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December 6, 2022

City of Venice, Florida  
and Border and Jacaranda Holdings, LLC

In Re: Plat – Cielo Replat (the “Property”):

Ladies and Gentlemen,

Our Firm examined matters of title for the plat entitled Cielo Replat, the legal description of which is attached hereto as **Exhibit “A,”** and incorporated herein, (the “Property”), and specifically that certain Title Commitment provided by Old Republic National Title Insurance Company, ORT File No. 2213405 CS, Effective October 25, 2022, at 8:00 AM, as further updated by our review of the Sarasota County Public Records through December 2, 2022, at 5:00 PM, (the “Title Report”). Based upon our review of the Title Report, we offer the following opinion of title:

In our opinion, the fee simple marketable title of the Property is vested in **Border and Jacaranda Holdings, LLC**, a Florida limited liability company, by virtue of those Special Warranty deeds, as recorded in Official Records Instrument Nos. 2013160948 and 2016154101, together with that certain Corrective Special Warranty Deed, as recorded in Official Records Instrument No. 2018046502, all of the Public Records of Sarasota County, Florida.

Ad valorem taxes and assessments up to and including the tax year of 2021 are paid.

Such title is subject to the following matters and exceptions, with all recording references to the Public Records of Sarasota County, Florida:

1. Right of Way Agreement granted to Florida Power & Light Company recorded in O.R. Book 931, Page 686.
2. Right of Way Agreement granted to Florida Power & Light Company recorded in O.R. Book 931, Page 684.
3. Temporary Slope Easement granted to The City of Venice recorded in O.R. Instrument No. 2013007711.
4. Developer's Agreement with the City of Venice recorded in O.R. Instrument No. 2014102555.
5. City of Venice Ordinance No. 2005-42 recorded in O.R. Instrument No. 2005236099.
6. Plat for Cielo as recorded in Plat Book 53, Page 288 as affected by that certain Release and Termination of Cielo Easements & Restrictive Covenant recorded in Official Records Instrument No. 2022165138 [ This

instrument (i) releases and terminates all private easements held by Border and Jacaranda Holdings, LLC; Neal Communities of Southwest Florida, LLC; and the Cielo Neighborhood Association, Inc., established pursuant to that certain Plat for Cielo as recorded in Plat Book 53, Page 288; and, (ii) removes the Property from the control and jurisdiction of that certain Declaration of Covenants, Conditions and Restrictions for Cielo as recorded in Official Records Instrument No. 2019169159].

Respectfully submitted:

Vogler Ashton, PLLC

By: 

Kimberly Ashton

KA/mas

Attachment: Exhibit "A" Legal Description

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF CIELO REPLAT**

**DESCRIPTION:**

TRACT 501 AND THAT PORTION OF TRACTS 306 AND 600 OF THE PLAT OF CIELO, AS RECORDED IN PLAT BOOK 53, PAGE 288, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS CONTAINED IN THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS, THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY SOUTH 00°00'06" WEST, 478.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°14'10" WEST, 935.70 FEET; THENCE NORTH 00°45'50" EAST, 72.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET; THENCE NORTHERLY 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS NORTH 11°23'08" WEST, 46.88 FEET; THENCE NORTHERLY 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24"; THENCE NORTH 00°50'34" EAST, 130.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND WHOSE CHORD BEARS NORTH 11°31'26" WEST, 26.97 FEET; THENCE NORTHERLY 27.18 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'15", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 94.50 FEET AND WHOSE CHORD BEARS NORTH 11°58'28" WEST, 39.00 FEET; THENCE NORTHERLY 39.29 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'11 "; THENCE NORTH 00°03'52" WEST, 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING.