

Prepared by: Jacinta Corcoba
CGS Energy
777 Maple St.
Clearwater, FL 33755

Return to: Brian Langille
CGS Energy
777 Maple St.
Clearwater, FL 33755

Parcel No. **26-26-16-0000-00100-00G0 & 27-26-16-0000-00100-00G0**

Property/Easement Address: **PHOTONICS DRIVE**

Recording Data Above

GAS UTILITY EASEMENT

The undersigned landowner, **TRINITY OAKS COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.**, with a principal Property/Easement address of **PHOTONICS DRIVE** ("Grantor") is the owner of that certain real property as described on Exhibit "A" ("Property"). Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the **CITY OF CLEARWATER, FLORIDA**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 600 Cleveland St., Suite 600, Clearwater, Florida 33755 (the "City"), and its successors and assigns, a perpetual and irrevocable Gas Utility Easement upon the following-described lands (the "Easement Area") located in **Pasco** County, Florida:

See Exhibit "B"

This Gas Utility Easement grants to the City the right to access, construct, and maintain gas utilities, and any related structures or facilities for use by the City, CGS Energy, and its end users. Specifically, this Easement is for natural gas distribution pipes and appurtenant facilities only. CGS Energy, a component of the City, shall have the right to enter upon the above-described premises to construct, reconstruct, install, and maintain therein the herein referenced natural gas distribution pipes, together with appurtenances thereto (collectively, "Facilities"), and to inspect and alter such Facilities from time to time.

Grantor therefore hereby grants to the City, its successors, and assigns a non-exclusive five (5) foot easement in perpetuity on, over, under, across, and through the Easement Area, for the purpose of constructing, operating, inspecting, and maintaining, underground conduit, pipes, facilities and appurtenant equipment for the provision of natural gas as the same may be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the size of and remove such facilities or any of them within the Easement Area.

The legal description on the accompanying Exhibit "B" attached hereto and incorporated herein by this reference, will be replaced with a Descriptive Easement, two and a half (2.5) feet on either side of all facilities installed/as-built by the City, as will be

shown on a certified surveyed sketch and legal description to be provided by the City within sixty (60) days after the installation of facilities by the City. The easement will then be recorded in the public record with the Descriptive Easement attached as Exhibit "B".

The Grantor shall have and retains the right to maintain and utilize the Easement Area, and shall not unreasonably impair or interfere with the City's access to the Easement Area or the City's ability to repair, replace and service the Facilities within the Easement Area.

Nothing herein shall create or be construed to create any rights in or for the benefit of the general public in or to the Easement Area.

This Easement shall not be changed, altered, or amended except as to the Descriptive Easement referenced above, or by an instrument in writing executed by Grantor and Grantee or their respective successors and assigns; provided, however, that in the event the City shall abandon the use of the Easement Area, then the City shall, within a reasonable time thereafter, release and convey to the Grantor or its successors and assigns all rights hereby granted pursuant to this Easement.

This Easement and all conditions and covenants set forth herein are intended to be and shall be construed as covenants running with the land, binding upon, and inuring to the benefit of Grantor or Grantee, as the case may be, and their respective successors and assigns.

Grantor warrants ownership of fee simple title to the Property, and that Grantor has full right and lawful authority to grant and convey this Easement to the City free from encumbrances or liens. Further, Grantor guarantees the non-exclusive, quiet and peaceful use and enjoyment of this Easement, and that no structures, landscaping, or other objects that would impede or obstruct the operation of the City's utilities will be placed in the Easement Area.

The Remainder of this Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 18
day of June, 2026.

Signed, sealed, and delivered
in the presence of:

Trinity Oaks Commerce Center Property
Owners Association, Inc.

