.38 feet to a non-tangent curve concave easterly having a radius of 1157.68 feet; thence 245.46 feet along the arc of said curve to the left through a central angle of 12°08'55", said curve having a chord bearing South 08°42'10" East, 245.00 feet; thence South 89°53'45" East, 361.41 feet to the said POINT OF BEGINNING.

Containing 2.147 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART ``K''

Part of a 30 foot wide unnamed platted road right of way, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, and the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida; thence along the east line of said NE 1/4, South 00°30'25'' East, 393.55 feet to the POINT OF BEGINNING; thence North 90°00'00'' West, 15.00 feet to the east line of Lot 1, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence along said east line of Lot 1, South 00°30'25" East, 159.50 feet to the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, said point being on a non-tangent curve concave northeasterly having a radius of 99.00 feet; thence

South 73°23'31" East, 31.39 feet to a point on the aforesaid northeasterly existing Right of Way Easement line, also being a point on the west line of Lot 6 of said PINELLAS GROVES, lying in the NW 1/4 of Section 3, Township 30 South, Range 16 East; thence along the west line of said Lot 6, North 00°30'25" West, 168.47 feet; thence North 90°00'00" West, 15.00 feet to the said POINT OF BEGINNING.

Containing 4920 square feet, more or less.

Parts "A", "B", "C", "H", "I", "J" and "K" together contain a total of 9.232 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

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 RIGHT OF WAY
 OGC-06/10
 Page 1 of 4

ITEM SEGMENT NO.: 2569971
 DISTRICT: Seven
 FEDERAL PROJECT NO.: 1316003U
 STATE ROAD NO.: 686
 COUNTY: Pinellas
 PARCEL NO.: 104

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

- (a) Estate being purchased: Fee Simple Permanent Easement Temporary Easement Leasehold
- (b) Real property described as: see attached legal description
- (c) Personal property: n/a
- (d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a
 These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

| | | | |
|-----|--|-----|------------------------|
| (a) | Real Property | | |
| | Land | 1. | \$ _____ |
| | Improvements | 2. | \$ _____ |
| | Real Estate Damages | 3. | \$ _____ |
| | (Severance/Cost-to-Cure) | | |
| | Total Real Property | 4. | \$ <u>1,649,359.00</u> |
| (b) | Total Personal Property | 5. | \$ _____ |
| (c) | Fees and Costs | | |
| | Attorney Fees | 6. | \$ _____ |
| | Appraiser Fees | 7. | \$ _____ |
| | _____ | | |
| | _____ | | |
| | _____ Fee(s) | 8. | \$ _____ |
| | Total Fees and Costs | 9. | \$ <u>0.00</u> |
| (d) | Total Business Damages | 10. | \$ _____ |
| (e) | Total of Other Costs | 11. | \$ _____ |
| | List: _____ | | |
| | _____ | | |
| | Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) | | \$ <u>1,649,359.00</u> |
| (f) | Portion of Total Purchase Price to be paid to Seller by Buyer at Closing | | \$ <u>1,649,359.00</u> |
| (g) | Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession | | \$ _____ |

F.P. NO. 2569971

STATE ROAD 686

PINELLAS COUNTY

DESCRIPTION

PARCEL 104

RIGHT OF WAY

Part "A"

Part of the N 1/2 of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence S89°53'27"E, along the north line of said SW 1/4 a distance of 1180.63 feet to the easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement) and the POINT OF BEGINNING; thence continuing along the said north line of the SW 1/4, S89°53'27"E, 85.70 feet; thence S00°53'17"W, 106.04 feet; thence S07°43'42"W, 58.82 feet; thence S00°39'14"W, 197.49 feet to the beginning of a non-tangent curve concave easterly having a radius of 5706.00 feet; thence 452.96 feet along the arc of said curve through a central angle of 04°32'54" and having a chord bearing and chord of S01°37'11"E, 452.84 feet to a point on the westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone; thence along said westerly line, S48°34'28"W, 138.72 feet to the aforesaid easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard); thence along said easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) the following four (4) courses: 1) N00°29'45"W, 319.45 feet to the beginning of a curve concave easterly having a radius of 11369.16 feet; 2) along the arc of said curve 514.04 feet through a central angle of 02°35'26" and having a chord bearing and chord of N00°47'58"E, 514.00 feet; 3) S87°54'19"E, 10.00 feet to the beginning of a curve concave easterly having a radius of 11359.16 feet; 4) along the arc of said curve 73.44 feet through a central angle of 00°22'13" and having a chord bearing and chord of N02°16'47"E, 73.44' to the said POINT OF BEGINNING.

