

RELEASE AND TERMINATION OF RESTRICTIONS

THIS RELEASE AND TERMINATION OF RESTRICTIONS (the “**Release**”) is made on February __, 2014, by CROWN LAND HOLDINGS, LLC, a Florida limited liability company, as successor in interest to FOREST GARRISON (“**Garrison**”) (“**Owner**”) and the CITY OF CLEARWATER, a municipal corporation (“**City**”).

RECITALS

WHEREAS, as an apparent condition to approval for the development of the real property described on Exhibit A attached hereto and incorporated by this reference (the “Property”), Garrison entered into those certain restrictions dated November 4, 1976 and recorded in the official records of Pinellas County at O.R. Book 4477, page 2207 (the “Restrictions”);

WHEREAS, the City subsequently accepted the Restrictions at a public hearing and thereafter recorded the Restrictions;

WHEREAS, the Owner intends to redevelop the Property encumbered by the Restrictions;

WHEREAS, the Owner and City have determined the Restrictions are no longer necessary to protect the Property or the City;

WHEREAS, paragraph 3 of the Restrictions requires written consent of the City Commission, for any alteration, amendment or termination;

WHEREAS, the City Council held a public hearing on _____ and thereby passed an _____ consenting to the termination and release of the Restrictions;

NOW, THEREFORE, in consideration of the recitals set forth above, which are incorporated herein by this reference, Ten Dollars (\$10.00) in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner hereby releases the Property described in Exhibit “A” attached hereto and made a part hereof (together with all buildings and improvements located thereon), from all terms, conditions, agreements and covenants contained in the Restrictions, including, without limitation, the use restriction contained in Paragraph 2. The City hereby affirms and agrees that: (a) no provision, term, covenant or condition in said Restriction remains in effect as of the date hereof; and (b) the City claims no right, title or interest, as enumerated by the Restrictions, in said Property or the

improvements located thereon. This Release is executed in favor of the Owner and may be relied on by the Owner and any successor to the Owner in title to the Property.

THIS RELEASE has been executed as of the above-written date by the Owner and the City.

[Remainder of Page Intentionally Blank]

(SIGNATURE PAGE TO RELEASE AND TERMINATION OF RESTRICTION)

IN WITNESS WHEREOF, Holder has executed this Agreement on the day and year first above written.

OWNER: CROWN LAND HOLDINGS LLC,
a Florida limited liability company

Witnesses:

Print Name: _____

Print Name: _____

By: _____
Print Name: _____
Title: _____

Executed: _____, 2014

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____ 2014, by _____, as Manager of Crown Land Holdings, LLC, a Florida limited liability company, on behalf of such entity. Such person is personally known to me or has produced a valid driver's license as identification.

NOTARY PUBLIC – STATE OF FLORIDA

My Commission Expires:

(SIGNATURE PAGE TO RELEASE AND TERMINATION OF RESTRICTION)

CONSENT TO RELEASE

CITY OF CLEARWATER, FLORIDA

By: _____
William B. Horne II,
City Manager

Approved as to Form:

Attest:

Camilo A. Soto
Assistant City Attorney

Rosemarie Call, City Clerk

Countersigned:

George N. Cretekos, Mayor

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by GEORGE N. CRETEKOS, as Mayor of the City of Clearwater, Florida, who is [] personally known to me or has [] produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by WILLIAM B. HORNE, II, as City Manager of the City of Clearwater, Florida, who is [] personally known to me or who has [] produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires:

EXHIBIT A

Legal Description

From the SE corner of the NE ¼ of SE ¼ of Section 19, Township 29 South, Range 16 East, run N 89°24'27"W, 300.01 feet; thence N 01°26'21" E, 40.00 feet to the P.O.B.; thence N 89°24'27" E, 802.72 feet; thence N 01°08'24" E, 445.55 feet; thence S 89°25'39" E, 835.11 feet; thence S 01°26'21" W, 202.92 feet; thence N 89°24'27" W, 30.00 feet; thence S 01°26'21" W, 243.00 feet to the P.O.B.