

Transaction ID Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Patriot Title Services, LLC

Issuing Office: 1705 Colonial Blvd. #A-2, Fort Myers, Florida 33907

Issuing Office's ALTA® Registry ID:

Commitment Number: PAT-8409

Issuing Office File Number: 8409

Property Address: 3101 SUNSHINE BLVD N, Lehigh Acres, Florida 33971]

SCHEDULE A

1. Commitment Date: July 30, 2024 at 08:00 AM
2. Policy to be issued:
 - a. 2021 ALTA® Owner's Policy
Proposed Insured: LEE COUNTY, a political subdivision of the State of Florida
Proposed Amount of Insurance: \$26,000.00
The estate or interest to be insured: Fee Simple
 - b. 2021 ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Barnhart Properties LLC, a Florida limited liability company and James M. McCabe PA, a Florida corporation
5. The Land is described as follows: Please see attached Exhibit A

Patriot Title Services, LLC
1705 Colonial Blvd. #A-2, Fort Myers, Florida 33907

By: _____
Authorized Signatory

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ANTIC CF001 FL (10-2022) ALTA Commitment for Title Insurance w Florida modifications
Adopted 07-01-2021



Issued by: Agents National Title Insurance Company

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from Barnhart Properties LLC, a Florida limited liability company to LEE COUNTY, a political subdivision of the State of Florida conveying the property as described in Schedule A of this Commitment.
 - b. Warranty Deed from James M. McCabe PA, a Florida corporation, a corporation to LEE COUNTY, a political subdivision of the State of Florida conveying the property as described in Schedule A of this Commitment.
5. Payment of all water, sewer, gas, and waste removal charges due and payable to the county or municipality.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat 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 will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Any lien provided by Chapter 159, F.S. in favor of any city, town, village or port authority, for unpaid service charges for service by any water systems, sewer systems, or gas systems serving the land; and any lien for waste fees in favor of any county or municipality.
7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such land.
8. Taxes or special assessments which are not shown as existing liens by the Public Records.
9. All taxes for the year 2024 and subsequent years, not yet due and payable.
10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEHIGH ACRES UNIT 4, as recorded in Plat Book 15, Page(s) 63, 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).
11. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Replat of Tract Q, LEHIGH ACRES UNIT 4, as recorded in Plat Book 26, Page(s) 119, 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).

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12. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Official Records Book 13, at Page 465, Public Records of Lee County, Florida, 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).
13. Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 317, at Page 222 and in O.R. Book 10, pages 695 and 696, and as amended in O.R. Book 41, page 264, Public Records of Lee County, Florida, 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).
14. Oil, gas and mineral rights contained in instrument recorded in Official Records Book 967, Page 644, Public Records of Lee County, Florida.

Note: All of the recording information contained herein refers to the Public Records of Lee County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

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