





**SCHEDULE B - EXCEPTIONS FROM COVERAGE** (PER TITLE COMMITMENT)

**EXCEPETION ITEMS ARE DEPICTED HEREON AS (#)**

1. TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.  
**NOT A SURVEY MATTER**

PARCEL 1:

2. RIGHT OF WAY AGREEMENT WITH FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 960, PAGE 1513, TOGETHER WITH SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004184135.  
**SHOWN HEREON**
3. PERMANENT DRAINAGE & SIDE SLOPE EASEMENT IN FAVOR OF SARASOTA COUNTY SET FORTH IN OFFICIAL RECORD INSTRUMENT NO. 2004206576.  
**SHOWN HEREON**

PARCELS 1 AND 5:

4. INGRESS AND EGRESS EASEMENT AS SET FORTH IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1818, PAGE 247 AND OFFICIAL RECORDS BOOK 1847, PAGE 1287.  
**SHOWN HEREON**

PARCELS 1, 2 AND 5:

5. NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE AS RECORDED IN OFFICIAL RECORDS BOOK 1701, PAGE 2048.  
**THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.**

PARCEL 2:

6. SHORT FORM LEASE TO PINNACLE TOWERS INC., A DELAWARE CORPORATION (TENANT) RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 1999055288 AND BILL OF SALE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 1999055289.  
**THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.**
7. SHORT FORM/MEMORANDUM OF LICENSE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 1998164117.  
**THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.**
8. EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1881, PAGE 1798.  
**SHOWN HEREON**
9. TELEPHONE DISTRIBUTION EASEMENT DEED/CORPORATION IN FAVOR OF GTE FLORIDA INCORPORATED, A FLORIDA CORPORATION SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 2632, PAGE 407.  
**SHOWN HEREON**
10. MEMORANDUM OF ANTENNA SITE LEASE TO M/A-COM PRIVATE RADIO SYSTEMS, INC., A DELAWARE CORPORATION RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2002055600.  
**THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.**
11. ASSIGNMENT OF LEASE & RELEASE OF RIGHT OF FIRST REFUSAL BY AND BETWEEN MARK I. CAITHNESS AND PAULA M. CAITHNESS AND GULF COAST STRATEGIC INVESTMENTS, INC., A FLORIDA NOT FOR PROFIT CORPORATION RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005144879.  
**THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.**
12. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1009, PAGE 1170, TOGETHER WITH MEMORANDUM OF RIGHT OF WAY CONSENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2008036457.  
**SHOWN HEREON**

PARCELS 3 AND 4:

13. EASEMENTS PURSUANT TO THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2353, PAGE 214, TOGETHER WITH PERMANENT EASEMENT MODIFICATIONS RECORDED IN OFFICIAL RECORDS BOOK 2642, PAGE 2789 AND OFFICIAL RECORDS BOOK 2653, PAGE 1138.  
**SHOWN HEREON**
14. AGREEMENT FOR INGRESS - EGRESS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 1685, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018048425, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.  
**SHOWN HEREON**
15. EASEMENT RESERVATION AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1179, PAGE 316, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018048425, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.  
**SHOWN HEREON (NOTE RESTRICTIONS 2-4 EXPIRED JANUARY 1, 1986)**

PARCELS 1 THROUGH 5:

16. PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY TO CITY OF VENICE NO. 2005-118 RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006082724.  
**LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCELS 1-5 (AS MODIFIED BY ORDINANCE 2017-01)**

17. DECLARATION OF CROSS EASEMENT AND AGREEMENT TO USE WETLAND FOR TREATMENT OF STORM WATER RUNOFF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007047799.

NOTE: THE DESCRIPTION FOR SAID EASEMENTS HAS MULTIPLE SCRIVENERS ERRORS IN IT AND DOES NOT CREATE A MATHEMATICALLY CLOSED FIGURE. ADDITIONALLY, THE POINT OF COMMENCEMENT IS REFERENCED TO THE NORTHWEST CORNER OF SECTION 31. BASED ON OTHER INFORMATION IN THE DESCRIPTION IT APPEARS THAT THE POINT OF COMMENCEMENT SHOULD REFERENCE THE NORTHWEST CORNER OF SECTION 34. GRAPHICALLY DEPICTED HEREON FOR INFORMATIONAL PURPOSES ONLY.