[Signature]
(Witness Signature)

By: [Signature]
Name: Shay Chiorando, LCAM
Title: Licensed Comm Assoc Manager

Daguanie Bailey
(Print Witness Signature)
3527 Palm Harbor Blvd
Palm Harbor FL 34683
(Witness Post Office Address)

[Signature]
(Witness Signature)

Yarel Rodriguez
(Print Witness Signature)
3527 Palm Harbor Blvd
Palm Harbor FL 34683
(Witness Post Office Address)

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization, this 18 day of June, 2026, by
Shay Chiorando, to me personally known or who has/have produced a
driver's license as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of
June, 2026.

Notary Public
(Seal) Maribia Betancourt
(Print Name of Notary Above)
Commission No.: 1113/2030
My Commission expires: 1

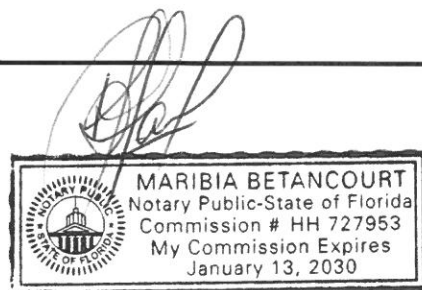


Exhibit "A"

Legal Description of Property

[NTD: Grantor to provide full legal description of Property]

27-26-16-0000-00100-00G0

Assessed in Section 27, Township 26 South, Range 16 East
of Pasco County, Florida

COM AT SE COR OF SEC/N89DG32' 02"W 761.48 FT/N0DG27'58"E 1405.31 FT FOR
POB/N89DG32'02"W 60 FT/N0DEG27'58"E 92.30 FT/ CVR RAD 255 FT N45DG36'40"E
361.54 FT/S89DG14'39"E 255.11 FT/CV R RAD 330FT S79DG20'11"E 113.56
FT/S69DG25'44"E 151.34 FT/CV L RAD 270FT S79DG22'17"E 93.24 FT/S89DG18'50"E
350.90FT /CV R RAD 780FT S74DG36'33"E 395.99 FT/S59DG54'16"E 281.50 FT/CV L
RAD 270FT S74DG41'03"E 137.76FT/S89DG27'51"E 38.98FT/ CV L RAD 1300FT
S42DG50'48"E 82.56FT/N89DG27'51"W 95.68FT/ CV R RAD 330FT N74DG41'03"W
168.37FT/N59DG54'16"W 281.50FT /CV L RAD 720FT N74DG36'33"W
365.53FT/N89DG18'50"W 350.90FT /CV R RAD 330FT N79DG22'17"W
113.96FT/N69DG25'44"W 151.34FT /CV L RAD 270FT N79DG20'11"W
92.91FT/N89DG14'39"W 255.11FT/ CV L RAD 195FT S46DG36'40"W
276.47FT/S0DG27'58"W 92.30 FT TO POB EXC THAT POR LYING IN SEC 26 A/K/A G
OR 3766 PG 445

26-26-16-0000-00100-00G0

Assessed in Section 26, Township 26 South, Range 16 East
of Pasco County, Florida

COM AT SE COR OF SEC/N89DG32' 02"W 761.48 FT/N0DG27'58"E 1405.31 FT FOR
POB/N89DG32'02"W 60 FT/N0DEG27'58"E 92.30 FT/ CVR RAD 255 FT N45DG36'40"E
361.54 FT/S89DG14'39"E 255.11 FT/CV R RAD 330FT S79DG20'11"E 113.56
FT/S69DG25'44"E 151.34 FT/CV L RAD 270FT S79DG22'17"E 93.24 FT/S89DG18'50"E
350.90FT /CV R RAD 780FT S74DG36'33"E 395.99 FT/S59DG54'16"E 281.50 FT/CV L
RAD 270FT S74DG41'03"E 137.76FT/S89DG27'51"E 38.98FT/ CV L RAD 1300FT
S42DG50'48"E 82.56FT/N89DG27'51"W 95.68FT/ CV R RAD 330FT N74DG41'03"W
168.37FT/N59DG54'16"W 281.50FT /CV L RAD 720FT N74DG36'33"W
365.53FT/N89DG18'50"W 350.90FT /CV R RAD 330FT N79DG22'17"W
113.96FT/N69DG25'44"W 151.34FT /CV L RAD 270FT N79DG20'11"W
92.91FT/N89DG14'39"W 255.11FT/ CV L RAD 195FT S46DG36'40"W
276.47FT/S0DG27'58"W 92.30 FT TO POB EXC THAT POR LYING IN SEC 27 A/K/A G
OR 3176 PG 970

