



First American Title Insurance Company
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**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
COLLIER COUNTY, FLORIDA**

FATIC File No.: 2061-3762273

Customer Reference: Ferber/Cameron Partners

Re: Legal Description:

Lots 2 and 3, of HERITAGE BAY COMMONS-TRACT D REPLAT, according to the plat thereof as recorded in Plat Book 58, Pages 2 through 5, inclusive, of the public records of Collier County, Florida.

A search of the public records of Collier, Florida, through October 4, 2017 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of HERITAGE BAY COMMONS-TRACT D SECOND REPLAT (not yet recorded).

- A. The last deed of record was dated and recorded September 27, 2017, in Official Records Book 5435, Page 89, of the public records of Collier County, Florida.
- B. The record title holder is 2017 Goodland Naples LLC, a Florida limited liability company.
- C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of HERITAGE BAY COMMONS-TRACT D SECOND REPLAT (not yet recorded).
- D. Unsatisfied mortgages or liens encumbering said property are as follows:
 - i. Mortgage and Security Agreement recorded in Official Records Book 5435, Page 94, of the public records of Collier County, Florida.
 - ii. Assignment of Leases, Rents and Contract Rights recorded in Official Records Book 5435, Page 111, of the public records of Collier County, Florida.

- iii. UCC-1 Financing Statement recorded in Official Records Book 5435, Page 121, of the public records of Collier County, Florida.
- iv. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, which may be imposed by law, by virtue of the filing of Notice of Commencement recorded in Official Records Book 5435, Page 124, of the public records of Collier County, Florida.

E. Underlying rights of way, easements or plats and other information regarding said property includes:

- i. Oil, Gas and Sulphur Lease executed by Gulf Coast Realities Corporation, a Delaware corporation, as Lessor and Peninsular Oil and Refining Company, as Lessee, recorded December 20, 1940, in Miscellaneous Book 9, Page 560; as affected by: Assignment recorded in Deed Book 25, Page 112; Amendment to and Ratification of Oil, Gas and Mineral Lease recorded in Official Records Book 1608, Page 309; Assignments, Bills of Sale and Quitclaim Deeds recorded in Official Records Book 1806, Page 331 and Official Records Book 1806, Page 383; Assignments and Bills of Sale recorded in Official Records Book 1837, Page 1302, Official Records Book 1837, Page 1306, Official Records Book 1837, Page 1309, Official Records Book 1837, Page 1312, Official Records Book 1837, Page 1316, Official Records Book 1837, Page 1319, Official Records Book 1837, Page 1323, Official Records Book 1950, Page 152, and Official Records Book 1950, Page 156; Memorandum of Agreement to Purchase and Sell recorded in Official Records Book 1950, Page 160; Agency and Assignment of Production Agreement recorded in Official Records Book 1950, Page 210; Assignment, Bill of Sale and Quitclaim Deed recorded in Official Records Book 2012, Page 1339; Assignments and Bills of Sale recorded in Official Records Book 2086, Page 146, Official Records Book 2093, Page 1716, and Official Records Book 2093, Page 1721, of the public records of Collier County, Florida.
- ii. Oil, gas and mineral reservations contained in Deed recorded in Deed Book 30, Page 91, as affected by: Oil, Gas and Mineral Deeds recorded in Official Records Book 160, Page 11 and Official Records Book 160, Page 39; Supplemental Oil, Gas and Mineral Deeds recorded in Official Records Book 177, Page 305, Official Records Book 177, Page 312, Official Records Book 884, Page 1555, as corrected by Correction to Oil, Gas and Mineral Deed recorded Official Records Book 949, Page 367; Deeds recorded in Official Records Book 979, Page 459 and Official Records Book 1282, Page 70; Oil, Gas and Minerals Deeds recorded in Official

Records Book 1413, Page 945, in Official Records Book 1413, Page 1078, Official Records Book 1482, Page 798 and Official Records Book 4393, Page 2345; Affidavit recorded Official Records Book 4415, Page 2629, and Corrective Affidavit recorded in Official Records Book 4419, Page 1279; and Notice of Interest in Land Pursuant to Florida Statutes Section 704.05 and Florida Statutes Chapter 712 recorded in Official Records Book 4586, Page 412; Supplement to Operating Agreement recorded in Official Records Book 5003, Page 1741, of the public records of Collier County, Florida.

