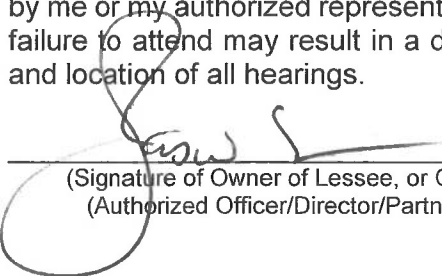


CP-1

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.


(Signature of Owner of Lessee, or Owner's or Lessee's)
(Authorized Officer/Director/Partner/Manager)

James Swan
(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ on-line notarization, this 13th day of March, 2025 by Michelle E. Weller as

_____ (type of authority, e. g. officer, trustee, attorney in fact) for

James W Swan, as Member
(type of authority, e. g. officer, trustee, attorney in fact)

for TARPON DEVELOPMENT PROPERTIES, LLC. (name of party of whom instrument was executed).

Personally Known ☒ Produced ID ☐

Type of ID _____

Notary Signature

Print Name Michelle E. Weller



*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

LAW OFFICES
MULLEN & BIZZARRO, P.A.

JOSEPH P. MULLEN

Suite PH-C
2929 East Commercial Boulevard
Fort Lauderdale, Florida 33308
(954) 772-9100
Fax (954) 493-8765

JPMULLEN@MULLENBIZZARRO.COM

April 17, 2025

MSchoderbock@pinellas.gov
mcord@pinellas.gov
sswearengen@pinellas.gov

City of Palm Harbor
440 Court Street
Clearwater, Florida 33756

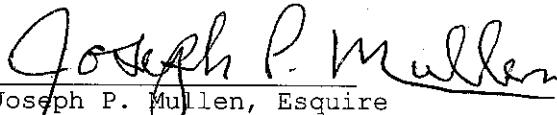
RE: Opinion of Title
2551 Tarpon Woods Boulevard
Palm Harbor, Florida
Tarpon Development Properties LLC

Ladies and Gentlemen:

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

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

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



Joseph P. Mullen, Esquire

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

“Exhibit A”

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

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