

ORDINANCE 15-37

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 375 PATRICIA AVENUE (PARCEL NO. 35-28-15-00000-310-0400), 401 PATRICIA AVENUE (PARCEL NO. 35-28-15-00000-310-0800), 403 PATRICIA AVENUE (PARCEL NO. 35-28-15-00000-240-0120), 407 PATRICIA AVENUE (PARCEL NO. 35-28-15-00000-240-0110), 1060 SCOTSDALE STREET (PARCEL NO. 35-28-15-00000-310-0100), 1065 SCOTSDALE STREET (PARCEL NO. 35-28-15-00000-310-0700) AND 1090 SCOTSDALE STREET (PARCEL NO. 35-28-15-00000-240-0400) FROM FORM-BASED MEDIUM (FX-M) TO FORM-BASED HIGH (FX-H); AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the owner of the property located at 375 Patricia Avenue, 403 Patricia Avenue, 407 Patricia Avenue, 1060 Scotsdale Street and 1065 Scotsdale Street has requested that the said property be rezoned from Form-Based Medium (FX-M) to Form-Based High (FX-H); and

WHEREAS, the City of Dunedin as owner of the property located at 401 Patricia Avenue and 1090 Scotsdale Street has requested that said property be rezoned from Form-Based Medium (FX-M) to Form-Based High (FX-H); and

WHEREAS, the Local Planning Agency of the City of Dunedin, Florida, has duly considered the type of zoning which would be proper on said real property, and has recommended that the zoning request of said owners be granted; and

WHEREAS, due and proper public hearing on the said recommended zoning has been conducted by the City Commission and the recommendations of the Local Planning Agency having been found by the Commission to be meritorious; now, therefore,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1: That from and after the effective date of the within Ordinance, the following described real property shall hereby be zoned Form-Based High (FX-H) as said zoning classification is more particularly described in Dunedin's Land Development Code:

See Exhibit "A" attached hereto and made a part hereof.

Section 2: This Ordinance shall become effective upon final passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 17th day of December, 2015.



Julie Ward Bujalski
Mayor

ATTEST:



Denise M. Kirkpatrick
City Clerk

READ FIRST TIME AND PASSED: November 5, 2015

READ SECOND TIME AND ADOPTED: December 17, 2015

EXHIBIT "A"

Legal descriptions of real property as described within attached:

- Certificate of Title entered September 11, 2009 and recorded in Official Records Book 16702, Pages 2206 through 2213, inclusive, of the Public Records of Pinellas County, Florida.
- Quit Claim Deed entered January 2, 1985 and recorded in Official Records Book 5919, Pages 18 through 20, inclusive, of the Public Records of Pinellas County, Florida.

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

WELLS FARGO BANK, NATIONAL
ASSOCIATION,

Plaintiff.

v.

Case No. 09-11332-CI-13

TPA INVESTMENTS, LLC AND GRADY C.
PRIDGEN III,

Defendants.

Documentary Tax Pd. \$.70¢
Intangible Tax Pd.
Ken Burke, Clerk, Pinellas County
By Gene DeMatteo, Deputy Clerk

UCN:52200 9CA011332 XX CI CI

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed an Amended Certificate of Sale in this action on August 31, 2009, for the real and personal property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following real and personal property in Pinellas County, Florida, more particularly described in Exhibit "1" or Schedule "1," that follows:

PARCEL 1:

A TRACT OF LAND BEING PART OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 35, PROCEED NORTH 00°17'00" EAST ALONG THE CENTERLINE OF PATRICIA AVENUE AND THE 40 ACRE LINE, 774.90 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 88°54'16" EAST 900.0 FEET; THENCE SOUTH 00°17'00" WEST 313.08 FEET; THENCE NORTH 89°01'07" WEST 899.98 FEET TO A POINT IN SAID CENTERLINE OF PATRICIA AVENUE AND SAID 40 ACRE LINE; THENCE NORTH 00°17'00" EAST ALONG SAID CENTERLINE, 314.87 FEET TO THE POINT OF BEGINNING; LESS THE WEST 50.00 FEET THEREOF DEEDED TO PINELLAS COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST AND RUN THENCE S. 0°17'00" W., 171.0 FEET ALONG THE CENTER-LINE OF PATRICIA AVENUE AND THE 40 ACRE LINE FOR A POINT OF BEGINNING; THENCE CONTINUE S. 0°17'00" W., 400.0 FEET; THENCE S. 88°52'03" E., 900.0 FEET PARALLEL TO THE EAST AND WEST 1/4 SECTION LINE; THENCE N. 0°17'00" W., 400.0 FEET PARALLEL TO THE CENTER-LINE OF SAID PATRICIA AVENUE; THENCE N. 88°52'03" W., 900.0 FEET TO THE POINT OF BEGINNING, LESS THE WEST 50.0 FEET THEREOF DEEDED TO COUNTY OF PINELLAS BY DEED RECORDED IN OFFICIAL RECORDS BOOK 206, PAGE 73, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