Containing 1.887 acres, more or less.

AND

RIGHT OF WAY

Part "B"

That part of Lot 11 lying in the SW 1/4 of the NW 1/4 of Section 3, Township 30 South, Range 16 East of PINELLAS GROVES recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of said Section 3, thence S89°53'27''E, along the north line of said SW 1/4, a distance of 1180.63 feet to the easterly existing Right of Way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence, along said easterly existing Right of Way easement line, N02°30'10''E, 15.01 feet to the POINT OF BEGINNING, said point of beginning being the beginning of a curve concave easterly having a radius of 11359.16 feet; thence continuing along the said easterly existing Right of Way easement line 174.84 feet along the arc of said curve to the right through a central angle of 00°52'55'' and having a chord bearing and chord of N02°58'54''E, 174.84 feet; thence continuing along said easterly existing Right of Way easement line, N03°25'22''E, 235.34 feet; thence continuing along said easterly existing Right of Way easement line, S86°34'38''E, 10.00 feet; thence continuing along said easterly existing Right of Way easement line, N03°25'22''E, 199.64 feet; thence along the existing Right of Way line connecting the easterly existing Right of Way easement line of State Road 686 with the southerly existing Right of Way line of Airport Parkway, N31°35'05''E, 37.05 feet; thence along the southerly existing Right of Way line of Airport Parkway, N85°39'08''E, 29.57 feet; thence leaving said southerly existing Right of Way line of Airport Parkway, S22°46'21''W, 55.13 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 1810.50 feet; thence 206.22 feet along the arc of said curve to the right through a central angle of 06°31'34'' and having a chord bearing and chord of S06°31'33''E, 206.11 feet; thence S03°31'53''W, 103.02 feet; thence S00°53'17''W, 283.78 feet; thence N89°53'27''W, 85.27 feet to the said POINT OF BEGINNING.

Containing 0.965 acres, more or less.

AND

RIGHT OF WAY

PART "C"

Part of a 15 foot wide unnamed platted road right of way, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the SW 1/4 of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence along the south line of said NW 1/4, S89°53'27''E, 1180.63 feet to the easterly existing Right of Way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement) and the POINT OF BEGINNING; thence, along said easterly existing Right of Way easement line, N02°30'10''E, 15.01 feet to the south line of Lot 11, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence along the south line of said Lot 11, S89°53'27''E, 85.27 feet; thence S00°53'17''W, 15.00 feet to a point on the aforesaid south line of the NW 1/4 of Section 3; thence along said south line of said NW 1/4, N89°53'27''W, 85.70 feet to the said POINT OF BEGINNING.

Containing 1282 square feet, more or less.

Parts "A", "B" and "C" together contain 2.881 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

575-030-07
 RIGHT OF WAY
 GGC - 08/10
 Page 1 of 4

ITEM SEGMENT NO.: 2569971
 DISTRICT: Seven
 FEDERAL PROJECT NO.: 1316003U
 STATE ROAD NO.: 686
 COUNTY: Pinellas
 PARCEL NO.: 600

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: **State of Florida, Department of Transportation**

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased: Fee Simple Permanent Easement Temporary Easement Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) **Real Property**

| | | | |
|---|----|----|-------|
| Land | 1. | \$ | _____ |
| Improvements | 2. | \$ | _____ |
| Real Estate Damages (Severance/Cost-to-Cure) | 3. | \$ | _____ |

| | | | |
|----------------------------|----|----|------------------|
| Total Real Property | 4. | \$ | <u>70,700.00</u> |
|----------------------------|----|----|------------------|

| | | | |
|------------------------------------|----|----|-------|
| (b) Total Personal Property | 5. | \$ | _____ |
|------------------------------------|----|----|-------|

(c) **Fees and Costs**

| | | | |
|----------------|----|----|-------|
| Attorney Fees | 6. | \$ | _____ |
| Appraiser Fees | 7. | \$ | _____ |

| | | | |
|--------------|----|----|-------|
| _____ Fee(s) | 8. | \$ | _____ |
|--------------|----|----|-------|

| | | | |
|-----------------------------|----|----|-------------|
| Total Fees and Costs | 9. | \$ | <u>0.00</u> |
|-----------------------------|----|----|-------------|

| | | | |
|-----------------------------------|-----|----|-------|
| (d) Total Business Damages | 10. | \$ | _____ |
|-----------------------------------|-----|----|-------|

| | | | |
|---------------------------------|-----|----|-------|
| (e) Total of Other Costs | 11. | \$ | _____ |
|---------------------------------|-----|----|-------|

