

This instrument was prepared by and returned to:
Lauren C. Rubenstein, Esquire
City Attorney
City of Pinellas Park
P.O. Box 1100
Pinellas Park, Florida 33780-1100

UTILITY EASEMENT

THIS INDENTURE, made this _____ day of _____ A.D., 2023, between **CIOF I-FL4M01, LLC**, a Foreign Limited Liability Company, whose mailing address is c/o Cabot Properties, Inc., One Beacon Street, Suite 2800, Boston, Massachusetts 02108, Party of the First Part, and the **City of Pinellas Park**, a Florida municipal corporation, located at 5141 78th Avenue North, Pinellas Park, Florida, 33781, Party of the Second Part. (*“Party of the First Part” and “Party of the Second Part” are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.*)

WITNESSETH, That, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) lawful currency of the United States of America, and for other good and valuable considerations in hand paid by the Party of the Second Part, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part does hereby grant and releases unto the Party of the Second Part, a **Utility Easement** over, under, across and through that portion of Parcel ID# 10/30/16/71010/300/0901, Property Address, 4555 118th Avenue North, Clearwater, Florida, 33762, as further described in the legal description and sketch of easement area as depicted in Exhibit “A” which is attached hereto and made a part hereof.

See Attached Legal Description and Sketch, Exhibit “A”

It is in the intention of the said Party of the First Part that, and this easement shall, run with the land described above, and be binding upon the Parties, their heirs, assigns, and successors in interest.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his Hand and Seal the day and year first above written.
SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE:

CIOF I-FL4M01, LLC, a Delaware Limited Liability Company
By: Cabot Industrial Opportunity Fund I
Operating Partnership, L.P., a Delaware
Limited Partnership, its Sole Member

(Witness#1) _____
(signature)

(signature)

(print name)

Chelse C. Tamuk
(Print name)

(Witness#2) _____
(signature)

Vice President, Investments
(Title)

(print name)

State of
County of

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 2023 by

(Name of person acknowledging and title of position)

Notary Public signature

(Name of Notary typed, printed or stamped)

Personally known _____ or produced identification _____

Type of identification produced _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document