PARCEL 2A:

A TRACT OF LAND BEING PART OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 35, PROCEED NORTH 00°17'00" EAST ALONG THE CENTERLINE OF PATRICIA AVENUE AND THE 40 ACRE LINE, 774.90 FEET; THENCE SOUTH 88°54'16" EAST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°17'00" EAST 0.95 FEET; THENCE SOUTH 88°54'03" EAST 849.99 FEET; THENCE SOUTH 00°17'00" WEST 0.94 FEET; THENCE NORTH 88°54'16" WEST 850.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, ALSO BEING A POINT IN THE CENTER LINE OF PATRICIA AVENUE, RUN SOUTH 88°52'03" EAST ALONG THE EAST WEST CENTERLINE OF SAID SECTION 35, 50.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE SAID PATRICIA AVENUE FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°52'03" EAST ALONG THE SAID EAST WEST

CENTERLINE OF SECTION 35, 693.64 FEET; THENCE NORTH 0°09'32" EAST 130.02 FEET; THENCE SOUTH 88°52'03" EAST 368.07 FEET; THENCE SOUTH 42°41'13" EAST 73.39 FEET; THENCE SOUTH 47°18'47" WEST 216.49 FEET; THENCE ALONG A CURVE TO THE RIGHT, CHORD BEARING SOUTH 61°48'17" WEST CHORD DISTANCE 200.41 FEET ARC DISTANCE 202.57 FEET RADIUS 400.00 FEET; THENCE NORTH 88°52'03" WEST 499.35 FEET; THENCE NORTH 0°09'32" EAST 141.02 FEET; THENCE NORTH 88°52'03" WEST 277.11 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY OF PATRICIA AVENUE; THENCE NORTH 0°09'32" EAST ALONG SAID RIGHT OF WAY 30.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5919, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

OVERALL LEGAL DESCRIPTION (PARCELS 1, 2, 2A & 3, "OVERALL LEGAL DESCRIPTION"):

A TRACT OF LAND BEING PART OF THE SW 1/4 AND THE NW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35 TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, ALSO BEING A POINT IN THE CENTER LINE OF PATRICIA AVENUE RUN SOUTH 88°52'03" EAST ALONG THE EAST WEST CENTERLINE OF SAID SECTION 35, 50.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID PATRICIA AVENUE; THENCE CONTINUE SOUTH 88°54'03" EAST ALONG THE SAID EAST WEST CENTERLINE OF SECTION 35, 652.67 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°54'03" EAST ALONG SAID EAST WEST CENTERLINE OF SAID SECTION 35, 377.37 FEET; THENCE SOUTH 47°16'47" WEST, A DISTANCE OF 105.23 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.57 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°00'56", AND A CHORD WHICH BEARS SOUTH 61°46'17" WEST A DISTANCE OF 200.41 FEET; THENCE SOUTH 88°54'03" EAST 73.03 FEET; THENCE SOUTH 00°17'00" WEST 714.02 FEET; THENCE NORTH 89°01'07" WEST 849.97 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PATRICIA AVENUE; THENCE NORTH 00°17'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 715.72 FEET; THENCE SOUTH 88°54'03" EAST 277.59 FEET; THENCE NORTH 00°07'32" EAST 131.02 FEET; THENCE SOUTH 88°54'11" EAST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 815.00 FEET; THENCE EASTERLY ALONG THE ARC OF