- iii. Oil, Gas and Mineral Reservations, together with any unrecorded agreements set forth and contained in Deed recorded in Deed Book 40, Page 39, as affected by: Deed recorded in Official Records Book 51, Page 82; Oil, Gas and Mineral Deed recorded in Official Records Book 160, Page 39; Supplemental Oil, Gas and Mineral Deed in Official Records Book 177, Page 312; Oil, Gas and Mineral Deed recorded in Official Records Book 884, Page 1555, and Correction to Oil, Gas and Mineral Deed recorded in Official Records Book 949, Page 367; Deeds recorded in Official Records Book 979, Page 459 and Official Records Book 1282, Page 70; Oil, Gas and Minerals Deeds recorded in Official Records Book 1413, Page 945, Official Records Book 1413, Page 1078, Official Records Book 1482, Page 798 and Official Records Book 4393, Page 2345; Affidavit recorded in Official Records Book 4415, Page 2629, and Corrective Affidavit recorded in Official Records Book 4419, Page 1279; and Notice of Interest in Land Pursuant to Florida Statutes Section 704.05 and Florida Statutes Chapter 712 recorded in Official Records Book 4586, Page 412; Supplement to Operating Agreement recorded in Official Records Book 5003, Page 1741, of the public records of Collier County, Florida.
- iv. Notice of Permit recorded in Official Records Book 3451, Page 123; together with South Florida Water Management District Environmental Resource Permit Notice recorded in Official Records Book 3541, Page 1443; and Notice of Permit recorded in Official Records Book 3658, Page 2012; together with South Florida Water Management District Environmental Resource Permit Notice recorded in Official Records Book 4360, Page 2767, of the public records of Collier County, Florida.
- v. Joint Development Agreement and Amendment to Option Contract of which a memorandum thereof was recorded in Official Records Book 3456, Page 316; as partially terminated by Termination of Memorandum of Agreement recorded in Official Records Book 3682, Page 3206, of the public records of Collier County, Florida.

- vi. Notice of Adoption of the Heritage Bay DRI Development Order Development Order No. 03-01 recorded in Official Records Book 3458, Page 1787; as affected by Memorandum of Notice of Extension of Previously Approved Development of Regional Impact (DRI) recorded in Official Records Book 4462, Page 3155; and by Memorandum of Notice of a Second Extension of Previously Approved Development of Regional Impact (DRI) recorded in Official Records Book 4559, Page 2491; and as amended by Notice of Adoption of an Amendment to the Heritage Bay Development of Regional Impact (DRI) Development Orders No. 03-01 and 2011-02 recorded in Official Records Book 4712, Page 2001, of the public records of Collier County, Florida.
- vii. Developer Contribution Agreement as set forth in instrument recorded in Official Records Book 3627, Page 3196; as affected by Assignment of Development Rights recorded in Official Records Book 5435, Page 91, of the public records of Collier County, Florida.
- viii. Lease dated May 1, 2017, as disclosed of record and affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 5435, Page 127, of the public records of Collier County, Florida.
- ix. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 43, Pages 46 through 54; as affected by Subordination of Easement Interest recorded in Official Records Book 4386, Page 784; and by Subordinations of Utility Interests recorded in Official Records Book 4390, Page 27 and Official Records Book 4397, Page 1763; and Utility Facility Warranty Deeds and Bills of Sale recorded in Official Records Book 5250, Page 2476 and Official Records Book 5250, Page 2486, of the public records of Collier County, Florida.
- x. Notice of the Establishment of Heritage Bay Community Development District recorded in Official Records Book 3866, Page 2089; together with Final Judgment Validating Bonds recorded in Official Records Book 3902, Page 1615; and Declaration of Consent to Jurisdiction of the Community Development District and Imposition of Special Assessments recorded in Official Records Book 3974, Page 3801, of the public records of Collier County, Florida, and is subject to the levying of special assessment thereof.
- xi. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, set forth in Declaration of Covenants, Conditions, Easements and Restrictions for Heritage Bay recorded in Official Records Book