List: _____

| | | | |
|--|--|----|------------------|
| Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) | | \$ | <u>70,700.00</u> |
|--|--|----|------------------|

| | | | |
|---|--|----|------------------|
| (f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing | | \$ | <u>70,700.00</u> |
|---|--|----|------------------|

| | | | |
|---|--|----|-------|
| (g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession | | \$ | _____ |
|---|--|----|-------|

PARCEL 800

PERPETUAL EASEMENT

PART 'A'

That part of Lot 1 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of said Section 4, thence, along the east line of said NE 1/4, S00°30'25"E, 393.55 feet; thence N90°00'00"W, 15.00 feet to a point on the east line of said Lot 1 thence along said east line of Lot 1, S00°30'25"E, 159.50 feet; to the northeasterly existing Right of Way Easement line per Section 15580-2601 being the beginning of a curve concave to the northeast and having a radius of 99.00 feet; thence along said existing Right of Way Easement line for the following seven (7) courses: 1) an arc of 20.98 feet through a central angle of 12°08'34" and having a chord bearing and distance of N58°11'55"W, 20.94 feet to the beginning of a curve concave to the northeast and having a radius of 11344.16 feet; 2) thence along the arc of said curve 63.79 feet through a central angle of 00°19'20" and having a chord bearing and distance of N51°57'58"W, 63.79 feet to the POINT OF BEGINNING; 3) thence continuing along the arc said curve 91.42 feet through a central angle of 00°27'42" and having a chord bearing and distance of N51°34'27"W, 91.42 feet; 4) thence S38°39'24"W, 10.00 feet to the beginning of a curve concave to the northeast and having a radius of 11354.16; 5) thence along the arc of said curve 274.85 feet through a central angle of 01°23'13" and having a chord bearing and distance of N50°39'00"W, 274.84 feet; 6) thence N49°57'23"W, 227.68 feet; 7) thence N38°57'41"W, 163.60 feet to the intersection of the north line of the aforesaid Lot 1; thence leaving the aforesaid northeasterly existing Right of Way Easement line per said Section 15580-2601 and along said north line of Lot 1, S89°10'36"E, 2.40 feet to the beginning of a curve concave to the northeast and having a radius of 2001.99 feet; thence along the arc of said curve 164.82 feet through a central angle of 04°43'01" and having a chord bearing and distance of S47°33'02"E, 164.77 feet; thence S49°54'33"E, 253.61 feet to the beginning of a curve concave to the northeast and having a radius of 321.98 feet; thence along the arc of said curve 129.29 feet through the central angle of 23°00'26" and having a chord bearing and distance of S61°24'46"E, 128.43 feet to the beginning of a curve concave to the northeast and having a radius of 11304.16 feet; thence along the arc of said curve 151.69 feet through a central angle of 00°46'08" and having a chord bearing and distance of S51°08'24"E, 151.69 feet to the beginning of a curve concave to the east and having a radius of 73.50 feet; thence along

the arc of said curve 5.50 feet through a central angle of $04^{\circ}17'11''$ and having a chord bearing and distance of $S02^{\circ}12'34''E$, 5.50 feet to the beginning of a curve concave to the east and having a radius of 143.50 feet; thence along the arc of said curve 63.57 feet through a central angle of $25^{\circ}22'54''$ and having a chord bearing and distance of $S17^{\circ}02'37''E$, 63.05 feet to the POINT OF BEGINNING.

Containing 21095 square feet, more or less.