SAID CURVE A DISTANCE OF 185.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°02'43", AND A CHORD WHICH BEARS NORTH 84°34'22" EAST, A DISTANCE OF 185.16 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 735.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 167.34 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°02'41", AND A CHORD WHICH BEARS NORTH 84°34'23" EAST; A DISTANCE OF 166.98 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A TRACT OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST; THENCE SOUTH 89 DEGREES 01'07" EAST, 1,333.79 FEET; THENCE NORTH 00 DEGREES 08'48" EAST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 490.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 03'43" WEST, 137.37 FEET; THENCE SOUTH 51 DEGREES 59'27" WEST, 306.65 FEET; THENCE NORTH 89 DEGREES 01'07" WEST, 101.21 FEET; THENCE NORTH 00 DEGREES 17'00" EAST, 373.08 FEET; THENCE NORTH 00 DEGREES 15'39" EAST, 399.97 FEET; THENCE NORTH 88 DEGREES 25'37" WEST, 73.10 FEET; THENCE A CURVE TO THE RIGHT WITH A RADIUS OF 400.00 FEET; DELTA ANGLE OF 29 DEGREES 00'37", CHORD OF 200.37 FEET, ARC OF 202.5309 FEET; TANGENT OF 103.49 FEET; CHORD BEARING NORTH 61 DEGREES 50'46" EAST, THENCE NORTH 47 DEGREES 18'47" EAST, 104.85 FEET; THENCE SOUTH 88 DEGREES 53'24" EAST, 250.94 FEET; THENCE SOUTH 00 DEGREES 08'48" WEST, 852.30 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THOSE PORTIONS DEEDED TO THE CITY OF DUNEDIN, AS DESCRIBED IN QUIT CLAIM DEEDS AS RECORDED IN OFFICIAL RECORDS BOOK 5183, PAGE 166 AND OFFICIAL RECORDS BOOK 5183, PAGE 175, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE

15 EAST; THENCE SOUTH 89 DEGREES 01'07" EAST, 1,333.79 FEET; THENCE NORTH 00 DEGREES 08'48" EAST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 490.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 03'43" WEST, 137.37 FEET; THENCE SOUTH 51 DEGREES 59'27" WEST, 306.65 FEET; THENCE NORTH 89 DEGREES 01'07" WEST 101.21 FEET; THENCE NORTH 00 DEGREES 17'00" EAST 373.08 FEET; THENCE NORTH 00 DEGREES 15'39" EAST, 399.97 FEET; THENCE NORTH 88 DEGREES 25'37" WEST, 73.10 FEET; THENCE A CURVE TO THE RIGHT WITH A RADIUS OF 400.00 FEET; DELTA ANGLE OF 29 DEGREES 00'37", CHORD OF 200.37 FEET; ARC OF 202.5309 FEET; TANGENT OF 103.49 FEET; CHORD BEARING NORTH 61 DEGREES 50'48" EAST; THENCE NORTH 47 DEGREES 18'47" EAST, 104.85 FEET; THENCE SOUTH 88 DEGREES 53'24" EAST, 250.94 FEET; THENCE SOUTH 00 DEGREES 08'48" WEST, 852.30 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THOSE PORTIONS DEEDED TO THE CITY OF DUNEDIN, AS DESCRIBED IN QUITCLAIM DEEDS AS RECORDED IN OFFICIAL RECORDS BOOK 5183, PAGE 166 AND OFFICIAL RECORDS BOOK 5183, PAGE 173, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION THEREOF:

A TRACT OF LAND LYING IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST; RUN THENCE SOUTH 89°01'07" EAST A DISTANCE OF 1,333.79 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST; THENCE NORTH 00°08'48" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35 A DISTANCE OF 490.98 FEET; THENCE NORTH 41°03'43" WEST A DISTANCE OF 137.37 FEET (N 41°48'44" W, 136.47 FEET (F)) TO THE SOUTHERLY RIGHT OF WAY LINE OF SCOTSDALE AVENUE AS MONUMENTED; THENCE SOUTH 51°59'27" WEST A DISTANCE OF 306.65 FEET (306.15 FEET (F)); THENCE NORTH 89°01'07" WEST A DISTANCE OF 101.21 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN NORTH 00°17'00" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SCOTSDALE AVENUE; THENCE NORTH 00°17'42" EAST A DISTANCE OF 314.05 FEET; THENCE NORTH 00°16'21" EAST A DISTANCE OF 399.97 FEET; THENCE NORTH 88°54'05" WEST A DISTANCE OF 73.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 400.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A

DISTANCE OF 57.40 FEET THROUGH A CENTRAL ANGLE OF 08°13'17" (SAID CURVE SUBTENDED BY A CHORD BEARING NORTH 72°10'04" EAST A CHORD DISTANCE OF 57.35 FEET) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 400.00 FEET, A DISTANCE OF 145.17 FEET THROUGH A CENTRAL ANGLE OF 20°47'39" (SAID CURVE SUBTENDED BY A CHORD BEARING NORTH 57°39'36" EAST A CHORD DISTANCE OF 144.38 FEET); THENCE NORTH 47°16'45" EAST A DISTANCE OF 105.17 FEET; THENCE SOUTH 88°54'05" EAST A DISTANCE OF 199.50 FEET; THENCE SOUTH 00°05'58" WEST A DISTANCE OF 152.40 FEET; THENCE NORTH 88°54'05" WEST A DISTANCE OF 398.52 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE SOUTH 30 FEET OF THE EAST 300 FEET OF THE WEST 350 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

