

TITLE CERTIFICATION

LEGAL DESCRIPTION: See attached **Exhibit "A"**

This title certification is based solely on that certain Property Information Report attached hereto as **Exhibit "B"** and incorporated herein by reference.

I, Stephen L. Kussner, Esq., the Attorney-at-law or Abstractor of Title Insurance Company, hereby confirm that apparent record title to the land described on **Exhibit "A"** is in the name of FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("Property Owner"). All property taxes for 2023 for Parcel Numbers 06944-000-000, 06944-001-000, 06949-000-000, and 06949-000-000 have been paid as of the date of certification. Property taxes for 2024 for Parcel Number 06949-001-000, 06951-000-000, and 06952-002-002 have been consolidated to Parcel Number 06949-003-000 and is marked as unavailable as there are no tax amounts available for this parcels as of the date of certification. All mortgages or liens not satisfied or released of record are as follows:

Mortgages:

N/A

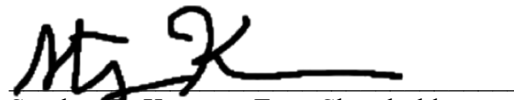
Liens:

N/A

This Title Certification is effective as of June 7, 2024.

WITNESS my hand and official seal at Hillsborough County, Florida, this 14th day of June, 2024.

Signature (Attorney or Abstractor)



Stephen L. Kussner, Esq., Shareholder
Gunster, Yoakley, & Stewart, P.A.
401 East Jackson Street, Suite 1500
Tampa, FL 33602

Exhibit "A"
Legal Description

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1490.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 465.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 59 MINUTES, 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 277.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 515.00 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 47 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89 DEGREES, 16 MINUTES, 13 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 47 SECONDS WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, A DISTANCE OF 380.00 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 47 SECONDS WEST, A DISTANCE OF 1.03 FEET; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, A DISTANCE OF 58.64 FEET; THENCE NORTH 49 DEGREES, 06 MINUTES, 32 SECONDS EAST, A DISTANCE OF 54.65 FEET; THENCE SOUTH 40 DEGREES, 53 MINUTES, 28 SECONDS EAST, A DISTANCE OF 1.89 FEET; THENCE NORTH 49 DEGREES, 06 MINUTES, 32 SECONDS EAST, A DISTANCE OF 101.58 FEET; THENCE NORTH 42 DEGREES, 35 MINUTES, 23 SECONDS WEST, A DISTANCE OF 24.24 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.43 FEET; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99 DEGREES, 13 MINUTES, 12 SECONDS, A DISTANCE OF 42.31 FEET, SAID ARC BEING SUBTENDE BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 29 DEGREES, 08 MINUTES, 56 SECONDS WEST, 37.22 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 88.16 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES, 14 MINUTES, 37 SECONDS, A DISTANCE OF 51.15 FEET, SAID ARC BEING SUBTENDE BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 01 DEGREES, 48 MINUTES, 10 SECONDS EAST, 50.44 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.99 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84 DEGREES, 16 MINUTES, 58 SECONDS, A DISTANCE OF 52.95 FEET, SAID ARC BEING SUBTENDE BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 38 DEGREES, 29 MINUTES, 14 SECONDS EAST, 48.30

FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 15.40 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 138 DEGREES, 16 MINUTES, 08 SECONDS, A DISTANCE OF 37.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 03 DEGREES, 20 MINUTES, 02 SECONDS EAST, 28.79 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 44.01 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81 DEGREES, 54 MINUTES, 12 SECONDS, A DISTANCE OF 62.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 17 DEGREES, 31 MINUTES, 13 SECONDS WEST, 57.70 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 44.83 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES, 50 MINUTES, 48 SECONDS, A DISTANCE OF 20.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 03 DEGREES, 41 MINUTES, 46 SECONDS EAST, 20.05 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 66.34 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES, 01 MINUTES, 56 SECONDS, A DISTANCE OF 30.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 26 DEGREES, 18 MINUTES, 48 SECONDS WEST, 29.88 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 218.31 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31 DEGREES, 31 MINUTES, 22 SECONDS, A DISTANCE OF 120.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 66 DEGREES, 35 MINUTES, 22 SECONDS WEST, 118.60 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 21.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78 DEGREES, 09 MINUTES, 19 SECONDS, A DISTANCE OF 29.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 26 DEGREES, 43 MINUTES, 30 SECONDS WEST, 27.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 15 DEGREES, 14 MINUTES, 35 SECONDS EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 21.16 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES, 15 MINUTES, 34 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 455.22 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREE, 40 MINUTES, 12 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 35.71 FEET; THENCE SOUTH 83 DEGREES, 21 MINUTES, 48 SECONDS WEST, A DISTANCE OF 100.60 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 30 SECONDS WEST, A DISTANCE OF 138.95 FEET; THENCE NORTH 64 DEGREES, 18 MINUTES, 12 SECONDS WEST, A DISTANCE OF 221.22 FEET; THENCE SOUTH 72 DEGREES, 30 MINUTES, 33 SECONDS WEST, A DISTANCE OF 89.53 FEET; THENCE SOUTH 27 DEGREES, 40 MINUTES, 09 SECONDS WEST, A DISTANCE OF 102.60 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF

