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January 7, 2022

City of Venice
Venice City Hall
401 W. Venice Avenue
Venice, FL 34285

RE: Arcata del Sol Plat; Lots 1 – 49, Block 229, Replat of a Portion of North Edgewood Section of Venice, according to the map or plat thereof as recorded in Plat Book 10, Page 94, Public Records of Sarasota County, Florida.

Dear Council Members:

Pursuant to the requirements of Florida Statutes, Chapter 177, and City of Venice Land Development Regulations, you are advised that, in our opinion, the fee simple marketable title of those lands described above is vested in Arcata del Sol, LLC, a Florida limited liability company, by Deed recorded in Instrument Number 2019173359, Public Records of Sarasota County, Florida.

Subject to the following matters and exceptions as of 11:00 p.m. on January 3, 2022:

- ◆ Taxes and assessments for the year 2022 and subsequent years.
- ◆ All matters contained on the Plat of Venice North Edgewood Section, as recorded in Plat Book 3, Page 8, Public Records of Sarasota County, Florida.
- ◆ All matters contained on Replat of a portion of Venice North Edgewood Section, as recorded in Plat Book 10, Page 94, Public Records of Sarasota County, Florida.
- ◆ Reservation by County of Sarasota contained in Deed recorded in Deed Book 235, Page 323, Public Records of Sarasota County, Florida.
- ◆ Easement in favor of Florida Power and Light recorded in Deed Book 108, Page 569, Public Records of Sarasota County, Florida.

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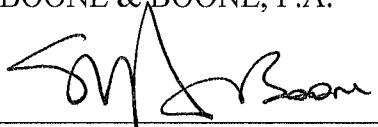
- ◆ Easement in favor of Florida Power and Light recorded in Deed Book 117, Page 541, Public Records of Sarasota County, Florida.
- ◆ License Agreement with the City of Venice recorded in Instrument Number 2019134303, Public Records of Sarasota County, Florida.
- ◆ Mortgage to Edgewood Gardens Corporation, a Florida corporation, mortgagee(s), recorded in Instrument Number 2019173360, Public Records of Sarasota County, Florida.
- ◆ Notice of Commitment recorded in Instrument No. 2020186189, Public Records of Sarasota County, Florida.
- ◆ Notice of Commitment recorded in Instrument No. 2021016953, Public Records of Sarasota County, Florida.
- ◆ Notice of Commitment recorded in Instrument No. 2021108329, Public Records of Sarasota County, Florida.
- ◆ Notice of Commitment recorded in Instrument No. 2021142237, Public Records of Sarasota County, Florida.
- ◆ Notice of Commitment recorded in Instrument No. 2021151266, Public Records of Sarasota County, Florida.
- ◆ Notice of Commitment recorded in Instrument No. 20211511267, Public Records of Sarasota County, Florida.
- ◆ Easement recorded in Instrument No. 2021049950, Public Records of Sarasota County, Florida.
- ◆ Easement recorded in Instrument No. 2021086051, Public Records of Sarasota County, Florida.
- ◆ Easement recorded in Instrument No. 2021086052, Public Records of Sarasota County, Florida.

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This report is not intended for the issuance of a title insurance policy.

Very truly yours,

BOONE, BOONE & BOONE, P.A.

By: 

Stephen K. Boone, Esquire

SKB/pw
enclosures

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