

**CONTRACT FOR SALE OF REAL PROPERTY  
BY THE CITY OF CLEARWATER, FLORIDA**

**PARTIES:** The CITY OF CLEARWATER, FLORIDA, a Municipal Corporation of the State of Florida, whose mailing address is 112 South Osceola Avenue, Clearwater, FL 33756, (herein "Seller" or "City") and EQUITY LIFESTYLE PROPERTIES, INC, a Maryland corporation, whose mailing address is 2 North Riverside Plaza, Suite 800, Chicago, IL 60606 (herein "Buyer"), (collectively "Parties"), hereby agree that the Seller shall sell and Buyer shall buy the following real property ("Property") upon the following terms and conditions.

**1. PROPERTY DESCRIPTION**

See Exhibit "A"

**2. FULL PURCHASE PRICE** ..... \$ 6,500,000.00

**3. MANNER OF PAYMENT:** Wire transfer in U.S. funds at time of closing ..... \$ 6,500,000.00

**4. DEPOSIT.** Within fifteen (15) days of the Effective Date (defined below), Buyer shall deposit with Somers Title Company, (the "Title Company"), the sum of **SIXTY FIVE THOUSAND DOLLARS AND 00/100 (\$65,000.00)** (the "Deposit"). At closing of the transaction, the Deposit shall be applied to the Full Purchase Price.

**5. TIME FOR ACCEPTANCE; APPROVALS**

Following execution of this contract by Buyer, the price, terms and conditions as contained herein shall remain unchanged and be held unconditionally open for a period of 45 days following delivery in duplicate original to City Manager of the City of Clearwater for acceptance and approval, counter-offer, or rejection by action of the Clearwater City Council ("Council"). If this agreement is accepted and approved by the Council, it will be executed by duly authorized City officials and delivered to Buyer within 10 days thereafter. If a counter-offer is directed by the Council, it shall be delivered to Buyer in the form of an amended proposed contract, in writing within 10 days of such action by the City Council, and Buyer shall have 10 days thereafter to deliver to Seller written notice of acceptance or rejection of such counter-offer. Acceptance of said counter-offer shall be by submission of a contract executed by a duly authorized representative of Buyer for resubmission to the City Council for consideration and approval. The date that this contract is fully executed shall be the "Effective Date." If written notice of acceptance is not delivered, or if the counter-offer is not rejected by Buyer in writing within 10 days, this contract shall thereafter be null and void in all respects. If this contract is rejected without counter-offer by the Council upon initial presentation to the Council, this contract shall be null and void in all respects and Buyer shall be so informed in writing within 5 days of such action.

**6. TITLE**

Seller warrants legal capacity to and shall convey marketable title to the Property by Special Warranty Deed, subject only to property taxes for the year of closing that are not then due and payable and matters set forth in the Title Commitment that are approved or waived pursuant to this Paragraph 6. Otherwise title shall be free of liens, easements and encumbrances of record or known to Seller.

Buyer shall have until ten (10) business days after receipt of a Title Commitment to examine the condition of title and approve or disapprove the same; provided, Buyer may reserve its rights to review and object

pn

to such items to the extent reflected on the survey (if obtained) referred to in Paragraph 8. In the event that Buyer disapproves of all or any item referred to in the Title Commitment or shown on the Survey, Seller shall have a period of 45 days (the "Cure Period") within which it may, without obligation, cure or remove such exceptions. In the event Seller fails or refuses to cure all of such items within such Cure Period, or in the event that Seller notifies Buyer (the "Cure Notice") of which items it will cure (the "Cure Items") and which items it will not cure, Buyer shall have the right, exercisable within ten (10) days after the earlier of (i) the expiration of said Cure Period or (ii) receipt of Seller's Cure Notice indicating that Seller will not cure all of Buyer's objections, to either (x) terminate this contract, in which case the Deposit shall be returned to Buyer, or (y) elect to proceed to Closing pursuant to this contract and accept title to the Property, subject to such items Seller has notified Buyer it will not cure. If Buyer shall not so terminate, Seller shall cure all Cure Items and shall deliver the title in its existing condition with the Cure Items having been cured. Notwithstanding the foregoing, if any exception constitutes a lien or encumbrance of a definite or ascertainable amount, which is not cured by Seller, Buyer may deduct from the Full Purchase Price a sum equal to the amount required to discharge such lien or encumbrance.