AND

PART "B" -- (NOT USED)

AND

PART "C" -- (NOT USED)

AND

PART "D" -- (NOT USED)

FPID 2569971 STATE ROAD 686 PINELLAS COUNTY DESCRIPTION

PARCEL 801

PERPETUAL EASEMENT

PART 'A'

That part of Lot 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of said Section 3, thence South 00°30'25" East, along the west line of said NW 1/4, a distance of 1074.62 feet; thence South 88°30'00" East, 15.01 feet to the west line of said Lot 7; thence North 00°30'25" West, along the west line of said Lot 7, a distance of 60.77 feet; thence North 89°25'25" East, 7.94 feet to a point on a curve concave to the southeast having a radius of 63.00 feet and a chord bearing and distance of North 15°15'08" East, 44.43 feet; thence along the arc of said curve through a central angle of 41°17'45", a distance of 45.41 feet to the POINT OF BEGINNING of the herein described parcel; thence continue along the arc of said curve through a central angle of 32°06'40", a distance of 35.31 feet having a chord bearing and distance of North 54°57'20" East, 34.85 feet; thence South 83°22'03" East, 54.50 feet to a point on a curve concave to the southwest having a radius of 63.00 feet and a chord bearing and distance of South 53°48'59" East, 8.51 feet; thence along the arc of said curve through a central angle of 07°44'55", a distance of 8.52 feet; thence South 49°56'32" East, 36.82 feet; thence South 40°25'21" West, 25.00 feet; thence North 49°56'32" West, 36.77 feet; thence North 83°22'03" West, 41.59 feet to a point on a curve concave to the southeast having a radius of 32.85 feet and a chord bearing and distance of South 50°30'22" West, 16.87 feet; thence along the arc of said curve through a central angle of 29°45'12", a distance of 17.06 feet; thence North 49°25'39" West, 25.05 feet to the POINT OF BEGINNING.

Containing 2881 square feet, more or less.

AND

PERPETUAL EASEMENT

PART 'B'

That part of Lot 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of said Section 3, thence South 00°30'25" East, along the west line of said NW 1/4, a distance of 1074.62 feet; thence South 88°30'00" East, 15.01 feet to the west line of said Lot 7 and the POINT OF BEGINNING of the herein described parcel; thence North 00°30'25" West, along the west line of said Lot 7, a distance of 25.02 feet; thence South 88°30'00" East, 118.17 feet; thence South 01°50'10" West, 25.00 feet; thence North 88°30'00" West, 117.14 feet to the POINT OF BEGINNING.

Containing 2941 square feet, more or less.

Parts "A" and "B" contain 5822 square feet, more or less.

PARCEL 802

PERPETUAL EASEMENT

Part of the N 1/2 of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County Florida, and part of Lots 11 and 12, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, in the S 1/2 of the SW 1/4 of said Section 3, and lying within the St. Pete-Clearwater International Airport Future Runway Protection Zone, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence S89°53'27"E, along the north line of said SW 1/4 a distance of 1180.63 feet to the easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence continuing along the said north line of the SW 1/4, S89°53'27"E, 85.70 feet; thence S00°53'17"W, 106.04 feet; thence S07°43'42"W, 58.82 feet; thence S00°39'14"W, 197.49 feet to the beginning of a non-tangent curve concave easterly having a radius of 5706.00 feet; thence 452.96 feet along the arc of said curve through a central angle of 04°32'54" and having a chord bearing and chord of S01°37'11"E, 452.84 feet to a point on the westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone and the POINT OF BEGINNING; thence continue along the arc of aforesaid curve concave easterly having a radius of 5706.00 feet a distance of 401.92 feet through a central angle of 04°02'09" and having a chord bearing and chord of S05°54'43"E, 401.84 feet; thence S07°55'46"E, 503.26 feet to the beginning of a curve concave easterly having a radius of 5706.00 feet; thence 457.05 feet along the arc of said curve through a central angle of 04°35'22" and having a chord bearing and chord of S10°13'32"E, 456.93 feet to a point on the existing northeasterly Right of Way line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, being on a curve concave northeasterly having a radius of 869.93 feet; thence 2.07 feet along the arc of said curve through a central angle of 00°08'12" and having a chord bearing and chord of N44°59'04"W, 2.07 feet; thence continuing along said existing Right of Way line S45°05'02"W, 20.00 feet to the beginning of a curve concave northeasterly having a radius of 889.93 feet; thence continuing along said existing Right of Way line, 605.76 feet along the arc of said curve through a central angle of 39°00'00" and having a chord bearing and chord of N25°24'58"W, 594.13 feet; thence continuing along said existing Right of Way line, S84°05'02"W, 15.00 feet to the beginning of a curve concave easterly having a radius of

904.93 feet; thence continuing along said existing Right of Way line, 85.61 feet along the arc of said curve through a central angle of 05°25'13'' and having a chord bearing and chord of N03°12'22''W, 85.58 feet; thence continuing along said existing Right of Way line and aforesaid existing right of way easement line, N00°29'45''W, 648.20 feet to a point on the aforesaid westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone; thence along said westerly line, N48°34'28"E, 138.72 feet to said POINT OF BEGINNING.

