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CLIENT/MATTER NUMBER
117509-0103

April 7, 2021

Board of County Commissioners
Sarasota County, Florida
101 S. Washington Blvd.
Sarasota, Florida 33577

Re: Venice Woodlands Phase 1

Gentlemen:

My name is Megan J. Ellis and I am a licensed attorney, Florida Bar #00664901, authorized to practice law in Florida and am currently practicing law in the State of Florida. Pursuant to the requirements of Florida Statutes, Chapter 177, and Sarasota County Land Development regulations, I have examined record title information to the real property described in the attached Exhibit A, which is incorporated herein by reference, said land being located in Sarasota County, Florida (the "**Property**"). evidenced by that certain Plat Property Information Report, a copy of which is attached hereto as Exhibit B (the "**Title Report**").

Based solely upon my examination of the Title Report, and assuming the accuracy of the information contained therein, the record owner of the Property is Toll Southeast LP Company, Inc., a Delaware corporation (hereinafter "**Owner**"). The Owner acquired record title to the subject real property by the following instrument recorded at Instrument No. 2019172763, of the Public Records, Sarasota County, Florida.

Subject to the qualifications and assumptions contained herein, based upon the Title Report, (i) the Owner has a fee simple title to the Property, however, subject to the encumbrances or qualifications set forth on Exhibit B attached hereto, (ii) there are no mortgages encumbering the Property, nor is the Property subject to any financing statements, and (iii) all 2020 property taxes have been paid on the Property as of the date of the certification.

This title opinion letter is made for the express purpose of furnishing title information to Sarasota County, Florida.

Sincerely,


Megan J. Ellis

Exhibit A

TRACT 301, OF VENICE WOODLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 43 THROUGH 58 INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 301, OF VENICE WOODLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 43 THROUGH 58 INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID TRACT 301 THE FOLLOWING TWENTY-TWO (22) COURSES: 1) SOUTH 00°25'22" WEST, A DISTANCE OF 534.62 FEET; 2) NORTH 89°34'38" WEST, A DISTANCE OF 20.00 FEET; 3) SOUTH 00°25'22" WEST, A DISTANCE OF 87.38 FEET; 4) NORTH 89°21'13" WEST, A DISTANCE OF 520.19 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 5) NORTHWESTERLY 293.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 30°19'41", AND A CHORD BEARING AND DISTANCE OF NORTH 59°54'54" WEST 290.36 FEET; 6) NORTH 75°04'44" WEST, A DISTANCE OF 46.41 FEET TO A POINT ON A CURVE TO THE LEFT; 7) WESTERLY 79.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 45°21'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°14'38" WEST 77.11 FEET; 8) NORTH 30°25'59" WEST, A DISTANCE OF 146.37 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 9) NORTHEASTERLY 36.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 07°27'01", AND A CHORD BEARING AND DISTANCE OF NORTH 27°07'50" EAST 36.38 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; 10) NORTHEASTERLY 35.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°30'56", AND A CHORD BEARING AND DISTANCE OF NORTH 64°09'48" EAST 32.64 FEET; 11) NORTH 14°55'16" EAST, A DISTANCE OF 40.00 FEET; 12) SOUTH 75°04'44" EAST, A DISTANCE OF 107.85 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 13) NORTHERLY 90.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 12°38'29", AND A CHORD BEARING AND DISTANCE OF NORTH 05°48'15" EAST 90.28 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; 14) NORTHERLY 42.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,320.00 FEET, A CENTRAL ANGLE OF 01°50'55", AND A CHORD BEARING AND DISTANCE OF NORTH 01°26'27" WEST 42.59 FEET; 15) SOUTH 75°04'44" EAST, A DISTANCE OF 107.73 FEET TO A POINT ON A CURVE TO THE RIGHT; 16) SOUTHEASTERLY 271.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 18°12'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 65°58'27" EAST 270.59 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 17) NORTHEASTERLY 231.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 120°47'53", AND A CHORD BEARING AND DISTANCE OF NORTH 62°43'53" EAST 191.29 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 18) NORTHERLY 182.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 183.00 FEET, A CENTRAL ANGLE OF 57°17'24", AND A CHORD BEARING AND DISTANCE OF NORTH 21°09'52" WEST 175.45 FEET; 19) SOUTH 89°33'45" EAST, A DISTANCE OF 133.60 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 20) EASTERLY 85.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 92°35'55", AND A CHORD BEARING AND DISTANCE OF NORTH 71°47'03" EAST 76.63 FEET; 21) NORTH 28°05'01" EAST, A DISTANCE OF 20.00 FEET; 22) SOUTH 89°33'45" EAST, A DISTANCE OF 149.11 FEET TO THE POINT OF BEGINNING.

Exhibit B

Title Report



First American Title Insurance Company
8605 Largo Lakes Dr., Suite 100
Largo, FL 33773
Phone: (727)549-3200
Fax: (866)265-4386

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
Sarasota County, Florida**

FATIC File No.: 2061-5256061

A search of the Public Records of Sarasota County, Florida, through March 15, 2021 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of VENICE WOODLANDS PHASE 2A (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated December 16, 2019 and recorded December 17, 2019 in Instrument No. 2019172763, Public Records of Sarasota County, Florida.

B. The record title holder is Toll Southeast LP Company, Inc., a Delaware corporation .

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of VENICE WOODLANDS PHASE 2A .

D. Unsatisfied mortgages or liens encumbering said property are as follows:

None

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VENICE WOODLANDS PHASE 1, as recorded in Plat Book 53, pages 43 through 58, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

F. Other information regarding said property includes:

1. Ordinance No. 2008-10 recorded in Instrument No. 2008083796, as amended in Instrument No. 2018010675 and in Instrument No. 2018010676.

2. Declaration of Covenants, Conditions, Restrictions and Easements, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded in Instrument No. 2019062627, as supplemented in Instrument No. 2019172765, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

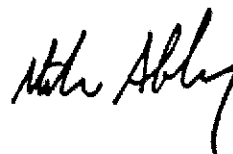
3. Terms and conditions of the ROFR Memorandum between Meritage Homes Of Florida, Inc., a Florida corporation and Toll Southeast LP Company, Inc., a Delaware corporation recorded in Instrument No. 2019172764.

G. 2020 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 0384141000.

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
Sarasota County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Sarasota Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing 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 in the property information report as the recipients of the property information report.

First American Title Insurance Company



By: _____
Authorized Signatory

Exhibit "A"

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