

# PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

**Issuer: Attorneys' Title Fund Services, LLC**  
**Recipient: Williams Parker Harrison Dietz & Getzen, PLLC**

**Fund File Number:** 1333016 A1

**Provided For:** Williams Parker Harrison Dietz & Getzen, PLLC **Agent's File Reference:** Mirasol Town Center

**Effective Date of Search:** December 29, 2022 at 11:00 PM

**Description of Real Property Situated in Sarasota County, Florida:**

Lot 6, Tract 300, Lot 9, and Tract 301, MIRASOL TOWN CENTER, according to the map or plat thereof as recorded in Plat Book [54, Page 162](#), Public Records of Sarasota County, Florida.

**Record Title Vested in:**

LAUREL ROAD DEVELOPMENT, LLC, a Florida limited liability company, successor by merger to LAUREL ROAD PROPERTY, LLC, a Florida limited liability company, by Special Warranty Deed recorded in the Official Records as Instrument Number [2014051488](#), and Certificate of Merger recorded in the Official Records as Instrument Number [2020082155](#); and GH&G LAUREL, LLC, a Florida limited liability company, by Special Warranty Deed recorded in the Official Records as Instrument Number [2022076712](#); and JUSTIN WASSERMAN and OLGA ULITSKY by Special Warranty Deed recorded in the Official Records as Instrument Number [2022145110](#), Public Records of Sarasota County, Florida.

**Prepared Date:** January 11, 2023

**Attorneys' Title Fund Services, LLC**

**Prepared by:** Peggy Frook, Senior Examiner

**Phone Number:** (800) 228-8137 x6604

**Email Address:** PFrook@TheFund.com

## PLAT PROPERTY INFORMATION REPORT

**Fund File Number:** 1333016 A1

***The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:***

1. Mortgage to Southstate Bank, N.A., mortgagee(s), recorded in Instrument Number [2022076716](#), Public Records of Sarasota County, Florida.
2. UCC Financing Statement between GH&G LAUREL, LLC and SouthState Bank, N.A. as recorded in Instrument Number [2022076717](#), Public Records of Sarasota County, Florida.
3. Subordination, Non-Disturbance, Attornment and Estoppel Agreement between QFRM Dev FL, LLC, GH&G LAUREL, LLC, and Southstate Bank, N.A. recorded in Instrument Number [2022080389](#), Public Records of Sarasota County, Florida.

***Other encumbrances affecting the title:***

1. All matters contained on the Plat of LAUREL ROAD PROPERTY, as recorded in Plat Book [48](#), [Page 37](#), Public Records of Sarasota County, Florida.
2. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code as recorded in Official Records Book [1974](#), [Page 2019](#), Public Records of Sarasota County, Florida.
3. All rights of access, egress, ingress, light, air and view between the property described in Schedule A herein and the Limited Access Right of Way Line described in Order of Taking recorded in Official Records Book [2432](#), [Page 1354](#), Public Records of Sarasota County, Florida.
4. Exclusive revocable license for access to and use of well, for as long as that well is available, as contained in License Agreement, as recorded in Instrument Number [1998109098](#), together with Affidavits recorded in Instrument Numbers [1999016476](#) and [2020060834](#), Public Records of Sarasota County, Florida.
5. Developer Agreement dated February 28, 2014 and recorded in Instrument Number [2014036852](#), and as re-recorded in Instrument Number [2014057875](#), Public Records of Sarasota County, Florida.
6. Ordinance No. 2014-12 of the City of Venice, Florida, recorded in Instrument Number [2014061460](#), Public Records of Sarasota County, Florida.
7. Landscape Easement Agreement recorded in Instrument Number [2014101630](#), as modified by Modification of Easement Agreement recorded in Instrument Number [2017151843](#), Public Records of Sarasota County, Florida.
8. Wastewater Force Main Easement recorded in Instrument Number [2015009744](#), Public Records of Sarasota County, Florida.
9. Development Agreement recorded in Instrument Number [2017151839](#), and Amendment to Development Agreement recorded in Instrument Number [2020094361](#), Public Records of Sarasota County, Florida, which contain provisions creating restrictions, a right of first refusal, and easements.
10. Construction and Access Easement Agreement recorded in Instrument Number [2017151840](#), Public Records of Sarasota County, Florida.
11. Emergency Access Easement recorded in Instrument Number [2017151841](#), Public Records of Sarasota County, Florida.
12. Utility Easement recorded in Instrument Number [2017151842](#), Public Records of Sarasota County, Florida.

## PLAT PROPERTY INFORMATION REPORT

**Fund File Number:** 1333016

13. Utility Easement recorded in Instrument Number [2018083925](#), Public Records of Sarasota County, Florida.
14. Underground Easement (Business) in favor of Florida Power & Light Company recorded in Instrument Number [2018137639](#), Public Records of Sarasota County, Florida.
15. Underground Easement (Business) in favor of Florida Power & Light Company recorded in Instrument Number [2018140241](#), Public Records of Sarasota County, Florida.
16. All matters contained on the Plat of MIRASOL TOWN CENTER, as recorded in Plat Book [54](#), [Page 162](#), Public Records of Sarasota County, Florida.
17. Covenants, conditions, and restrictions contained in the Declaration of Restrictions for Mirasol Town Center recorded in Instrument Number [2020097544](#), as amended in Instrument Numbers [2021226709](#), [2021226832](#), [2022048963](#), and [2022145108](#), Public Records of Sarasota County, Florida, which contain provisions creating easements and/or assessments.
18. Restrictive Covenant recorded in Instrument Number [2022076714](#), Public Records of Sarasota County, Florida.
19. Notice of Landlord recorded in Instrument Number [2022076715](#), Public Records of Sarasota County, Florida.
20. Lease in favor of QFRM DEV FL, LLC evidenced in the Subordination, Non-Disturbance, Attornment and Estoppel Agreement recorded in Instrument Number [2022080389](#), Public Records of Sarasota County, Florida.
21. Restrictive Covenant recorded in Instrument Number [2022145111](#), Public Records of Sarasota County, Florida.
22. Rights of the lessees under unrecorded leases.
23. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 10, 2022, under Instrument Number [2022132205](#), Public Records of Sarasota County, Florida.
24. ADDED: Development Agreement between Laurel Road Development, LLC and TI Investors of Revello Apartments, LLC recorded in Instrument Number [2022170447](#), Public Records of Sarasota County, Florida.
25. ADDED: Memorandum of Lease between GH&G Laurel, LLC and QFRM Dev FL, LLC recorded in Instrument Number [2022173143](#), Public Records of Sarasota County, Florida.
26. ADDED: Notice to Owner filed by Universal Glass, Inc. DBA Heritage Glass recorded in Instrument Number [2022194235](#), Public Records of Sarasota County, Florida.

***This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.***

***The information contained herein is furnished for information only.***

***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.***