3968, Page 4031; as affected by Subordination of Utility Interests and Agreement for Reimbursement for Additional Facility Relocations recorded in Official Records Book 4375, Page 1458; and as amended by Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Heritage Bay recorded in Official Records Book 4386, Page 686; and as affected Subordinations of Easement Interest recorded in Official Records Book 4386, Page 778 and Official Records Book 4386, Page 784; and Subordinations of Utility Interests recorded in Official Records Book 4390, Page 27 and Official Records Book 4397, Page 1763; and by Subordinations of Easement Interest recorded in Official Records Book 4450, Page 1408 and Official Records Book 4474, Page 1765, of the public records of Collier 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).

- xii. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, set forth in Declaration of Covenants, Conditions and Restrictions for Heritage Bay Commons recorded in Official Records Book 3978, Page 2824; and as affected Subordination of Easement Interest recorded in Official Records Book 4386, Page 784; and by Subordinations of Utility Interests recorded in Official Records Book 4390, Page 27 and Official Records Book 4397, Page 1763; as amended by Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage Bay Commons recorded in Official Records Book 4390, Page 2919; and by Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage Bay Commons recorded in Official Records Book 4624, Page 2613; and Third Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage Bay Commons recorded in Official Records Book 4995, Page 2034, of the public records of Collier 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).
- xiii. Pathway and Public Utility Easement in favor of Collier county, a political subdivision of the State of Florida, recorded in Official Records Book 4386, Page 787, of the public records of Collier County, Florida.

- xiv. Grant of Easement in favor of Comcast of the South, Inc., recorded in Official Records Book 4450, Page 1661, of the public records of Collier County, Florida.
- xv. Confirmation and Acknowledgement of Development Rights recorded in Official Records Book 4703, Page 2507; as affected by Assignments of Development Rights recorded in Official Records Book 4703, Page 2514 and Official Records Book 5098, Page 2233, of the public records of Collier County, Florida.
- xvi. Covenants and Restrictions set forth in Declaration of Restrictive Covenant recorded in Official Records Book 5067, Page 2813, of the public records of Collier County, Florida.
- xvii. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, set forth in Declaration of Easements, Covenants and Restrictions for Cameron Commons II, recorded in Official Records Book 5115, Page 940, of the public records of Collier 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).
- xviii. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 58, Pages 2 through 5, inclusive; as affected by Utility Facility Warranty Deeds and Bills of Sale recorded in Official Records Book 5250, Page 2476 and Official Records Book 5250, Page 2486, of the public records of Collier County, Florida.
- xix. Covenants and restrictions set forth in Declaration of Restrictive Covenants recorded in Official Records Book 5168, Page 603, of the public records of Collier County, Florida.
- xx. Shared Access Easement Agreement between Cameron Partners, II, LLC, a Florida limited liability company, and Racetrac Petroleum, Inc., a Georgia corporation, recorded in Official Records Book 5266, Page 1822, of the public records of Collier County, Florida.

F. Ad valorem taxes on said property are covered under Tax Parcel Nos. 49660084485 and 49660084508 and are PAID.

This certificate is made for the purpose of furnishing information required for the filing of the above reference subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the 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 of the Florida Statutes and it is not to be relied upon by any other group or person for any other purpose.

First American Title Insurance Company

A handwritten signature in black ink, appearing to read "Mike Abley". The signature is written in a cursive, flowing style.

By: _____

Authorized Signatory

Dated: October 16, 2017