18. ORDINANCE NO. 2017-01 OF THE CITY OF VENICE, FLORIDA ANNEXING CERTAIN LANDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2017021198.  
**LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCELS 1-5.**

PARCEL 6:

19. GRANT OF NON-EXCLUSIVE UTILITY EASEMENT IN FAVOR OF PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION SET FORTH IN OFFICIAL RECORD INSTRUMENT NO. 2009052332.  
**SHOWN HEREON**

PARCELS 6 AND 8:

20. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 960, PAGE 1511.  
**SHOWN HEREON**

**SCHEDULE B (CONTINUED)**

21. PERMANENT DRAINAGE & SIDE SLOPE EASEMENT IN FAVOR OF SARASOTA COUNTY SET FORTH IN OFFICIAL RECORDS INSTRUMENT NO. 2004032619.  
**SHOWN HEREON**

PARCEL 7:

22. GRANT OF NON-EXCLUSIVE UTILITY EASEMENT IN FAVOR OF PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION SET FORTH IN OFFICIAL RECORD INSTRUMENT NO. 2009052331.  
**SHOWN HEREON**

PARCEL 8:

23. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1023, PAGE 989.  
**SHOWN HEREON**

24. AGREEMENT FOR INGRESS-EGRESS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 1685, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018048425, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.  
**SHOWN HEREON**

25. EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1203, PAGE 560.  
**SHOWN HEREON**

26. EASEMENT RESERVED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1259, PAGE 1334, TOGETHER WITH PERMANENT EASEMENT MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2653, PAGE 1151, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018048425, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.
- SHOWN HEREON**

27. GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 386, RE-RECORDED IN OFFICIAL RECORDS BOOK 1381, PAGE 41 AND CORRECTIVE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1386, PAGE 317, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018048425, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.

28. EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1848, PAGE 2652.

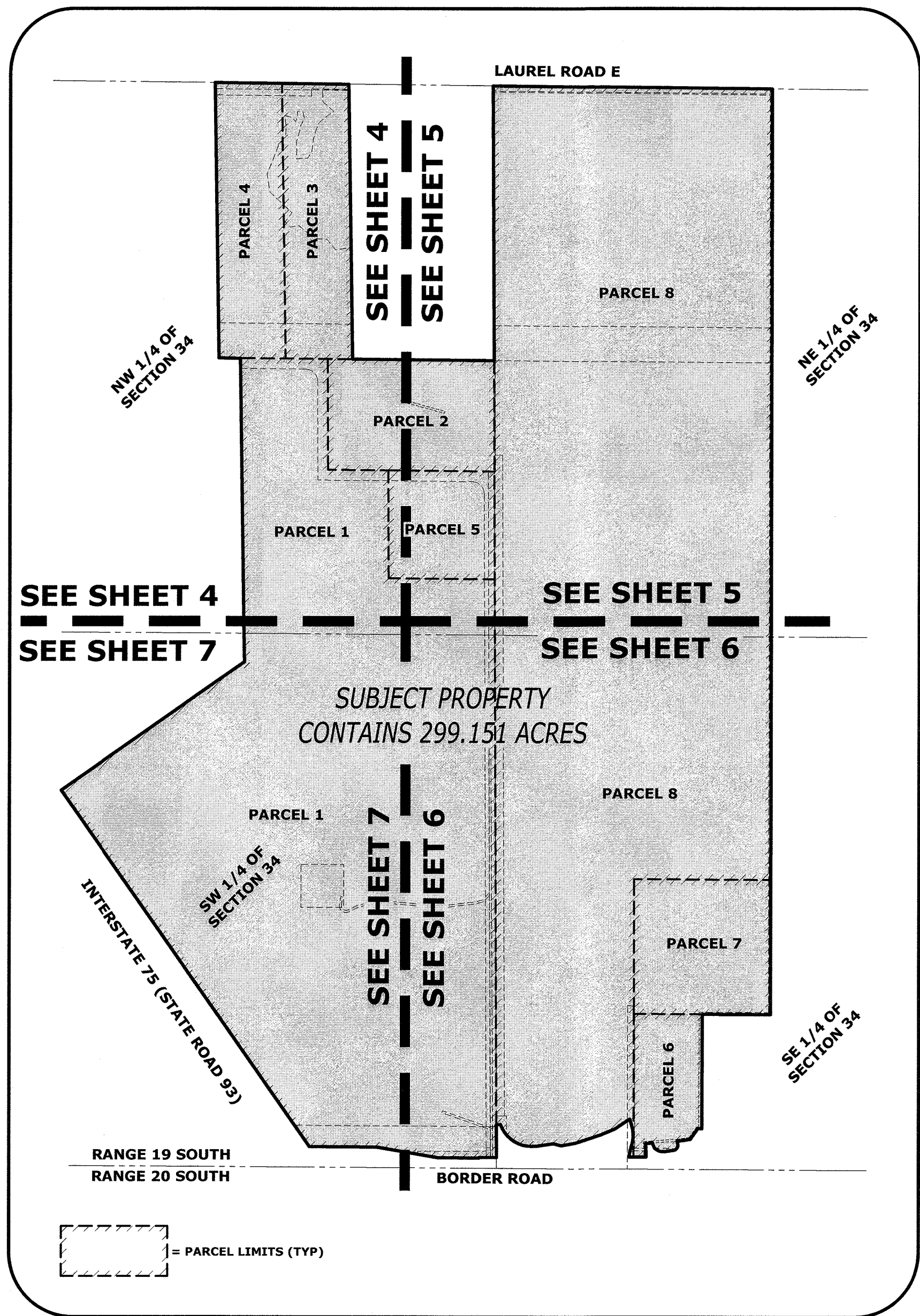
29. GRANT OF NON-EXCLUSIV UTILITY EASEMENT IN FAVOR OF PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION SET FORTH IN OFFICIAL RECORD INSTRUMENT NO. 2009052330.  
**SHOWN HEREON**