163.38 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 148.64 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 455.00 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE, 11 SECONDS WEST, A DISTANCE OF 73.50 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE, 11 SECONDS WEST, A DISTANCE OF 275.36 FEET; THENCE NORTH 08 DEGREES, 35 MINUTES, 13 SECONDS EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 35 DEGREES, 02 MINUTES, 49 SECONDS EAST, A DISTANCE OF 88.78 FEET; THENCE NORTH 68 DEGREES, 45 MINUTES, 16 SECONDS EAST, A DISTANCE OF 79.41 FEET; THENCE NORTH 88 DEGREES, 58 MINUTES, 49 SECONDS EAST, A DISTANCE OF 124.43 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE, 11 SECONDS WEST, A DISTANCE OF 233.26 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 5 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 568.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF LOTS 3, 4 AND 5 OF SAID PATTON'S SURVEY, A DISTANCE OF 992.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, A DISTANCE OF 658.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND TO A POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING

Exhibit "B"
Property Information Report

See attached.

First American Title Insurance Company

PROPERTY INFORMATION REPORT**Customer:****Customer File Number:****First American File Number:** NCS-1109413A-CAST**Update and Revision: 06/07/2024**

Brought Effective Date forward; revised Tax Note

Update and Revision: 03/11/2024

Brought Effective Date forward; revised Tax Note; added Fle/t2

Update and Revision: 10/23/2023

Brought Effective Date forward; added Items 29 and 30

Time Period**Searched:****From:** November 19, 2020 at 7:30 AM **Through:** May 10, 2024 at 8:00 a.m.**Last Grantee(s) of Record for Time Period Searched (Optional):**

FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED, FILED APRIL 12, 2023, RECORDED IN OFFICIAL RECORDS BOOK 5083, PAGE 761, OF THE PUBLIC RECORDS OF ALACHUA, COUNTY, FLORIDA.

Legal Description for Property (the "Property"):

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1490.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 465.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 59 MINUTES, 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 277.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 515.00 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 47 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89 DEGREES, 16 MINUTES, 13 SECONDS WEST, A

Page 1

File No.: NCS-1109413A-CAST

DISTANCE OF 5.00 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 47 SECONDS WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, A DISTANCE OF 380.00 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 47 SECONDS WEST, A DISTANCE OF 1.03 FEET; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, A DISTANCE OF 58.64 FEET; THENCE NORTH 49 DEGREES, 06 MINUTES, 32 SECONDS EAST, A DISTANCE OF 54.65 FEET; THENCE SOUTH 40 DEGREES, 53 MINUTES, 28 SECONDS EAST, A DISTANCE OF 1.89 FEET; THENCE NORTH 49 DEGREES, 06 MINUTES, 32 SECONDS EAST, A DISTANCE OF 101.58 FEET; THENCE NORTH 42 DEGREES, 35 MINUTES, 23 SECONDS WEST, A DISTANCE OF 24.24 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.43 FEET; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99 DEGREES, 13 MINUTES, 12 SECONDS, A DISTANCE OF 42.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 29 DEGREES, 08 MINUTES, 56 SECONDS WEST, 37.22 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 88.16 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES, 14 MINUTES, 37 SECONDS, A DISTANCE OF 51.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 01 DEGREES, 48 MINUTES, 10 SECONDS EAST, 50.44 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.99 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84 DEGREES, 16 MINUTES, 58 SECONDS, A DISTANCE OF 52.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 38 DEGREES, 29 MINUTES, 14 SECONDS EAST, 48.30 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 15.40 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 138 DEGREES, 16 MINUTES, 08 SECONDS, A DISTANCE OF 37.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 03 DEGREES, 20 MINUTES, 02 SECONDS EAST, 28.79 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 44.01 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81 DEGREES, 54 MINUTES, 12 SECONDS, A DISTANCE OF 62.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 17 DEGREES, 31 MINUTES, 13 SECONDS WEST, 57.70 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 44.83 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES, 50 MINUTES, 48 SECONDS, A DISTANCE OF 20.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 03 DEGREES, 41 MINUTES, 46 SECONDS EAST, 20.05 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 66.34 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES, 01 MINUTES, 56 SECONDS, A DISTANCE OF 30.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 26 DEGREES, 18 MINUTES, 48 SECONDS WEST, 29.88 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 218.31 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31 DEGREES, 31 MINUTES, 22 SECONDS, A DISTANCE OF 120.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 66 DEGREES, 35 MINUTES, 22 SECONDS WEST, 118.60 FEET, THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 21.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78 DEGREES, 09 MINUTES, 19 SECONDS, A DISTANCE OF 29.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 26 DEGREES, 43 MINUTES, 30 SECONDS WEST, 27.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 15 DEGREES, 14 MINUTES, 35 SECONDS EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 21.16 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES, 15 MINUTES, 34 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 455.22 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREE, 40 MINUTES, 12 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 35.71 FEET; THENCE SOUTH 83 DEGREES, 21 MINUTES, 48 SECONDS

