



July 1, 2025

Addressee:

PLAT PROPERTY INFORMATION REPORT

Proposed Plat of: Woodland Acres

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of the Public Records of Sarasota County, Florida, through June 16, 2025 at 8:00 AM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of P3 LAF Hawthorn Hollows LP, a Delaware limited partnership, by virtue of those Deeds recorded in Official Records Instrument Nos. 2024098023 and 2024098024

The search has revealed the following:

1. Utility and Drainage Easements as contained on the Plat of Woodland Acres, recorded in Plat Book 20, Page 3 as follows:
 - a) AS TO PARCELS 1, 2 AND 3 ONLY: 5 foot drainage and utility easement along the west boundary line of Lots 7 and 8;
 - b) AS TO PARCELS 1, 2 AND 3 ONLY: 40 foot drainage and utility easement along north and east boundary lines of Lot 7; and
 - c) AS TO PARCELS 2 AND 3 ONLY: 40 foot drainage and utility easement along the south and east boundary line of Lot 8.
2. Curry Lane Maintenance Agreements recorded in Official Records Book 2339, Page 2576 and Official Records Instrument No. 2002190921.
3. Utility Easement in favor of City of Venice, Florida over a portion of Curry Lane set forth in Official Record Instrument No. 2022138760. (as to Parcel 4)
4. Notice of Utility Lien in favor of the City of Venice recorded in Official Records Instrument No. 2024106845.
5. Recorded Notice of Environmental Resource Permit recorded in Official Records Instrument No. 2024118974.
6. Notice of Commencement recorded September 23, 2024 in Official Records Instrument No. 2024129930.
7. Notice of Commencement recorded September 23, 2024 in Official Records Instrument No. 2024129932.



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8. Notice of Utility Lien in favor of the City of Venice recorded in Official Records Instrument No. 2025089811.
9. Notice of Utility Lien in favor of the City of Venice recorded in Official Records Instrument No. 2025089820.
10. Utility Easement Agreement recorded in Official Records Instrument NO. 2025034357.

NOTE: 2024 Real Property Taxes in the gross amount of \$8,697.93 are paid, under Tax I.D. No. 0387110003. (Parcel 1)

NOTE: 2024 Real Property Taxes in the gross amount of \$4,870.26 are paid, under Tax I.D. No. 0387140005. (Parcel 2)

NOTE: 2024 Real Property Taxes in the gross amount of \$4,816.22 are paid, under Tax I.D. No. 0387140006. (Parcel 3)

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 other similar assurance, nor 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 above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a 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.

File No.: 12535812

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke.

By: _____
Authorized Signature



Exhibit "A"

Parcel 1:

Lot 7, Woodland Acres, according to the plat thereof, as recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.

Parcel 2:

The South 343.17 feet of Lot 8 (as measured perpendicular to the South line of Lot 8), Woodland Acres, according to the plat thereof, as recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.

Parcel 3:

Lot 8, Woodland Acres, according to the plat thereof, as recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.

Less the following described property:

The South 343.17 feet of Lot 8 (as measured perpendicular to the South line of Lot 8), Woodland Acres, according to the plat thereof, as recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.

Parcel 4:

Non-Exclusive Easement for the benefit of Parcels 1, 2 and 3 above for the purpose of ingress and egress over that certain private road designated as Curry Lane as shown on the plat of Woodland Acres, recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.

PARCELS 1, 2 AND 3 ABOVE ALSO DESCRIBED AS FOLLOWS:

DESCRIPTION: OVERALL (AS SURVEYED)

Begin at the Northwest corner of Lot 7, WOODLAND ACRES, as recorded in Plat Book 20, Page 3 of the Public Records of Sarasota County, Florida; S.00°03'29"E., along the West line of said Lot 7, a distance of 595.79 feet to the Southwest corner of said Lot 7, same being a point on the North Right of Way line of Curry Lane as recorded in said WOODLAND ACRES; thence S.89°42'28"E., along said Right of Way line of Curry Lane the following two (2) courses, (1) a distance of 45.45 feet to a point on a curve to the right having a radius of 50.00 feet, a central angle of 286°12'40", a chord bearing of N.00°15'50"E., and a chord length of 60.03 feet; (2) thence along the arc of said curve, an arc length of 249.77 feet to the Northwest corner of Lot 8, as recorded in said WOODLAND ACRES; thence S.00°04'48"E., along the West line of said Lot 8, a distance of 667.61 to the Southwest corner of said Lot 8, same being a point on the North line of WATERFORD, as recorded in Plat Book 33, Page 15 of the Public Records of Sarasota County, Florida; thence S.89°34'03"E., along said North line of WATERFORD, a distance of 320.42 feet to the Southeast corner of said Lot 8; thence N.00°05'22"W., along the West line of said WATERFORD, a distance of 1324.14 feet to the Northeast corner of said Lot 7, same being a point on the South line of lands described in Official Records Instrument # 2020063904 of



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the Public Records of Sarasota County, Florida; thence S.89°42'01"W., along said South line of lands described in Official Records Instrument # 2020063904, a distance of 365.43 to the POINT OF BEGINNING.