PARCELS 6 THROUGH 8:

30. RESERVATIONS OF VENICE LAND COMPANY IN AND TO THE RIGHTS TO 2/3 OF THE OIL AND MINERALS TOGETHER WITH RIGHTS TO EXPLORE AND TAKE OIL AND MINERALS AND RESERVATION OF RIGHTS TO 1/2 AND 2/3 OF THE REALTY RENTS RESPECTFULLY, ALL AS CONTAINED IN THOSE CERTAIN WARRANTY DEEDS RECORDED IN DEED BOOK 315, PAGE 431 AND DEED BOOK 350, PAGE 49, WITHOUT RIGHT OF ENTRY.  
**DOCUMENTS ARE ILLEGIBLE.**
31. PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY TO CITY OF VENICE NO. 2003-35 RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2003138862.  
**THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCELS 6-8.**

PARCELS 1 THROUGH 8:

32. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED.  
**NOT A SURVEY MATTER**
33. 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.  
**NOT A SURVEY MATTER**
34. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY.  
**NOT A SURVEY MATTER**
35. SUBJECT TO THE MATTERS FOUND ON SURVEY PREPARED BY KING ENGINEERING ASSOCIATES, INC., DATED JULY 20, 2017, UNDER JOB NO. 8854-023-000  
**SHOWN HEREON**



## KEY MAP

NOT TO SCALE

[illegible]