Containing 4.290 acres, more or less.

PARCEL 120

FEE SIMPLE RIGHT OF WAY

Part of Lot 9 in PINELLAS GROVES as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, lying in the Southeast quarter of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the center of said Section 9; thence South 00°00'43'' East, 2523.21 feet along the West line of the Southeast quarter of said Section 9 and the center line of a vacated 30 foot Right of Way per Official Record Book 11623, Page 2062, Public Records of Pinellas County, Florida, to the POINT OF BEGINNING; thence departing said westerly line, along the arc of a curve concave southwesterly, having a radius of 7651.00 feet, a delta of 01°19'23'', an arc distance of 176.69 feet, and having a chord bearing and distance of South 87°10'52'' East, 176.69 feet to a point on the East line of a mitigation area as described in Official Record Book 8602, Page 472 as Parcel number 102.1, Public Records of Pinellas County, Florida; thence along the East line of said mitigation area the following three (3) courses: (1) South 30°39'48'' East, 51.21 feet; (2) South 21°41'34'' East, 30.67 feet; (3) South 00°05'57'' West, 21.24 feet to the existing northerly Right of Way line of State Road 690 (County Road 296) (118th Avenue North) as depicted on the plat of said PINELLAS GROVES in Plat Book 1, Page 55; thence along said existing northerly Right of Way line of State Road 690 (C.R. 296) (118th Avenue North), North 89°52'19'' West, 213.87 feet to the West line of the Southeast quarter of said Section 9 and said center line of vacated road; thence North 00°00'43'' West, 102.00 feet to the POINT OF BEGINNING.

Containing 19,602 square feet, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

575-330-07
RIGHT OF WAY
OGC-06/10
Page 1 of 4

ITEM SEGMENT NO.: 4136222
DISTRICT: Seven
FEDERAL PROJECT NO.: 1316003U
STATE ROAD NO.: 690
COUNTY: Pinellas
PARCEL NO.: 802

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased: Fee Simple Permanent Easement Temporary Easement Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) Real Property

Land 1. \$ _____

Improvements 2. \$ _____

Real Estate Damages 3. \$ _____

(Severance/Cost-to-Cure)

Total Real Property 4. \$ 1,200.00

(b) Total Personal Property 5. \$ _____

(c) Fees and Costs

Attorney Fees 6. \$ _____

Appraiser Fees 7. \$ _____

_____ Fee(s) 8. \$ _____

Total Fees and Costs 9. \$ 0.00

(d) Total Business Damages 10. \$ _____

(e) Total of Other Costs 11. \$ _____

List: _____

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 1,200.00

(f) Portion of Total Purchase Price to be paid to \$ 1,200.00

Seller by Buyer at Closing

(g) Portion of Total Purchase Price to be paid to \$ _____

Seller by Buyer upon surrender of possession

PARCEL 802

PERPETUAL EASEMENT

Part of Lot 9 in PINELLAS GROVES as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, lying in the Southeast quarter of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the center of said Section 9; thence South 00°00'43'' East, 1980.10 feet along the West line of the Southeast quarter of said Section 9 to the intersection with the westerly extension of the North line of said Lot 9, being the POINT OF BEGINNING; thence along said westerly extension and the North line of Lot 9, South 89°53'41'' East, 333.98 feet; thence South 00°02'26'' West, 38.08 feet; thence North 89°53'41'' West, 318.94 feet to a point on the East line of a vacated 30 foot Right of Way, per Official Record Book 11623, Page 2062, Public Records of Pinellas County, Florida; thence along said East line, South 00°00'43'' East, 455.35 feet to a point on a curve; thence along the arc of a curve, concave southwesterly, having a radius of 7701.00 feet, a delta of 01°23'08'', an arc distance of 186.24 feet, and having a chord bearing and distance of South 87°00'39'' East, 186.23 feet to a point on the easterly line of a mitigation area described in Official Record Book 8602, Page 472, Public Records of Pinellas County, Florida; thence along said easterly line the following two courses: (1) South 73°12'13'' West, 47.25 feet; (2) South 30°39'48'' East, 40.66 feet; thence along the arc of a curve concave southwesterly, having a radius of 7651.00 feet, a delta of 01°19'23'', an arc distance of 176.69 feet, and having a chord bearing and distance of North 87°10'52'' West, 176.69 feet to a point on said West line of the Southeast quarter of Section 9; thence along said West line, North 00°00'43'' West, 543.10 feet to the POINT OF BEGINNING.