## **7. TITLE EVIDENCE**

Seller shall, at Seller expense and within thirty (30) days prior to closing date deliver to Buyer a title insurance commitment issued by the Title Company.

## **8. SURVEY**

Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have Real Property surveyed and certified to the Buyer by a registered Florida land surveyor. If Buyer obtains a survey, and if the survey reflects any state of facts that is not acceptable, including any item referred to in the Title Commitment that is reflected on the survey, the above procedures in the second paragraph of Paragraph 6 shall apply, except that Buyer's review period shall be five (5) business days, Seller's Cure Period shall be five (5) days, and Purchaser's right to terminate shall be five (5) days after the expiration of Seller's Cure Period. The survey shall be performed to minimum technical standards of the Florida Administrative Code and may include a description of the property under the Florida Coordinate System as defined in Chapter 177, Florida Statutes.

## **9. CLOSING PLACE AND DATE**

Seller shall designate closing agent and this transaction shall be closed in the offices of the Title Company in Pinellas County, Florida, on or before the date that is fifteen (15) business days after expiration of the Inspection Period (the "Closing"), unless extended by other provisions of this contract including but not limited to time allotted for the removal of title defects as provided for in Paragraph 6 above. At the request of either party, Closing may be via escrow. If either party is unable to comply with any provision of this contract within the time allowed, and be prepared to close as set forth above, after making all reasonable and diligent efforts to comply, then upon giving written notice to the other party, time of closing and/or the Inspection Period (as defined below) may be extended up to sixty (60) days without effect upon any other term, covenant or condition contained in this contract.

## **10. CLOSING DOCUMENTS**

Seller shall furnish a closing statement, deed, bill of sale (if applicable), mechanic's lien affidavit, corrective instruments and other documents reasonably requested by the Title Company in order for it to issue an ALTA owner's policy of title insurance to Buyer (or its designee), showing title to the Property is

PN

vested in Buyer (or its designee), subject only to encumbrances permitted under Paragraph 6 of this contract.

#### **11. CLOSING EXPENSES**

Pursuant to Chapter 201.24, Florida Statutes, Seller is exempt from paying documentary stamps on the deed. Buyer shall pay the cost for documentary stamps if applied to this transaction. Recordation of the deed shall be paid by Buyer. Seller shall pay the costs of recording any corrective instruments.

#### **12. PRORATIONS; CREDITS**

Taxes, assessments, rent (if any) and other revenue of the Property shall be prorated through the day before closing. Title Company shall collect all ad valorem taxes uncollected but due through the day prior to closing and deliver same to the Hillsborough County Tax Collector. If the amount of taxes and assessments for the current year cannot be ascertained, rates for the previous year shall be used with due allowance being made for improvements and exemptions. Any deposits held by Seller in trust for third parties in occupancy of the Property shall be credited to Buyer at time of closing. Assessments for any improvements that are substantially complete at time of closing shall be paid in full by Seller.

#### **13. OCCUPANCY**

Buyer and Seller hereby recognize that a portion of the Property is occupied by Seller's property manager in accordance with that certain Management Agreement entered into on March 23, 2016, (the "Management Agreement"), continuing for a period of five (5) years and terminating March 28, 2021, unless sooner terminated by either party thereto. Either party may terminate the Management Agreement at any time at the terminating party's sole discretion upon providing ninety (90) days notice to the other party. Further, in the event the City determines at a duly constituted City Council meeting that the subject lands are needed for any other purpose consistent with the City Charter, and serves Manager with sixty (60) days notice of such intended use, the Management Agreement may be terminated in its entirety. If Buyer does not terminate this contract pursuant to Paragraph 15, Seller shall promptly deliver notice of termination of the Management Agreement, and at closing the Property shall be delivered free and clear of all rights and obligations of any party under the Management Agreement.

#### **14. LEASES**

Seller warrants that there are no leases encumbering the Property and Seller will not enter into a lease or similar agreement for the Property during the duration of this Contract. At closing, the property shall be delivered free and clear of all tenants and occupants.