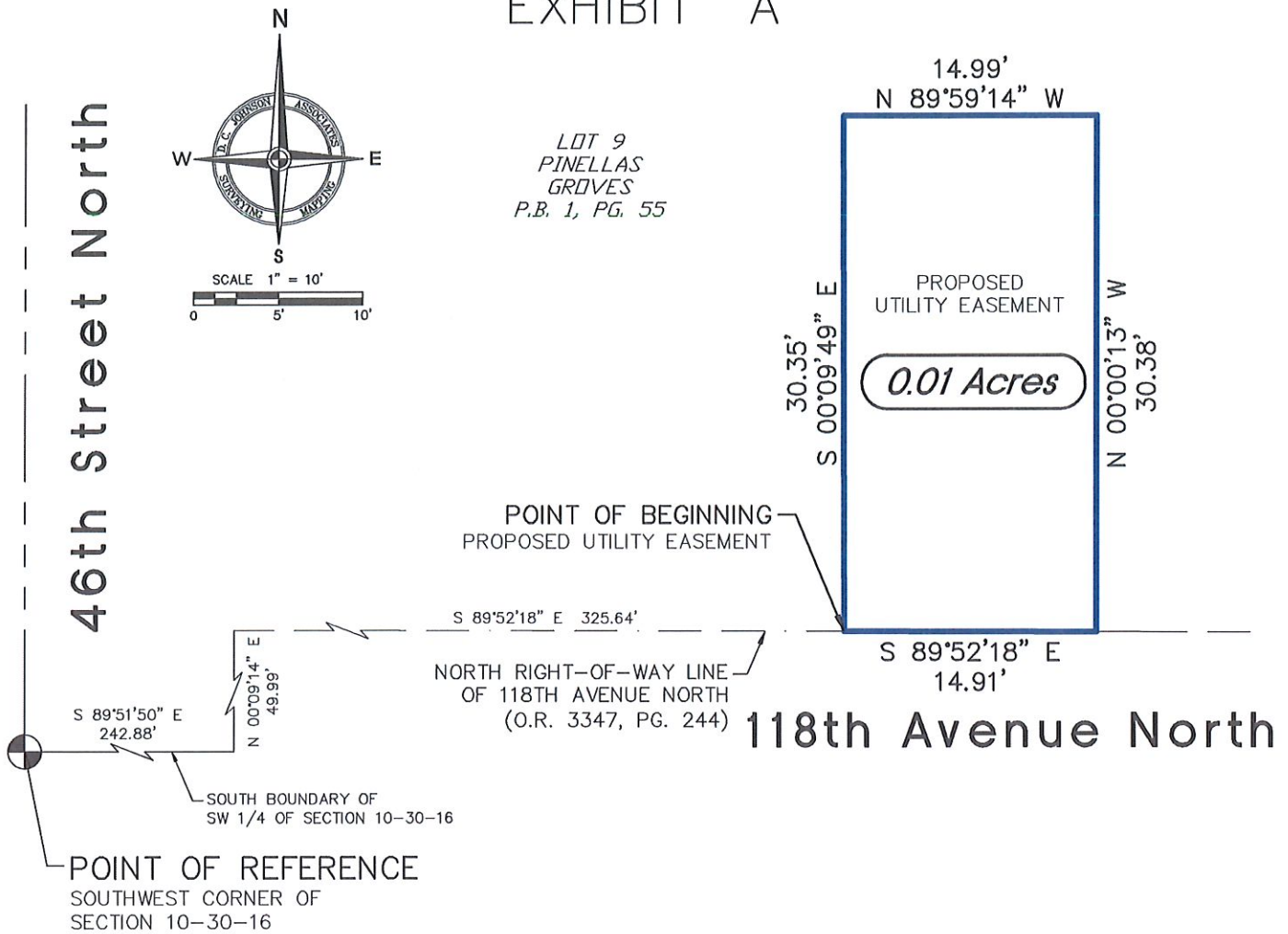
UTILITY EASEMENT

Number of Pages ____

Date of Document _____

Signers Other than Named Above NONE

EXHIBIT "A"



DESCRIPTION: (prepared per this sketch.)

A portion of Lot 9 in the Southwest 1/4 of Section 10, Township 30 South, Range 16 East, PINELLAS GROVES, according to the map or plat thereof recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Southwest corner of said Section 10; thence S.89°51'50"E. along the South boundary of the Southwest 1/4 of said Section 10, a distance of 242.88 feet; thence N.00°09'14"E., a distance of 49.99 feet to a point on the North right-of-way line of 118th Avenue North as described in Official Records Book 3347, Page 244 of the Public Records of Pinellas County, Florida; thence along said North right-of-way line, S.89°52'18"E., a distance of 325.64 feet for a POINT OF BEGINNING; thence continue S.89°52'18"E., a distance of 14.91 feet; thence N.00°00'13"W., a distance of 30.38 feet; thence N.89°59'14"W., a distance of 14.99 feet; thence S.00°09'49"E., a distance of 30.35 feet to the POINT OF BEGINNING.

Containing 0.010 acres, more or less.

DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

Goodman Utility Easement

PREPARED FOR

Kimley-Horn & Associates

JOB NO: 2020-086A01.BG001:DESC-UTL DRAWN BY: CAG

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Administrative Code, pursuant to Section 72.007, Florida Statutes.

Andrew Getz

Digitally signed by Andrew Getz
Date: 2023.05.05 14:25:23 -04'00'

Andrew R. Getz
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

JOHNSON
ASSOCIATES

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dccjohnson.com



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

May 23, 2023

Mr. Aaron Petersen
Asst. Community Development Administrator
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #23-127
Utility Easement - 4555 118th Avenue North

Dear Mr. Petersen:

Our office has received and reviewed the above-referenced Utility Easement between CIOF I-FL4M01, LLC, and the City of Pinellas Park. Please revise the first paragraph of the Utility Easement so that CIOF I-FL4M01, LLC's mailing address reads as, "c/o Cabot Properties, Inc., One Beacon Street, Suite 2800, Boston, Massachusetts 02108, Party of the First Part"

In order to determine who is authorized to execute this Easement, we reviewed several documents pertaining to CIOF I-FL4M01, LLC that were provided to our office in 2021, such as the Limited Liability Company Agreement of CIOF I-FL4M01, LLC, the Agreement of Limited Partnership of Cabot Industrial Opportunity Fund I Operating Partnership, L.P., and the Written Consent of the Board of Directors of Cabot Properties, Inc. As such, we would request that the signature block be revised to read as follows:

CIOF I-FL4M01, LLC, a Delaware Limited Liability Company
By: Cabot Industrial Opportunity Fund I
Operating Partnership, L.P., a Delaware
Limited Partnership, its Sole Member

(Signature)

Chelsea C. Tamuk
(Print)

Vice President, Investments
(Title)

Mr. Aaron Petersen
May 23, 2023
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We have also reviewed the Official Records of Pinellas County, and it appears that Chelsea Tamuk has executed easements on behalf of CIOF I-FL4M01, LLC in different states. Therefore, we would recommend leaving the state and the county in the notary box blank so that it may be properly filled in at the time of the Easement's execution.

Once the above-mentioned changes have been made, and assuming the legal description contained in Exhibit A is correct, our office would approve of the Utility Easement as to form and correctness.

Very truly yours,



Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Jennifer R. Carfagno, MMC, City Clerk
Chief Michael Haworth, Asst. City Manager
Nick Colonna, Community Development Administrator

LCR/pl
23-127.05222023.LAP.4555 118th Ave Utility Easement.wpd