Containing 0.645 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

575-030-07
 RIGHT OF WAY
 OGC - 08/10
 Page 1 of 4

ITEM SEGMENT NO.: 4338801
 DISTRICT: Seven
 FEDERAL PROJECT NO.: 1316003U
 STATE ROAD NO.: 690/686
 COUNTY: Pinellas
 PARCEL NO.: several

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased: Fee Simple Permanent Easement Temporary Easement Leasehold

(b) Real property described as: n/a

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a
 These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

| | | | |
|-----|---|-----|----------------------|
| (a) | Real Property | | |
| | Land | 1. | \$ _____ |
| | Improvements | 2. | \$ _____ |
| | Real Estate Damages (Severance/Cost-to-Cure) | 3. | \$ _____ |
| | Total Real Property | 4. | \$ <u>0.00</u> |
| (b) | Total Personal Property | 5. | \$ _____ |
| (c) | Fees and Costs | | |
| | Attorney Fees | 6. | \$ <u>125,000.00</u> |
| | Appraiser Fees | 7. | \$ <u>5,868.00</u> |
| | <u>Engineering Fees</u> | | |
| | _____ Fee(s) | 8. | \$ <u>184,881.41</u> |
| | Total Fees and Costs | 9. | \$ <u>315,749.41</u> |
| (d) | Total Business Damages | 10. | \$ _____ |
| (e) | Total of Other Costs | 11. | \$ _____ |
| | List: _____ | | |

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 315,749.41

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 315,749.41

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ _____

III. Conditions and Limitations

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.
- (b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in Section I of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in Section I of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in Section I of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to Section 337.25 Florida Statutes.
- (f) Pursuant to Rule 14-10.004, Florida Administrative Code, Seller shall deliver completed Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in Section I of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in Section I of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
- (h) Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Other: See attached addendum.

- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure affidavit in accordance with Section 286.23, Florida Statutes.

IV. Closing Date

The closing will occur no later than 60 days after Final Agency Acceptance.

V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- There is an addendum to this agreement. Page 5 is made a part of this agreement.
- There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to Section 119.0711, Florida Statutes. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in Section VII of this agreement.

Seller(s)

Buyer

Signature Date

State of Florida Department of Transportation

Type or print name

BY: _____
Signature Date

Signature Date

Type or print name and title

Type or print name

VII. FINAL AGENCY ACCEPTANCE

The Buyer has granted Final Agency Acceptance this ____ day of _____, _____.

BY: _____
Signature

Type or print name and title

Legal Review: _____
Date

Type or print name and title

ADDITIONAL SIGNATURES

SELLER(S):

Signature Date

Type or print name

Signature Date

Type or print name

Signature Date

Type or print name

Signature Date

Type or print name

Signature Date

Type or print name

Signature Date

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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ADDENDUM

FPN# 4338801 / SR: 690/686 COUNTY: Pinellas / PARCEL several

This is an addendum to the Purchase Agreement dated the ____ day of _____, 2016, by and between Pinellas County a Political Subdivision of the State of Florida, hereinafter referred to as Seller and the State of Florida for the use and benefit of the State of Florida Department of Transportation, hereinafter referred to as Purchaser.

Paragraphs III (b), III (d), III (e), III (f), III (h) III (j) of the Purchase Agreement are deleted in their entirety.

Seller to have access to and extended possession of the Roosevelt Warehouse properties located on project 2569971 parcel 100, until December 31, 2016.

Seller to have extended possession until December 31, 2017, to remove the security fencing located on project 2569971 parcel 104, that is to be relocated to the new Airport property lines.

The Perpetual Right of Way Easements are for the purpose of constructing and maintaining improvements associated with the Gateway Expressway project and for drainage.

The Temporary Construction Easement will run for a period of five years from date of closing. Buyer will have the option to extend the easement in one year increments for two years beyond the original five year period.

SELLER:

PURCHASER:

Signature Date

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Name (Please Print)

BY: _____

Signature Date

Name (Please Print)

Name (Please Print)

DATE: _____