Exhibit "B"

Depiction and Legal Description of Easement Area

**[TO BE REPLACED WITH AS-BUILT SURVEY AFTER INSTALLATION OF
FACILITIES AND BEFORE RECORDING]**

A tract of land located in Sections 26 and 27, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 27; thence N. 89°32'02" W., 761.48 feet; thence N. 00°27'58" E., 1415.31 feet; to the Southeast corner of Virgo Optics Access Easement as recorded in Official Record book 3675, page 1587, Public Records of Pasco County, Florida for the POINT OF BEGINNING.

Thence along the Southerly boundary of said access easement N. 89°36'49" W., 5.00 feet; thence leaving said Southerly boundary N. 00°23'11" E., 92.30 feet; thence 315.17 feet in a northeasterly direction along a tangent curve turning to the right, having a central angle of 90°17'26", with a radius of 200.00 feet, having a chord bearing of N. 45°31'53" E. and a chord distance of 283.56 feet; thence S.89°19'26" E., 255.11 feet; thence 95.10 feet in a easterly direction along a tangent curve turning to the right, having a central angle of 19°48'53", with a radius of 275.00 feet, having a chord bearing of S.79°24'58" E. and a chord distance of 94.63 feet; thence S.69°30'31" E., 151.34 feet; thence 112.80 feet in a easterly direction along a tangent curve turning to the left, having a central angle of 19°53'09", with a radius of 325.00 feet, having a chord bearing of S.79°27'04" E. and a chord distance of 112.23 feet; thence S.89°23'37" E., 350.90 feet; thence 372.14 feet in a easterly direction along a tangent curve turning to the right, having a central angle of 29°24'35", with a radius of 725.00 feet, having a chord bearing of S.74°41'20" E. and a chord distance of 368.07 feet; thence S.59°59'03" E., 281.50 feet; thence 167.67 feet in a easterly direction along a tangent curve turning to the left, having a central angle of 29°33'35", with a radius of 325.00 feet, having a chord bearing of S.74°45'50" E. and a chord distance of 165.82 feet; thence S.89°32'38" E., 91.22 feet to a point on the Easterly boundary of aforesaid access easement; thence along said Easterly boundary S.41°15'15" E., 6.70 feet to a point of the Southerly boundary of said access easement; thence along said Southerly boundary the following (11) courses; (1) N. 89°32'38" W., 95.68 feet; (2) 170.25 feet in a westerly direction along a tangent curve turning to the right, having a central angle of 29°33'35", with a radius of 330.00 feet, having a chord bearing of N. 74°45'50" W. and a chord distance of 168.37 feet; (3) N. 59°59'03" W., 281.50 feet; (4) 369.57 feet in a westerly direction along a tangent curve turning to the left, having a central angle of 29°24'35", with a radius of 720.00 feet, having a chord bearing of N. 74°41'20" W. and a chord distance of 365.53 feet; (5) N. 89°23'37" W., 350.90 feet; (6) 114.53 feet in a westerly direction along a tangent curve turning to the right, having a central angle of 19°53'09", with a radius of 330.00 feet, having a chord bearing of N. 79°27'04" W. and a chord distance of 113.96 feet; (7) N. 69°30'31" W., 151.34 feet; (8) 93.37 feet in a westerly direction along a tangent curve turning to the left, having a central angle of 19°48'53", with a radius of 270.00 feet, having a chord bearing of N. 79°24'58" W. and a chord distance of 92.91 feet; (9)

N. 89°19'26" W., 255.11 feet; (10) 307.29 feet in a southwesterly direction along a tangent curve turning to the left, having a central angle of 90°17'26", with a radius of 195.00 feet, having a chord bearing of S.45°31'53" W. and a chord distance of 276.47 feet; (11) S.00°23'11" W., 92.30 feet; to the point of beginning.

