

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Property Address: 3400 Sunshine Blvd, Lehigh Acres, FL 33971

SCHEDULE A

Name and Address of Title Insurance Company: Belle Title, LLC
750 E Cowboy Way
Labelle, FL 33935

Policy Number: 1020-23-0101

Date of Policy	Amount of Insurance	Premium
December 14, 2023 at 09:06 AM Or the date of recording of the insured deed, whichever is later	\$140,000.00	\$775.00

1. The Insured is:

M&E Development LLC., a Florida limited liability company

2. The estate or interest in the Land insured by this policy is:

Fee Simple

3. The Title is vested in:

M&E Development LLC., a Florida limited liability company

4. The Land is described as follows:

For APN/Parcel ID(s): 13-44-26-11-00000.K000

Tract "K", Section 13, Township 44 South, Range 26 East, Lehigh Acres, according to the map or plat thereof on file in the office of the Clerk of the Circuit Court, recorded in Plat Book 15, Page 62, Public Records, Lee County, Florida, less and except the tracts of land, recorded in Official Records Book 1961, Pages 1347 and 1348, and Official Records Book 2533, Pages 3118 and 3119, and less road right-of-ways, as recorded in, but not limited to, Official Records Book 2035, Page 534, Public Records of Lee County, Florida.

Countersigned By:



Ashley Scipioni
Authorized Officer or Agent

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
4. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Section 13, Township 44 South, Range 26 East, Lehigh Acres, recorded in Plat Book 15, Page 62, of the Public Records of Lee County, Florida.
5. Rights of Predecessors in Title, and all persons claiming by, through or under same, by virtue of the reservation, grant or lease of the oil, gas and/or minerals lying within the lands described in Schedule A.
6. A six foot Easement along all sides of lot as set forth on the recorded plat.
7. Restrictions, covenants, and conditions as set forth in those instruments recorded in Official Records Book 13, Page 465, as may be subsequently amended.
8. Sewer and water covenants and restrictions traveling with the land recorded in Deed Book 317, Page 222, Official Records Book 10, Page 695, as amended in Official Records Book 41, Page 264, of the Public Records of Lee County, Florida.
9. Subject to Terms and Provisions of Agreement between Gerald H. Gould, et al, and Lehigh Utilities, Inc., as recorded in Official Records Book 327, Page 119, Public Records of Lee County, Florida
10. That certain Developer's Agreement between Lehigh Corporation, Cliffside Properties, Inc., and Lehigh Utilities, Inc., affecting water systems, sewage systems and lift stations throughout Lehigh Acres in Official Records Book 2357, Page 2973 and as modified by instrument recorded in Official Records Book 2551, Page 833, of the Public Records of Lee County, Florida.
11. Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes.
12. The subject land lies within the boundaries of the Lehigh Acres Municipal Services Improvement District created by Chapter 2015-202 successor in interest to the East County Water Management District and is subject to all acts, restrictions and limitations of said district. Any liens created or levied pursuant to Chapter 190, Florida Statutes, relating to community development districts, which are not yet due and payable. Note: Coverage of any ALTA 9-06, 9.3-06 or 9.5-06 Endorsement is not afforded for this item.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

- 13. The land lies within the boundaries of the Lehigh Acres Fire Control and Rescue District and is subject to any resolutions and the rules, regulations, charges and/or assessments created thereby.
- 14. THIS POLICY DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS POLICY TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

NOTE: All recording references in this form shall refer to the public records of Lee County, Florida, unless otherwise noted.

END OF SCHEDULE B

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

