

**WESTCOR LAND TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications 8-1-16)**

Transaction Identification Data for reference only:

State: **Florida** County: **Lee**

Property Address: **9720 Stringfellow Rd, Saint James City, Florida 33956**

C20/20

Nom 473-4

Plant File #: 19-25790	Reinsurance #: [Reinsurance number]	Agent File #: 6430
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Schedule A

1. Effective Date: April 4, 2019 @ 12:00 PM

2. Policy or Policies to be issued:

a. Owner's Policy

Amount

Lee County, A Political Subdivision Of The State Of Florida

TBD

b. Loan Policy

Amount

2nd Proposed Insured Loan:

Amount

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Waltco Commercial Holdings, LLC, a Florida limited liability company

5. The Land is described as follows:

See Attached Schedule A Continuation for Legal Description

Shari M Garcia

Countersigned Authorized Signatory

Issued By:

Patriot Title Services, LLC

5237 Summerlin Commons Blvd.

Fort Myers, Florida 33907

ALTA Universal ID#1102758

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.



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Schedule A, Continuation Page

A Parcel of land situated in the State of Florida, County of Lee, Pine Island, Section 33, Township 44 South, Range 22 East, and further bounded and described as follows:

Starting at the Northeast corner of said Section 33; thence South 01 degrees 44 minutes 39 seconds East along the East line of said Section for 860.07 feet to the Point of Beginning; thence continue South 01 degrees 44 minutes 39 seconds East along said section line for 1588.09 feet to the Northeast corner of a Parcel described in Official Records Book 1257, Page 1937, Public Records; thence South 88 degrees 59 minutes 03 seconds West along the North line of said Parcel for 1434.76 feet to the Easterly right-of-way line of String Fellow Boulevard (State Road 767-66 feet wide); thence North 15 degrees 56 minutes 02 seconds West along said right-of-way line for 1481.32 feet to the Southwest corner of a Parcel described in Official Records Book 1398 at Page 1564, Public Records; thence North 88 degrees 59 minutes 03 seconds East along the South line of said Parcel for 278.29 feet to the Southeast corner of said Parcel; thence North 01 degrees 00 minutes 57 seconds West along the East line of said Parcel for 105.57 feet to the Westerly prolongation of the South line of a Parcel described in Official Records Book 1846, Page 1687, Public Records; thence North 88 degrees 59 minutes 03 seconds East along said Prolongated line and the South line of said Parcel for 366.26 feet to the Southeast corner of said Parcel; thence North 15 degrees 56 minutes 02 seconds West along the Easterly line of said Parcel for 52.78 feet to the South line of a Parcel described in Official Records Book 1750, Page 3168, Public Records; thence North 88 degrees 59 minutes 03 seconds East along said South line for 1164.96 feet to the Point of Beginning.

Together with a non-exclusive right of ingress and egress over and upon the following described property:

Starting at the Northeast corner of said Section 33; thence South 88 degrees 59 minutes 03 seconds West along the North line of said Section 33 for 1225.00 feet; thence South 01 degrees 00 minutes 57 seconds East for 715.00 feet; thence South 88 degrees 59 minutes 03 seconds West for 241.69 feet to the Point of Beginning; thence continue South 88 degrees 59 minutes 03 seconds West for 398.64 feet to the Easterly right-of-way line of Pine Island Boulevard (State Road 767 - 66 feet wide); thence South 15 degrees 56 minutes 02 seconds East along said right-of-way line for 62.09 feet; thence North 88 degrees 59 minutes 03 seconds East for 342.65 feet to the Northeast corner of a Parcel described in Official Records Book 1398, Page 1564; thence South 01 degrees 00 minutes 57 seconds East along the Easterly line of said Parcel 136.00 feet to the Westerly prolongation of the Southerly line of a Parcel described in Official Records Book 1846, Page 1687; thence North 88 degrees 59 minutes 03 seconds East along said Prolongated line for 40.00 feet; thence North 01 degrees 00 minutes 57 seconds West for 196.00 feet to the Point of Beginning.