Containing 11,418 square feet or 0.262 acres.

AND

A tract of land located in Sections 26 and 27, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 27; thence N. 89°32'02" W., 761.48 feet; thence N. 00°27'58" E., 1415.31 feet; to the Southeast corner of Virgo Optics Access Easement as recorded in Official Record book 3675, page 1587, Public Records of Pasco County, Florida; thence along the South boundary of said access easement N. 89°36'49" W., 60.01 feet for the POINT OF BEGINNING.

Thence along the Westerly boundary of said access easement the following (11) courses; (1) N. 00°23'11" E., 92.30 feet; (2) 401.85 feet in a northeasterly direction along a tangent curve turning to the right, having a central angle of 90°17'29", with a radius of 255.00 feet, having a chord bearing of N. 45°31'53" E. and a chord distance of 361.54 feet; (3) S.89°19'26" E., 255.11 feet; (4) 114.13 feet in a easterly direction along a tangent curve turning to the right, having a central angle of 19°48'55", with a radius of 330.00 feet, having a chord bearing of S.79°24'58" E. and a chord distance of 113.56 feet; (5) S.69°30'31" E., 151.34 feet; (6) 93.71 feet in a easterly direction along a tangent curve turning to the left, having a central angle of 19°53'09", with a radius of 270.00 feet, having a chord bearing of S.79°27'04" E. and a chord distance of 93.24 feet; (7) S.89°23'37" E., 350.90 feet; (8) 400.37 feet in a easterly direction along a tangent curve turning to the right, having a central angle of 29°24'35", with a radius of 780.00 feet, having a chord bearing of S.74°41'20" E. and a chord distance of 395.99 feet; (9) S.59°59'03" E., 281.50 feet; (10) 139.30 feet in a easterly direction along a tangent curve turning to the left, having a central angle of 29°33'37", with a radius of 270.00 feet, having a chord bearing of S.74°45'50" E. and a chord distance of 137.76 feet; (11) S.89°32'38" E., 38.98 feet to a point on the Easterly boundary of aforesaid access easement; thence S.44°35'24" E., 7.08 feet along said Easterly boundary; thence leaving said Easterly boundary N. 89°32'38" W., 43.99 feet; thence 141.88 feet in a westerly direction along a tangent curve turning to the right, having a central angle of 29°33'37", with a radius of 275.00 feet, having a chord bearing of N. 74°45'50" W. and a chord distance of 140.31 feet; thence N. 59°59'03" W., 281.50 feet; thence 397.80 feet in a westerly direction along a tangent curve turning to the left, having a central angle of 29°24'35", with a radius of 775.00 feet, having a chord bearing of N. 74°41'20" W. and a chord distance of 393.45 feet; thence N. 89°23'37" W., 350.90 feet; thence 95.44 feet in a westerly direction along a tangent curve turning to the right, having a central angle of 19°53'09", with a radius of 275.00 feet, having a chord bearing of N. 79°27'04" W. and a chord distance of 94.97 feet; thence N. 69°30'31" W., 151.34 feet; thence 112.40 feet in a westerly direction along a tangent curve turning to the left, having a central angle of 19°48'55", with a radius of 325.00 feet, having a chord bearing of N. 79°24'58"

W. and a chord distance of 111.84 feet; thence N. 89°19'26" W., 255.11 feet; thence 393.97 feet in a southwesterly direction along a non-tangent curve turning to the left, having a central angle of 90°17'29", with a radius of 250.00 feet, having a chord bearing of S.45°31'53" W. and a chord distance of 354.45 feet; thence S.00°23'11" W., 92.30 feet to a point on the Southerly boundary of aforesaid access easement; thence along said Southerly boundary N. 89°36'49" W., 5.00 feet; to the point of beginning.

Containing 11,590 square feet or 0.266 acres.