#### **15. PROPERTY CONDITION**

Buyer acknowledges and agrees that upon closing, Seller shall sell and convey to Buyer and Buyer shall accept the Property "AS IS, WHERE IS, WITH ALL FAULTS," except to the extent expressly provided otherwise in this Contract. Except as expressly set forth in this Contract, Buyer has not relied and will not rely on, and Seller has not made and is not liable for or bound by, any express or implied warranties, guarantees, statements, representations or information pertaining to the Property or relating thereto. Buyer represents that it is a knowledgeable, experienced and sophisticated purchaser or real estate and that, except as expressly set forth in this Contract, it is relying solely on its own expertise and that of Buyer's consultants in purchasing the Property and shall make an independent verification of the

PN

accuracy of any documents and information provided by Seller. By failing to terminate this contract prior to the expiration of the Inspection Period, Buyer acknowledges that Seller has afforded Buyer a full opportunity to conduct such investigations of the Property as Buyer deemed necessary to satisfy itself as to the condition of the Property and the existence or non-existence or curative action to be taken with respect to any Hazardous Materials (as defined below) on or discharged from the Property, and will rely solely upon same and not upon any information provided by or on behalf of Seller or its agents or employees with respect thereto. Upon closing, Buyer shall assume the risk that adverse matters, including, but not limited to, adverse physical or construction defects or adverse environmental, health or safety conditions, may not have been revealed by Buyer's inspection and investigations. Buyer represents to Seller that Buyer is purchasing the Property for business commercial, investment or other similar purpose and not for use as Buyer's residence. Seller makes no warranties other than is disclosed herein in Paragraph 20 ("SELLER WARRANTIES") and marketability of title.

- a. **Right of Inspection:** Buyer may, at Buyer expense within one hundred twenty (120) days following the Effective Date hereof (as extended, the "Inspection Period"), conduct inspections, tests, environmental (including a Phase II environmental assessment) and any other investigations of the Property Buyer deems necessary to determine suitability for Buyer's intended use; provided, however, that Buyer may extend the Inspection Period for up to two (2) consecutive periods of sixty (60) days each, so long as Buyer is diligently pursuing its investigations of the Property. All such inspections, tests, environmental and other investigations shall be undertaken in compliance with all applicable laws, ordinances, rules and regulations. Upon Seller's execution hereof, Seller shall grant access to the Property to Buyer, its agents, contractors and assigns for the purposes of conducting the inspections provided, however, that all such persons enter the Property and conduct the inspections and investigations at their own risk. Buyer shall give Seller two (2) full business day's prior telephone or written notice of the proposed scope of any intrusive inspection or test (i.e., soil or groundwater sampling). Buyer shall be responsible for any claims arising from the disposal or release of investigative-derived wastes generated by Buyer's activities and any other wastes that are brought onto the Property by Buyer or Buyer's agents, consultants or contractors in connection with such activities. Buyer shall keep Seller reasonably apprised of the status of its due diligence investigations, and shall promptly provide Seller with a copy of any reports or submissions made to any governmental authority. Buyer shall not permit any mechanics lien being filed against the Property in connection with Buyer's due diligence investigations. Buyer may terminate this contract by written notice to Seller prior to expiration of the Inspection Period if the inspections and/or investigations reveal conditions which are reasonably unsatisfactory to Buyer. If Buyer terminates this contract, and this transaction does not close, Buyer agrees, at Buyer's expense, to repair all damages to the Property resulting from the inspections and investigations and return the Property to its present condition.

Upon the reasonable request of Buyer, Seller shall cooperate, execute, acknowledge and deliver such further instruments as may be reasonably necessary to assist Buyer in its investigations of the Property, including Buyer's pursuit of certain rights with respect to the Property; provided that any of the foregoing shall be at no cost to Seller.

Buyer shall provide City with copies of the laboratory reports for all samples collected from the Property relating to the Work within five (5) days from receipt of the validated laboratory reports.

Buyer shall provide City with a copy of any report or other written transmittal intended to be submitted to FDEP describing the results of the Work and Due Diligence at least five (5) days prior to the date that such communication is provided to FDEP. This paragraph shall not apply to other

communications with FDEP.

b. **Indemnity:** Buyer shall indemnify, defend and hold Seller harmless from and against any and all liens, claims, causes of action, damages, liabilities and expenses (including reasonable attorneys' fees) caused by Buyer's inspections, tests and other investigations of the Property, including but not limited to, Buyer's obligations under Paragraph 15.a above.