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Bearings are based on the East line of said Section 33 as bearing South 01 degrees 44 minutes 39 seconds East.

ALSO KNOWN AS

Parcel 1-1 (Strap 33-44-22-00-00008.002B)

A Parcel of land situated in the State of Florida County of Lee, Pine Island, Section 33, Township 44 South, Range 22 East, and further bounded and described as follows:
Starting at the Northeast corner of said Section 33; thence South 01 degrees 44 minutes 39 seconds East along the East line of said section for 2448.16 feet to the Northeast corner of a Parcel described in Official Records Book 1257, Page 1937, Public Records; thence South 88 degrees 59 minutes 03 seconds West along the North line of said Parcel for 1434.76 feet to the Easterly right-of-way line of String Fellow Boulevard (State Road 767- 66 feet wide); thence North 15 degrees 56 minutes 02 seconds West along said right-of-way line for 720.00 feet to the Point of Beginning; thence continue North 15 degrees 56 minutes 02 seconds West along said right-of-way line for 761.32 feet to the Southwest corner of a Parcel described in Official Records Book 1398 at Page 1564, Public Records; thence North 88 degrees 59 minutes 03 seconds East along the South line of said Parcel for 278.29 feet to the Southeast corner of said Parcel; thence North 01 degrees 00 minutes 57 seconds West along the East line of said Parcel for 105.57 feet to the Westerly prolongation of the South line of a Parcel described in Official Records Book 1846, Page 1687, Public Records; thence North 88 degrees 59 minutes 03 seconds East, along said Prolongated line and the South line of said Parcel for 366.26 feet to the Southeast corner of said Parcel; thence South 15 degrees 56 minutes 02 seconds East for 720.57 feet; thence South 76 degrees 06 minutes 28 seconds West for 650.42 feet to the Point of Beginning.

Bearings are based on the East line of said Section 33 as bearing South 01 degrees 44 minutes 39 seconds East.

Parcel 1-2 (Strap 33-44-22-00-00008.002C)

A Parcel of land situated in the State of Florida, County of Lee, Pine Island, Section 33, Township 44 South, Range 22 East, and further bounded and described as follows:

Starting at the Northeast corner of said Section 33; thence South 01 degrees 44 minutes 39 seconds East along the East line of said section for 2448.16 feet to the Northeast corner of a Parcel described in Official Records Book 1257, Page 1937, Public Records; thence South 88 degrees 59 minutes 03 seconds West along the North line of said Parcel for 1434.76 feet to the Easterly right-of-way line of String Fellow Boulevard (State Road 767- 66 feet wide); thence North 15 degrees 56 minutes 02 seconds West along said right-of-way line for 480.00 feet to the Point of Beginning; thence continue North 15 degrees 56 minutes 02 seconds West along said right-of-way line for 240.0 feet; thence North 76 degrees 06 minutes 28 seconds East for 650.42 feet; thence South 15 degrees 56 minutes 02 seconds East for 290.00 feet; thence South 80 degrees 29 minutes 20 seconds West for 654.11 feet to the Point of Beginning.

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Bearings are based on the East line of said Section 33 as bearing South 01 degrees 44 minutes 39 seconds East.

Parcel 1-3 (Strap 33-44-22-00-00008.002D)

A Parcel of land situated in the State of Florida, County of Lee, Pine Island, Section 33, Township 44 South, Range 22 East, and further bounded and described as follows:

Starting at the Northeast corner of said Section 33; thence South 01 degrees 44 minutes 39 seconds East along the East line of said section for 2448.16 feet to the Northeast corner of a Parcel described in Official Records Book 1257, Page 1937, Public Records; thence South 88 degrees 59 minutes 03 seconds West along the North line of said Parcel for 1434.76 feet to the Easterly right-of-way line of String Fellow Boulevard (State Road 767- 66 feet wide); thence North 15 degrees 56 minutes 02 seconds West along said right-of-way line for 240.00 feet to the Point of Beginning; thence continue North 15 degrees 56 minutes 02 seconds West along said right-of-way line for 240.0 feet; thence North 80 degrees 29 minutes 20 seconds East for 654.11 feet; thence South 15 degrees 56 minutes 02 seconds East, for 290.00 feet; thence South 84 degrees 47 minutes 46 seconds West for 661.57 feet to the Point of Beginning.