**GULF COAST STRATEGIC INVESTMENTS, INC. PARCELS**

NEAL COMMUNITIES  
SARASOTA COUNTY, FLORIDA

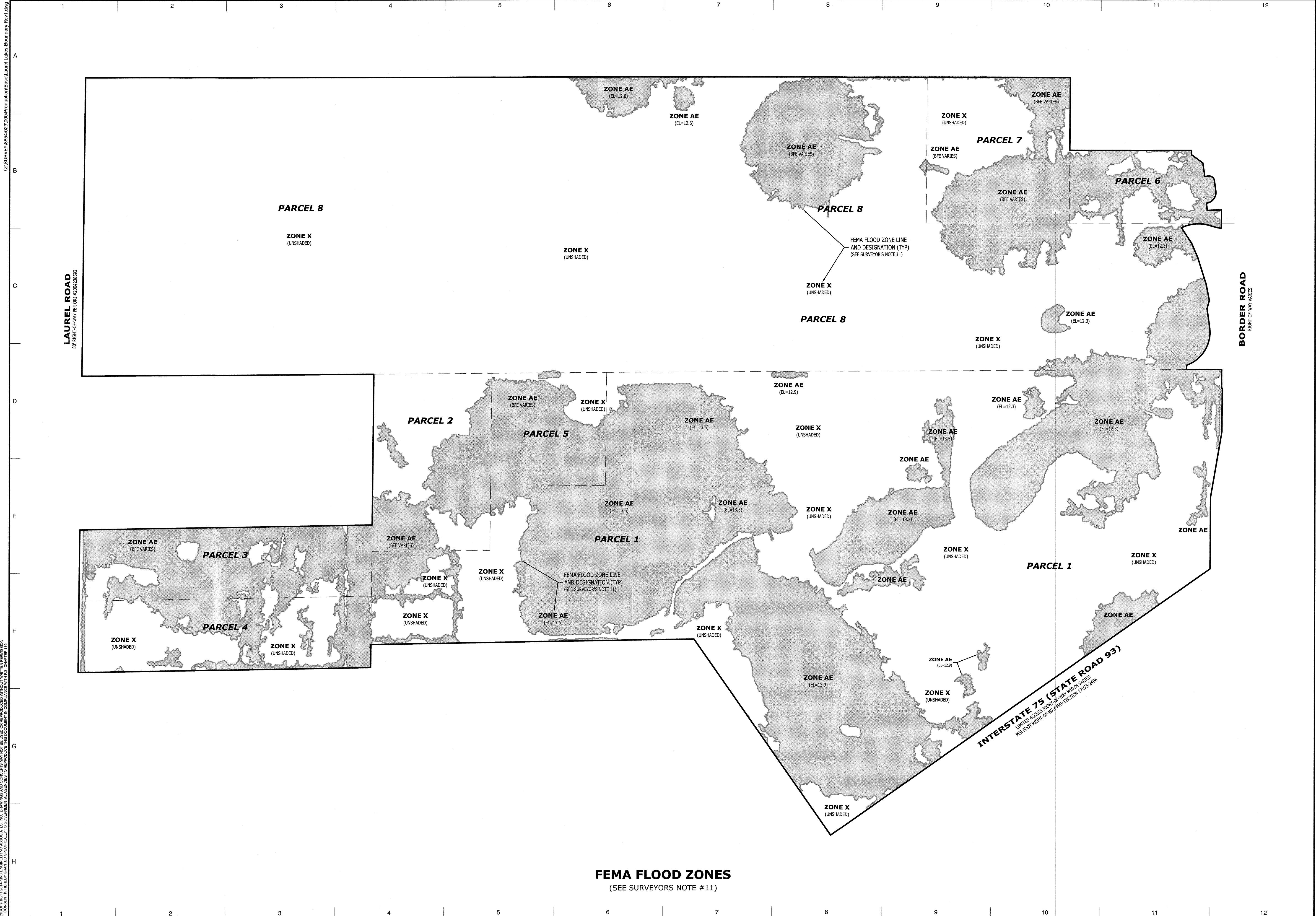
## BOUNDARY SURVEY

JOB NO:	8854-023-0000
FIELD BOOK:	FLANARY
DATE:	10/10/2018
SCALE:	AS SHOWN

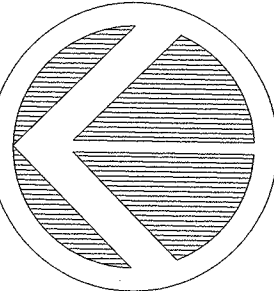


Q:\SURVEY\8854\023\000\Production\Base\Laurel Lakes-Boundary Rev1.dwg

© COPYRIGHT 2018 KING ENGINEERING ASSOCIATES, INC. DRAWINGS AND CONCEPTS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KING ENGINEERING ASSOCIATES, INC. THIS DOCUMENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.



**FEMA FLOOD ZONES**  
(SEE SURVEYORS NOTE #11)



**King**  
ENGINEERING ASSOCIATES, INC.  
4921 Memorial Highway, One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone: (813) 880-4881, Fax: (813) 880-3882  
www.kingengineering.com  
Engineering License #2610

**GULF COAST STRATEGIC INVESTMENTS, INC. PARCELS**  
NEAL COMMUNITIES  
SARASOTA COUNTY, FLORIDA  
BOUNDARY SURVEY

JOB NO: 8854-023-000  
FIELD BOOK: FLANARY  
DATE: 10/10/2018  
SCALE: AS SHOWN