c. **"Hazardous Materials" and "Environmental Laws" Defined:** The term "Hazardous Materials" shall mean pollutants, contaminants, polychlorinated biphenyls (PCB's), oil, petroleum and petroleum products, radon, asbestos, lead-based paint and other regulated building materials, and substances defined as "extremely hazardous substances", "hazardous wastes", "hazardous substances", "hazardous materials", "solid wastes" or "toxic substances" under federal or state environmental or health and safety laws and similar local ordinances including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Sec. 9601, et seq.; the Hazardous Materials Transportation Act, as amended 49 U.S.C. Section 1801, et seq.; the Emergency Planning and Community Right-to-Know Act, as amended, 42 U.S.C. 11001, et seq.; the Solid Waste Disposal Act, as amended, 42 U.S.C. Section 6901, et seq.; and, the Toxic Substances Control Act, 15 USC Section 2601, et seq., and similar laws of the State of Florida including, but not limited to, Chapters 376 and 403, Florida Statutes as amended, and in or under the regulations adopted or promulgated pursuant to such laws (collectively, such laws are defined as "Environmental Laws").

d.. **Survival:** The terms and conditions of this Paragraph 15 shall expressly survive the closing and shall not merge with the provisions of any closing documents.

## **16. WALK-THROUGH INSPECTION**

At a time mutually agreeable between the parties, but not later than the day prior to closing, Buyer may conduct a final "walk-through" inspection of the Property to determine compliance with any Seller obligations and to insure that all Property is in and on the premises. No new issues may be raised as a result of the walk-through.

## **17. RISK OF LOSS**

If the Property is damaged by fire or other casualty before closing, Buyer shall have the option of either taking the Property "as is", together with any insurance proceeds payable by virtue of such loss or damage, or of canceling this contract.

## **18. PROCEEDS OF SALE; CLOSING PROCEDURE**

The deed shall be recorded upon clearance of funds. Proceeds of sale shall be held in escrow by Title Company for a period of not longer than five (5) days from and after closing, during which time evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title unmarketable from the date of the last title evidence. If Seller's title is rendered unmarketable through no fault of the Buyer, Buyer shall, within the 5 day period, notify the Seller in writing of the defect and Seller shall have 30 days from the date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all funds paid by or on behalf of the Buyer shall, upon written demand made by Buyer and within 5 days after demand, be returned to Buyer and simultaneously with such repayment, Buyer shall vacate the Property and re-convey it to Seller by special warranty deed. If Buyer fails to make timely demand for refund, Buyer shall take title "as is", waiving all rights against

Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed. The escrow and closing procedure required by this provision may be waived if Title Company insures adverse matters pursuant to Section 627.7841, F.S. (2014), as amended.

## 19. DEFAULT

If Buyer fails to perform this contract within the time specified, the Deposit shall be retained by or for the account of Seller, as agreed upon liquidated damages, consideration for the execution of this contract and in full settlement of any claims, whereupon, Buyer and Seller shall be relieved of all obligations under this Contract. If, for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects, or refuses to perform this contract, the Buyer may seek specific performance or elect to receive the Deposit in full settlement of any claims, whereupon, Buyer and Seller shall be relieved of all obligations under this Contract.

## 20. SELLER WARRANTIES

Seller warrants that there are no facts known to Seller that would materially affect the value of the Property, or which would be detrimental to the Property, or which would affect Buyer's desire to purchase the property except as follows: Specify known defects. If none are known, write "NONE"

PN [REDACTED] Buyer acknowledges receipt of a Chemical Analysis Report dated 06 APR 2018, SW-DIST-2018-02-21-02, and figure depicting the sampling locations of the samples referenced in the Chemical Analysis Report, all as collected from the Property, and analyzed, by the Florida Department of Environmental Protection.

Buyer shall have the number of days granted in Paragraph 15(a) above to investigate said matters as disclosed by the Seller, and shall notify Seller in writing whether Buyer will close on this contract notwithstanding said matters, or whether Buyer shall elect to cancel this contract. If Buyer fails to so notify Seller within said time period, Buyer shall be deemed to have waived any objection to the disclosed matters and shall have the obligation to close on the contract.