Bearings are based on the East line of said Section 33 as bearing South 01 degrees 44 minutes 39 seconds East.

Parcel 1-4 (Strap 33-44-22-00-00008.0020)

A Parcel of land situated in the State of Florida, County of Lee, Pine Island, Section 33, Township 44 South, Range 22 East, and further bounded and described as follows:

Starting at the Northeast corner of said Section 33; thence South 01 degrees 44 minutes 39 seconds East along the East line of said section for 860.07 feet to the Point of Beginning; thence continue South 01 degrees 44 minutes 39 seconds East along said section line for 1588.09 feet to the Northeast corner of a Parcel described in Official Records Book 1257, Page 1937, Public Records; thence South 88 degrees 59 minutes 03 seconds West along the North line of said Parcel for 1434.76 feet to the Easterly right-of-way line of String Fellow Boulevard (State Road 767- 66 feet wide); thence North 15 degrees 56 minutes 02 seconds West along said right-of-way line for 240.00 feet; thence North 84 degrees 47 minutes 46 seconds East for 661.57 feet; thence North 15 degrees 56 minutes 02 seconds West for 1353.35 feet to the South line of a Parcel described in Official Records Book 1750, Page 3168, Public Records; thence North 88 degrees 59 minutes 03 seconds East along said South line for 1164.96 feet to the Point of Beginning.

Bearings are based on the East line of said Section 33 as bearing South 01 degrees 44 minutes 39 seconds East.

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Schedule B - Section 1

All of the following Requirements must be met:

1. 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 Waltco Commercial Holdings, LLC, a Florida limited liability company to Lee County, a Political Subdivision of the State of Florida conveying the land, together with the following: (1) Proof of registration of the limited liability partnership, limited liability company, or limited liability limited partnership. (2) Affidavit is required to establish the authority and identity of the managing members executing the documents to be insured. (3) Satisfactory evidence that any corporate or limited partnership acting as managing member(s) is in good standing. (4) Satisfactory proof, acceptable to the Company, must be furnished showing the limited liability company to be existing and in good standing under the laws of the State of Florida.
2. Pay the agreed amount for the estate or interest to be insured.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
5. Exceptions 3 and 4 of Schedule B - Section 2 of this commitment may be amended in or deleted from the policy to be issued if a survey, satisfactory to the Company, is furnished to Company.
6. 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.
7. Pay the premiums, fees, and charges for the Policy to the Company.
8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured and/or the Amount of Coverage to be afforded and has revised this commitment to reflect same. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured or inclusion of the Amount of Coverage.

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Schedule B - Section 2

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT 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.

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

1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
2. **Rights or claims of parties in possession not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land.**
4. **Easements or claims of easements not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the public records.**
6. **Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.**
7. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
8. Declaration of Easement recorded in Official Records Book 1302, Page 742, of the Public Records of Lee County, Florida.
9. Non-Exclusive Easement recorded in Official Records Book 1398, Page 1563, Official Records Book 2197, Page 3687 and Instrument Number 2009000113564, of the Public Records of Lee County, Florida.

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10. Right-of-Way Easement recorded in Official Records Book 2561, Page 3008, of the Public Records of Lee County, Florida.
11. Perpetual Non-Exclusive right-of-way Easement recorded in Official Records Book 2715, Page 2744, of the Public Records of Lee County, Florida.
12. Subject land lies within the boundaries for mandatory Garbage Collection, Lee County Ordinance No. 86-14, as recorded in 2189, Page 3281 and 3334, of the Public Records of Lee County, Florida, and will be subject to future assessments.

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