

PROPERTY INFORMATION REPORT

Order No.: 8033926

Customer Reference Number CLF- TOSCANA ISLES, UNIT 2, PH

Addressee:

Williams Parker Harrison Dietz & Getzen, PLLC
200 South Orange Avenue
Sarasota, FL 34236
941-366-4800
941-366-3906

Chicago Title Insurance Company has caused to be made a search of the Public Records of Sarasota County, Florida, ("Public Records"), from 12/01/2012, through 04/09/2020 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

Tracts 11, 12 and 18, Toscana Isles, as per plat thereof recorded in Plat Book 48, Page 6, of the Public Records of Sarasota County, Florida.

And

Tracts 7, 203, 208, 209, 210, 280 and 282 Toscana Isles, Units 1 & 2, Phase 2, as per plat thereof recorded in Plat Book 50, Page 48, of the Public Records of Sarasota County, Florida.

And

Tracts 410 and 411, Toscana Isles, Units 1 & 2, Phase 4, as per plat thereof recorded in Plat Book 51, Page 103, of the Public Records of Sarasota County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

LALP Development, LLC, a Florida limited liability company and LALP Development, LLC, a Florida limited liability company as successor by merger with LALP Option 3, LLC, a Florida limited liability company (as to Tract 18 Toscana Isles)

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. Intentionally deleted.
2. Intentionally deleted.
3. Restrictive Covenant Agreement recorded in Official Records Instrument No. 1999151775 , as affected by Release in Official Records Instrument No. 2006071554.
4. Petition for Annexation of Contiguous Property to City of Venice recorded in Official Records Instrument No. 2003106809 , as amended in Official Records Instrument No. 2006019345 and amended in Official Records Instrument No. 2014061460.
5. Easements in favor of Peace River/Manasota Regional Water Supply Authority, pursuant to that Stipulated Order of Taking and Final Judgment as to Parcels 102, 104, 702 and 704, recorded May 27, 2010 in Official Records Instrument No. 2010065672 and that Order of Taking in Case No. 2010-CA-3282, recorded May 28, 2010 in Official Records Instrument No. 2010066284.

6. Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Maintenance Covenants for Toscana Isles recorded in Official Records Instrument No. 2012133871, as amended by Amendment recorded in Official Records Instrument Number 2015032887, Second Amendment recorded in Official Records Instrument No. 2015115201 and Third Amendment recorded in Official Records Instrument No. 2020042903. Assignment of Developers Rights recorded in Official Records Instrument No. 2014107786.
7. Terms and provisions of Lake Easement Agreement between Caribbean Bay Mortgage Lender, LLC and LALP Lots I, LLC, recorded in Official Records Instrument Number 2012164159.
8. The property lies within the boundaries of the Toscana Isles Community Development District and is subject to the rules and regulations thereof and the levying of assessments thereunder, and the following related documents;
 - A. Notice of Establishment of the Toscana Isles Community Development District recorded in Official Records Instrument Number 2013169922 .
 - B. Lien of Record and Disclosure of Public Financing of Toscana Isles Community Development District recorded in Official Records Instrument Number 2014119785 and in Official Records Instrument No. 2018159269 and Amended in Official Records Instrument No. 2019051273.
 - C. Collateral Assignment and Assumption of Development Rights Relating to the Series 2014 Project recorded in Official Records Instrument Number 2014119786, and in Official Records Instrument No. 2018159270 and first amendment recorded in Official Records Instrument No. 2019051274.
 - D. Final Judgment (Bond Validation) recorded in Official Records Instrument No. 2014059586 .
 - E. Declaration of Consent to Jurisdiction of the Toscana Isles Community Development District, Imposition of Special Assessments and Imposition of Lien of Record recorded in Official Records Instrument Number 2014119787 and in Official Records Instrument No. 2018159271 and amended in Official Records Instrument No. 2019051275.
 - F. Agreement to Convey or Dedicate recorded in Official Records Instrument Number 2014119788 and in Official Records Instrument No. 2018159272 and First amendment recorded in Official Records Instrument No. 2019051276.
 - G. True-Up Agreement recorded in Official Records Instrument Number 2014119789 and in Official Records Instrument No. 2018159273 and First Amendment recorded in Official Records Instrument No. 2019051277.
 - H. Notice of Public Financing Toscana Isles Community Development District recorded in Official Records Instrument Number 2014124918 and in Official Records Instrument No. 2019013539.
 - I. Performance bond recorded in Official Records Instrument No. 2015021011.
9. Landscape Agreement recorded in Official Records Instrument Number 2015030396.
10. Restrictions, covenants, conditions and easements as set forth in Declaration of Covenants, Conditions, Easements and Restrictions for TOSCANA ISLES, recorded in Official Records Book 2015092161, as amended by First Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions recorded in Official Records Instrument No. 2015115200, Second Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions recorded in Official Records Instrument No. 2016114644, Third Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions recorded in Official Records Instrument No. 2017026089, Fourth Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions recorded in Official Records Instrument No. 2017153878, Fifth Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions recorded in Official Records Instrument No. 2017153882, together with Release of Rights of Purchase recorded in Official Records Instrument No.