Upon Closing, Buyer shall indemnify and hold harmless the Seller from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses of whatever kind or nature, known or unknown, existing and future, contingent or otherwise including, any action or proceeding, brought or threatened, or ordered by any governmental entity or arising under Environmental Laws resulting from the presence, treatment, storage, handling, misuse, use, disposal, release or threatened release of any Hazardous Materials at or related to the Property at any time prior to the Closing; provided, however, Buyer shall not indemnify and/or hold harmless the Seller for any of the foregoing that is the result of the City's prior use of the Property for placement of wastewater treatment plant sludge. Any conditions identified during Buyer's Inspection Period that Buyer proposes to exclude from its indemnification of Seller because Buyer deems such conditions to be the result of Seller's prior use of the Property for the placement of wastewater treatment plant sludge shall be subject to written approval by Seller and will be incorporated herein as an addendum *prior to* the expiration or termination of the Inspection Period. Buyer shall provide Seller written notice of the proposed exclusions. Upon receipt of Buyer's proposed exclusions, Seller shall provide Buyer a written response, approving, disapproving, or delineating acceptable and unacceptable exclusions, as the case may be, in its sole discretion. Seller approved exclusions, if any ("Indemnification Exclusions") shall be identified in sufficient detail and incorporated herein by written addendum, before the expiration or termination of the Inspection Period. Either party, in its sole discretion, may terminate this contract prior to the termination of the Inspection Period if the

PN

party does not agree that the identified condition(s) should be an exclusion to Buyer indemnification of Seller. Should Buyer fail to provide written notice to Seller of Buyer's proposed exclusions prior to the termination of the Inspection Period, Buyer shall be deemed to have waived its right to any exclusions to Buyer indemnification of Seller. Buyer acknowledges that it will have the opportunity to inspect the Property during the Inspection Period and, during such period, observe its physical characteristics and existing conditions and the opportunity to conduct such investigation and study on and of the Property as Buyer deems necessary and, upon Closing, Buyer FOREVER RELEASES AND DISCHARGES Seller from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses of whatever kind or nature, known or unknown, existing and future, contingent or otherwise, including any action or proceeding, brought or threatened, or ordered by any governmental entity, or arising under Environmental Laws resulting from the presence, treatment, storage, handling misuse, use, disposal, release or threatened release of any Hazardous Materials on the Property at any time prior to Closing, or migrating onto the Property at any time in the future from the Silver Dollar Shooters Club property located adjacent to the western boundary of the Property. Nothing in this Section shall be interpreted to release any claim by Buyer against any person or entity other than described above in this paragraph.

This Paragraph 20 shall survive the closing and shall not merge with the provisions of any closing documents.

## **21. RADON GAS NOTIFICATION**

In accordance with provisions of Section 404.056(8), Florida Statutes (2014), as amended, Buyer is hereby informed as follows:

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

## **22. CONTRACT NOT RECORDABLE; PERSONS BOUND**

Neither this Contract nor any notice of it shall be recorded in any public records. This contract shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all.

## **23. NOTICE**

All notices provided for herein shall be deemed to have been duly given if and when deposited in the United States Mail, properly stamped and addressed to the respective party to be notified, including the parties to this Contract, the parties attorneys, escrow agent, inspectors, contractors and all others who will in any way act at the behest of the parties to satisfy all terms and conditions of this Contract.

## **24. ASSIGNABILITY; PERSONS BOUND**

This contract is not assignable, provided that Buyer may assign or designate an entity for purposes of taking title to the Property without relieving Buyer from any obligations hereunder. The terms "Buyer", "Seller", and "Broker" (if any) may be singular or plural. This Contract is binding upon Buyer, Seller, and

their heirs, personal representatives, successors and assigns (if assignment is permitted).

**25. ATTORNEY FEES; COSTS**

In any litigation arising out of this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

**26. TYPEWRITTEN OR HANDWRITTEN PROVISIONS**

Typewritten or handwritten provisions shall control all printed provisions of contract in conflict with them.

**27. BROKER REPRESENTATION**

Neither Party hereto is represented by a Licensed Real Estate Broker upon the execution hereof. Should either Party choose to obtain the services of a License Real Estate Broker, the Party obtaining such services shall be responsible for any Broker fee or expense due to said Broker.

**28. EFFECT OF PARTIAL INVALIDITY**

The invalidity of any provision of this contract will not and shall not be deemed to affect the validity of any other provision. In the event that any provision of this contract is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

**29. GOVERNING LAW**

It is agreed by and between the parties hereto that this contract shall be governed by, construed, and enforced in accordance with the laws of the State of Florida.

**30. COUNTERPARTS; FACSIMILE COPY**

This contract may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument. A facsimile copy of this contract, including any addendum, attachments and any written modifications hereof, and any initials or signature thereon shall be deemed an original.

**31. ENTIRE AGREEMENT**


Upon execution by Seller and Buyer, this contract shall constitute the entire agreement between the parties, shall supersede any and all prior and contemporaneous written and oral promises, representations or conditions in respect thereto. All prior negotiations, agreements, memoranda and writings shall be merged herein. Any changes to be made in this agreement shall only be valid when expressed in writing, acknowledged by the parties and incorporated herein or attached hereto.



Signature page to Contract for Sale of Real Property By the City of Clearwater, Florida  
City of Clearwater – Equity Lifestyle Properties, Inc.

EXECUTED this 22<sup>nd</sup> day of October, 2018 by Buyer.

**EQUITY LIFESTYLE PROPERTIES, INC.**  
a Maryland corporation

By:   
E. Patrick Waite, Executive Vice  
President & Chief Operating Officer

APPROVED BY SELLER & EFFECTIVE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**THE CITY OF CLEARWATER, FLORIDA**

\_\_\_\_\_  
George N. Cretekos, Mayor

By: \_\_\_\_\_  
William B. Horne, II, City Manager

Approved as to form:

Attest:

\_\_\_\_\_  
Laura Lipowski Mahony  
Assistant City Attorney

\_\_\_\_\_  
Rosemarie Call  
City Clerk



**Hillsborough County OR Book 3950, Page 1199**

That part of the East Half of Section 19, Township 27 South, Range 17 East, Hillsborough County, Florida, lying East of the center line of Patterson Road; Less and Except, the North Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 19; subject to platted rights of way by Keystone Park Colony, Plat Book 5, page 55, Public Records of Hillsborough County, Florida.

AND

Beginning at the Northwest corner of Section 20, Township 27 South, Range 17 East, Hillsborough County, Florida, run thence North 89°50'54" East for 1307.14 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 20; thence South 0°23'22" East for 637.68 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of said Section 20; thence North 89°59'51" East for 654.07 feet to the Northeast corner of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of said Section 20; thence South 0°25'00" East for 1278.55 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 20; thence North 89°39'56" West, along the North boundary of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter for 257 feet; thence South 25°11'38" East for 709.05 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 20; thence South 0°11'12" East for 651 feet to the Northeast corner of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 20; thence North 89°28'55" West along the North boundary of said Southwest Quarter of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of said Section 20; thence North 89°28'55" West along the North boundary of said Southwest Quarter of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of said Section 20; thence South 9°36'11" West for 1338.66 feet to the South boundary of said Section 20; thence North 89°29'13" West for 1493.11 feet to the Southwest corner of said Section 20; thence North 0°01'00" East for 2644 feet to the Quarter Section corner on the West boundary of said section 20; thence North 0°18'04" West for 2535.70 feet to the Point of Beginning.

AND

The North Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 19, Township 27 South, Range 17 East, Hillsborough County, Florida.

Less and except the following:

**Hillsborough County OR Book 6275, Page 1231**

Part of the Southeast 1/4 of Section 19, Township 27 South, Range 17 East, Hillsborough County, Florida, said part being more particularly described as follows:

Commence at the Southeast corner of said Section 19, thence S.88°29'37" W., 1778.66 feet along the South boundary of the aforesaid Southeast 1/4 of Section 19 to the Point of Beginning; thence continue S. 89°24'37" W., 800.81 feet along said South boundary of the Southeast 1/4 to a point on the centerline of Patterson Road; thence along said centerline of Patterson Road the following:  
 five (5) courses: 1.) N. 63°11'23" W., 41.27 feet to a point of curvature; 2.) Northwesterly 181.16 feet along the arc of a curve to the right having a radius of 171.97 feet and a central angle of 89°00'31" (chord bearing and distance of N. 33°12'08" W., 171.99 feet) to a point of tangency 3.) N. 03°13'33" W., 633.42 feet to a point of curvature 4.) Northerly 515.14 feet along the arc of a curve to the right having a radius of 4897.26 feet and a central angle of 65°56'23" (chord bearing and distance of N. 00°16'21" W., 514.92 feet) to a point of tangency 5.) N. 02°40'50" E., 1339.01 feet; thence leaving said centerline of Patterson Road, N. 88°24'37" E., 905.10 feet; thence S. 00°01'00" W., 2639.35 feet to the Point of Beginning.