PARCEL 6:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 AS A POINT OF REFERENCE; RUN THENCE SOUTH 88°52'03" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 A DISTANCE OF 350.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°09'32" EAST, A DISTANCE OF 130.02 FEET; THENCE SOUTH 88°52'03" EAST A DISTANCE OF 335.07 FEET; THENCE SOUTH 00°09'32" WEST A DISTANCE OF 130.02 FEET TO A POINT ON THE SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35; THENCE NORTH 88°52'03" WEST A DISTANCE OF 335.07 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4884, PAGE 621, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, THENCE RUN SOUTH 88 DEGREES 52'03" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 35, A DISTANCE OF 669.00 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00

DEGREES 09'32" EAST 130.02 FEET; THENCE SOUTH 88 DEGREES 52'03" EAST 16.08 FEET; THENCE RUN SOUTH 00 DEGREES 09'32" WEST 130.02 FEET; THENCE NORTH 88 DEGREES 52'03" WEST 16.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS BENEFITING PARCEL 6 ABOVE AS MORE PARTICULARLY SET FORTH AND DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 12154, PAGE 117, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DESCRIPTION OF PERSONAL AND OTHER PROPERTY

All goods, building and other materials, supplies, inventory, work in process, equipment, machinery, fixtures, furniture, furnishings, signs and other personal property and embedded software included therein and supporting information, wherever situated, which are or are to be incorporated into, used in connection with, or appropriated for use on (i) the real property described on Schedule 1 attached hereto and incorporated by reference herein or (ii) any existing or future improvements on the real property (which real property and improvements are collectively referred to herein as the "Subject Property"); together with all rents and security deposits derived from the Subject Property; all inventory, accounts, cash receipts, deposit accounts, accounts receivable, contract rights, licenses, agreements, general intangibles, payment intangibles, software, chattel paper (whether electronic or tangible), instruments, documents, promissory notes, drafts, letters of credit, letter of credit rights, supporting obligations, insurance policies, insurance and condemnation awards and proceeds, proceeds of the sale of promissory notes, any other rights to the payment of money, trade names, trademarks and service marks arising from or related to the ownership, management, leasing, operation, sale or disposition of the Subject Property or any business now or hereafter conducted thereon by Debtor; all development rights and credits, and any and all permits, consents, approvals, licenses, authorizations and other rights granted by, given by or obtained from, any governmental entity with respect to the Subject Property; all water and water rights, wells and well rights, canals and canal rights, ditches and ditch rights, springs and spring rights, and reservoirs and reservoir rights appurtenant to or associated with the Subject Property, whether decreed or undecreed, tributary, non-tributary or not non-tributary, surface or underground or appropriated or unappropriated, and all shares of stock in water, ditch, lateral and canal companies, well permits and all other evidences of any of such rights; all deposits or other security now or hereafter made with or given to utility companies by Debtor with respect to the Subject Property; all advance payments of insurance premiums made by Debtor with respect to the Subject Property; all plans, drawings and specifications relating to the Subject Property; all loan funds held by Secured Party, whether or not disbursed; all funds deposited with Secured Party pursuant to any loan agreement; all reserves, deferred payments, deposits, accounts, refunds, cost savings and payments of any kind related to the Subject Property or any portion thereof;

together with all replacements and proceeds of, and additions and accessions to, any of the foregoing; together with all books, records and files relating to any of the foregoing.

WAS SOLD TO: WELLS FARGO BANK NATIONAL ASSOCIATION
WHOSE ADDRESS IS: CARLTON FIELDS PA P O BOX 2861 ST PETERSBURG FL 33731

WITNESS my hand and the seal of this Court on September 11, 2009.

KEN BURKE,
Clerk of Circuit Court

By: *Anne Russell*
Deputy Clerk

Copies to:

Lee H. Rightmyer, Esq.
Carlton Fields, P.A.
P.O. Box 2861
St. Petersburg, Florida 33731-2861

Camille Iurillo, Esq.
Iurillo & Associates P.A.
600 First Avenue North, Suite 308
St. Petersburg, FL 33701-3609

This Indenture

Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "heirs" shall include all the heirs herein described if more than one.