2015115214 and Designation as Approved Builder and Limited Assignment of Developer Rights in Official Records Instrument No. 2015115215.

11. Recorded Notice of Environmental Resource Permit (Southwest Florida Water Management District) recorded in Official Records Instrument No. 2015123598.
12. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Toscana Isles, recorded in Plat Book 48, Page 6.
13. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Toscana Isles, Units 1 & 2, Phase 2, recorded in Plat Book 50, Page 48.
14. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Toscana Isles, Units 1 & 2, Phase 4, recorded in Plat Book 51, Page 103.
15. Intentionally deleted.
16. Deed of Conservation Easement recorded in Official Records Instrument No. 2019092260.
17. Notice of Commencement recorded in Official Records Instrument No. 2019156730.
18. Performance Bond recorded in Official Records Instrument No. 2019114396.
19. Notice of Commencement recorded February 12, 2020 in Official Records Instrument No. 2020019823.
20. Notice of Commencement recorded February 12, 2020 in Official Records Instrument No. 2020019822.
21. 2019 Real Property Taxes in the gross amount of \$6,521.70 are Paid, under Tax I.D. No. 0366130005. (Tract 11)
22. 2019 Real Property Taxes in the gross amount of \$41.68 are Paid, under Tax I.D. No. 0366130004. (Tract 12)
23. Intentionally deleted.
24. 2019 Real Property Taxes in the gross amount of \$2,519.19 are Paid, under Tax I.D. No. 0366130001. (Tract 18)
25. Intentionally deleted.
26. 2019 Real Property Taxes in the gross amount of \$2,768.43 are Paid, under Tax I.D. No. 0375010100. (Tract 7)
27. 2019 Real Property Taxes in the gross amount of \$5,349.63 are Paid, under Tax I.D. No. 0375010105. (Tract 203)
28. 2019 Real Property Taxes in the gross amount of 1,248.80 are Paid, under Tax I.D. No. 0375010110. (Tract 208)
29. 2019 Real Property Taxes in the gross amount of \$1,372.52 are Paid, under Tax I.D. No. 0375010111. (Tract 209)
30. 2019 Real Property Taxes in the gross amount of \$832.54 are Paid, under Tax I.D. No. 0375010112. (Tract 210)
31. 2019 Real Property Taxes in the gross amount of \$3,809.93 are Paid, under Tax I.D. No. 0375010115. (Tract 410)

32. 2019 Real Property Taxes in the gross amount of \$34,638.87 are Paid, under Tax I.D. No. 0375040001. (Tract 15)
33. 2019 Real Property Taxes in the gross amount of \$334.35 are Paid, under Tax I.D. No. 0375010116. (Tract 411)
34. Tracts 280 and 282, TOSCANA ISLES UNITS 1 & 2 PHASE 2, Plat Book 50 Page 48, do not appear on the Sarasota County Property Appraisers Website or on the Sarasota County Tax Collectors Website.

NOTE: All recording references in this form shall refer to the public records of Sarasota County, Florida, unless otherwise noted.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

Dixie Hudson (as to revisions)

Nick Monaco