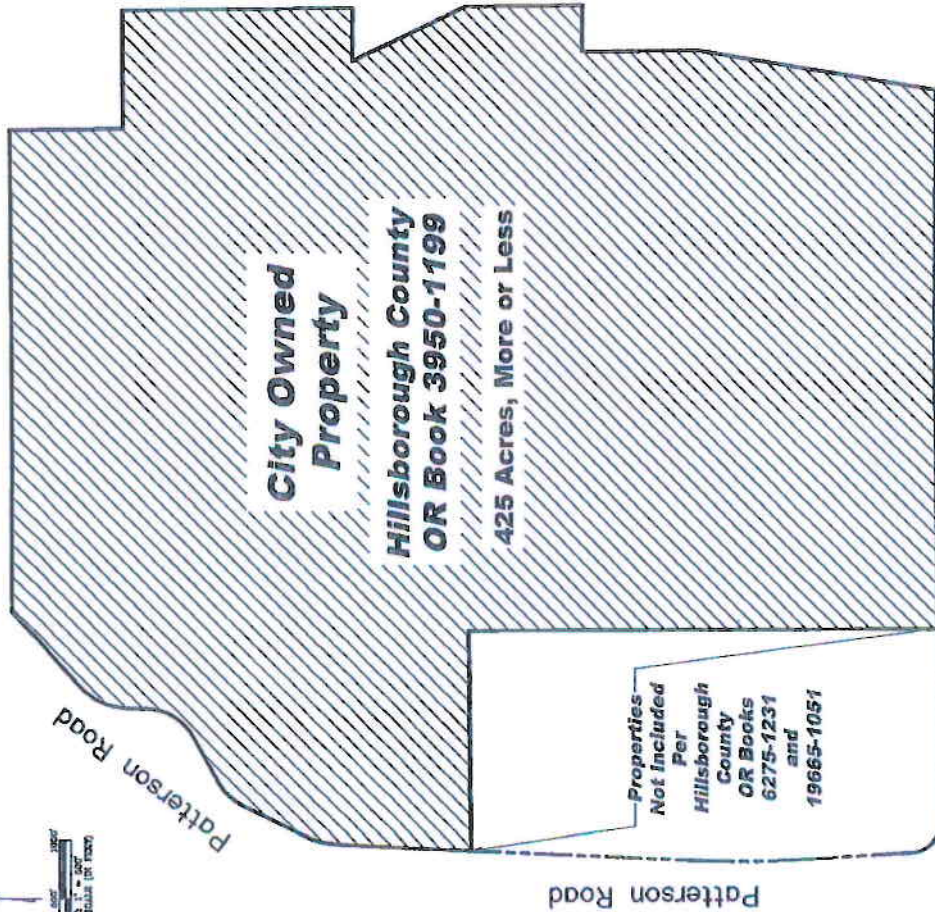
AND

**Hillsborough County OR Book 19655, Page 1051**

Part of the Southeast 1/4 of Section 19, Township 27 South, Range 17 East, Hillsborough County, Florida, said part being more particularly described as follows:

Commence at the Southeast corner of said Section 19, then S89°24'37" West, 1479.66 feet along the South Boundary of the aforesaid Southeast 1/4 of Section 19 to the Point of Beginning; thence continue S89°24'37" West, 300.00 feet along the South Boundary of the aforesaid Southeast 1/4; thence N00°01'00" East, 2639.35 feet; thence N89°24'37" East, 300.00 feet; thence S00°01'00" West, 2639.35 feet to the Point of Beginning.

Containing 18.18 acres, more or less.



CITY OF CLEARWATER, FLORIDA  
 ENGINEERING DEPARTMENT  
 100 N. W. 13TH AVENUE  
 CLEARWATER, FL 34616

DATE BY	RECORD DRAWINGS	DATE	BY
ISSUED BY	PROJECT NO.	DATE	BY
PROJECT NO.	DATE	BY	DATE

**Hillsborough County Keystone Property  
 Legal and Sketch**

DATE	BY	DATE	BY
11/18/18	11/18/18	11/18/18	11/18/18
11/18/18	11/18/18	11/18/18	11/18/18