

August 12, 2021

Addressee:

PLAT PROPERTY INFORMATION REPORT

Revised: 8/12/2021 (dh)

Proposed Plat of: Proposed Toscana Isles, Unit 2, Phase 6

In accordance with Section 177.041, Florida Statutes this will certify that Chicago Title Insurance Company has made a search of the Public Records of Sarasota County, Florida, through August 09, 2021 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 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 LALP Development, LLC, a Florida limited liability company by virtue of Special Warranty Deeds recorded in Official Records Instrument No. 2012164152, Official Records Instrument No. 2016158814, re-recorded in Official Records Instrument No. 2016160968, Official Records Instrument No. 2018168215 and Official Records Instrument No. 2019119887, of the Public Records of Sarasota County, Florida.

The search has revealed the following:

1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Toscana Isles, Unit 2, Phase 5, recorded in Plat Book 54, Page 140, of the Public Records of Sarasota County, Florida.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Toscana Isles, Unit 2, Phase 7, recorded in Plat Book 55, Page 20, of the Public Records of Sarasota County, Florida.
3. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Toscana Isles, recorded in Plat Book 48, Page 6, of the Public Records of Sarasota County, Florida.
4. 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, together with First Amendment recorded in Official Records Instrument No. 2015115200, Second Amendment recorded in Official Records Instrument No. 2016114644, Third Amendment recorded in Official Records Instrument No. 2017026089, Fourth Amendment recorded in Official Records Instrument No. 2017153878, Fifth Amendment recorded in Official Records Instrument No. 2017153882, Sixth Amendment recorded in Official Records Instrument No. 2020066182, Seventh Amendment recorded in Official Records Instrument No. 2020141418, Eighth Amendment recorded in Official Records Instrument No. 2020180507, Ninth Amendment recorded in Official Records Instrument No. 2021017120 and Tenth Amendment recorded in Official Records Instrument No. 2021067689, 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 and Certificate of Recording Rule Governing Right to Speak at Association Meetings recorded in Official Records Instrument No. 2020148517.

5. Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Maintenance Covenants for Toscana Isles recorded in Official Records Instrument No. 2012133871, together with Amendment recorded in Official Records Instrument No. 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.
6. Grants of Easement to Comcast Cablevision of West Florida, Inc. recorded in Official Records Instrument No. 1999049054, Official Records Instrument No. 2002079813 and Official Records Instrument No. 2004005075.
7. 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 Official Records Instrument No. 2014061460.
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 No. 2013169922;
 - B. Lien of Record and Disclosure of Public Financing of Toscana Isles Community Development District recorded in Official Records Instrument No. 2014119785 and Official Records Instrument No. 2018159269 and Amendment recorded 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 No. 2014107786 and Official Records Instrument No. 2018159270, together with 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 No. 2014119787 and Official Records Instrument No. 2018159271, amended in Official Records Instrument No. 2019051275;
 - F. Agreement to Convey or Dedicate recorded in Official Records Instrument No. 2014119788 and Official Records Instrument No. 2018159272, together with First Amendment recorded in Official Records Instrument No. 2019051276;
 - G. True-Up Agreement recorded in Official Records Instrument No. 2014119789 and Official Records Instrument No. 2018159273, together with First Amendment recorded in Official Records Instrument No. 2019051277;
 - H. Notice of Public Financing Toscana Isles Community Development District recorded in Official Records Instrument No. 2014124918 and Official Records Instrument No. 2019013539.
9. Utility Easement in favor of City of Venice, Florida set forth in Official Record Instrument No. 2020104247.

10. Lake Easement Agreement by Caribbean Bay Mortgage Lender, LLC, a Florida limited liability company and LALP Lots I, LLC, a Florida limited liability company recorded in Official Records Instrument No. 2012164159.
11. Easement(s) in favor of Florida Power & Light Company set forth in Official Record Instrument No. 2014071733.
12. The nature, extent or existence of riparian rights or littoral rights is not insured.
13. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.

NOTE: 2020 Real Property Taxes in the gross amount of \$89,917.90 are paid, under Tax I.D. No. 0366130001.

NOTE: 2020 Real Property Taxes in the gross amount of \$2,946.35 are paid, under Tax I.D. No. 0366130003.

NOTE: 2020 Real Property Taxes in the gross amount of \$33,553.37 are paid, under Tax I.D. No. 0366130006.

NOTE: 2020 Real Property Taxes in the gross amount of \$108,173.39 are paid, under Tax I.D. No. 0366130009.

NOTE: The property described in Schedule "A" appears to be assessed within larger parcels.

NOTE: 2021 Parcel I.D. Numbers: 0366151000, 0366141000, 0366142000, 0366101000, 0366102000, 0366111000, 0375045000, 0366131000, 0366130006 and 0366121000.

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.: 9290819

By: 

Authorized Signature

Exhibit "A"

Tracts 501, 502, 503, 504, 505 and 506, TOSCANA ISLES, UNIT 2, PHASE 5, as per the Plat thereof recorded in Plat Book 54, Page 140, of the Public Records of Sarasota County, Florida.

Tracts 702, 703 and 704, TOSCANA ISLES, UNIT 2, PHASE 7, as per the Plat thereof recorded in Plat Book 55, Page 20, of the Public Records of Sarasota County, Florida.