Made this 2nd day of January, A. D. 1985

Between **A.C. NIELSEN COMPANY**

a corporation existing under the laws of the State of Delaware
party of the first part, and

THE CITY OF DUNEDIN, FLORIDA, a Florida municipal corporation,
of the County of
Pinellas and State of Florida party of the second part,
750 ~~Deliverable~~ *Wendell Dr. 33528*

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) ----- Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Pinellas State of Florida, to wit:

13 15474357 40	22JAN85
4.	13.00
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.	0.45
TOTAL	13.45 CHK

SUBJECT TO the lien of County taxes for the year 1984 and subsequent years.

SUBJECT TO easements and restrictions of record.

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its
the day and year above written.

(Corporate Seal)

A.C. NIELSEN COMPANY

By [Signature] Vice President.

Attest: [Signature] Assistant Secretary

Signed, Sealed and Delivered in Our Presence:

SW 35 ✓
241 A

JOHN G. HUBBARD, ESQ.
P.O. Box 1178
Dunedin, FL 33528-1178

This instrument was prepared by:
RETURN TO:

BELTREES R/W

State of ILLINOIS
County of }

D.P. 5919 PAGE 19

I Hereby Certify, That on this 2nd day of January A. D. 1985,
before me personally appeared W. N. Fleischman Vice-
James W. Carter, Jr., respectively President and Assistant Secretary
of A.C. NIELSEN COMPANY, a corporation
under the laws of the State of Delaware, to me known to be the
persons described in and who executed the foregoing conveyance to
THE CITY OF DUNEDIN, FLORIDA, a Florida municipal corporation,
and severally acknowledged the execution thereof to be their free act and deed as
such officers, for the uses and purposes therein mentioned; and that they affixed
thereto the official seal of said corporation, and the said instrument is the act and
deed of said corporation.

Witness my signature and official seal at Northbrook
in the County of Cook and State of Illinois the day and
year last aforesaid.

My Commission Expires April 4 1987 Ruth J. Kipper
Notary Public

Date

TO

FROM CORPORATION
Quit Claim deed

DESCRIPTION: PARCEL 1

Section _____, Township _____ South, Range _____ East

Commence at the Northwest corner of the Northeast 1/4, of the Southwest 1/4, of Section 35, Township 28 South, Range 15 East, and run S 88°-52'-03" E, 50.00 feet to a point on the Easterly Right-of-Way of Patricia Avenue for a Point of Beginning. Thence continue S 88°-52'-03" E, 652.64 feet; thence by the arc of a curve to the Southwest, having a radius of 735.00 feet, an arc of 167.34 feet, a chord of 166.74 feet, chord bearing S 84°-36'-31" W, to a Point of Reverse curve; thence along an arc of curve to the right, having a radius of 815.00 feet, an arc of 185.56 feet, a chord of 185.16 feet, chord bearing S 84°-36'-31" W, thence N 88°-52'-03" W, 25.00 feet, thence N 0°-09'-32" E, 10.00 feet; thence N 88°-52'-03" W, 277.11 feet to a point on the easterly Right-of-Way of Patricia Avenue; thence N 0°-09'-32" E, 30.00 feet to the Point of Beginning.

D.P. 5919 PAGE 20

Contains 0.36 acres ±

DESCRIPTION: PARCEL 2

Commence at the Northwest corner of the Northeast 1/4, of the Southwest 1/4, of Section 35, Township 28 South, Range 15 East, and run S 88°-52'-03" E, 743.64 feet for a Point of Beginning; thence N 0°-09'-32" E, 80.00 feet; thence S 88°-52'-03" E, 415.21 feet; thence S 42°-41'-13" E, 4.07 feet; thence S 47°-18'-47" W, 111.28 feet; thence N 88°-52'-03" W, 336.38 feet to the Point of Beginning.

Contains 0.69 acres ±

DESCRIPTION: PARCEL 3

Commence at the Northwest corner of the Northeast 1/4, of the Southwest 1/4, of Section 35, Township 28 South, Range 15 East, and run S 88°-52'-03" E, 743.64 feet; thence N 0°-09'-32" E, 80.00 feet for a Point of Beginning; thence continue N 0°-09'-32" E, 50.02 feet; thence S 88°-52'-03" E, 368.07 feet; thence S 42°-41'-13" E, 69.32 feet; thence N 88°-52'-03" W, 415.21 feet to the Point of Beginning.

Contains 0.45 acres ±

Exhibit "A"