WEST, A DISTANCE OF 100.60 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 30 SECONDS WEST, A DISTANCE OF 138.95 FEET; THENCE NORTH 64 DEGREES, 18 MINUTES, 12 SECONDS WEST, A DISTANCE OF 221.22 FEET; THENCE SOUTH 72 DEGREES, 30 MINUTES, 33 SECONDS WEST, A DISTANCE OF 89.53 FEET; THENCE SOUTH 27 DEGREES, 40 MINUTES, 09 SECONDS WEST, A DISTANCE OF 102.60 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 163.38 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 148.64 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 455.00 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE, 11 SECONDS WEST, A DISTANCE OF 73.50 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE, 11 SECONDS WEST, A DISTANCE OF 275.36 FEET; THENCE NORTH 08 DEGREES, 35 MINUTES, 13 SECONDS EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 35 DEGREES, 02 MINUTES, 49 SECONDS EAST, A DISTANCE OF 88.78 FEET; THENCE NORTH 68 DEGREES, 45 MINUTES, 16 SECONDS EAST, A DISTANCE OF 79.41 FEET; THENCE NORTH 88 DEGREES, 58 MINUTES, 49 SECONDS EAST, A DISTANCE OF 124.43 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE, 11 SECONDS WEST, A DISTANCE OF 233.26 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 5 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 568.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF LOTS 3, 4 AND 5 OF SAID PATTON'S SURVEY, A DISTANCE OF 992.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, A DISTANCE OF 658.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND TO A POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

Scope: This Property Information Report (hereinafter "Report") has been prepared solely for the person named above as the "Customer." This Report is limited to disclosing documents based upon a search (without examination of title) of (1) documents and information appearing in the recording office records checked below ("Recording Office"); and (2) to the type(s) of documents checked below and indexed and of record in the Recording Office within the Time Period Searched (the "Designated Documents"):

Recording Office Searched:

The Official Records as defined in section 28.222 Fla. Stat. (2015) of Alachua County(jies), Florida

County tax records of Alachua County, Florida

Other filing office pertaining to real or personal property described as N/A

Designated Documents in Recording Office:

Deeds

Leases and Subleases

Mortgages / Deeds of Trust

Easements

Covenants, Conditions, Restrictions

X All documents affecting the Property

Other documents described as:

<u>Type of Instrument</u>	<u>O.R. Book</u>	<u>Page or Instrument No.</u>
County of Alachua, Deed No. 1169	Deed 202	145
County of Alachua, Deed No. 2070	Deed 329	125
Boundary Agreement	Deed 356	285
Grant of Easement	1056	12
Drainage Easement	1711	2872
Resolution 92-69	1870	2639
Resolution 93-64	1929	839
Warranty Deed	1985	1349
Resolution 96-73	2078	1999
Easement for Ingress/Egress	2244	416

<u>Type of Instrument</u>	<u>O.R. Book</u>	<u>Page or Instrument No.</u>
Transfer Closing Statement	2810	1178
Consent Final Judgment for Quiet Title	4454	1046
Fee Simple Deed	4465	1858
Second Amended Consent Final Judgment for Quiet Title	4610	251
Release of Road Reservation	4636	307
Recorded Notice of Environmental Resource Permit	4776	1298
Easement	4796	645
Termination of Grant of Easement	4855	655
Easement Agreement	4855	662
Easement	4955	236

<u>Type of Instrument</u>	<u>O.R. Book</u>	<u>Page or Instrument No.</u>
First Amendment to Easement Agreement	4961	673
Recorded Notice of Environmental Resource Permit	5003	1195
Easement	5049	535
Easement Agreement	5049	543
Release of Easement	5065	205
Release of Easement	5078	1744
Second Amendment to Easement Agreement	5083	768
Temporary Easement Agreement	5083	775
Release of right of entry and exploration for phosphate, minerals, metals, and petroleum reservations	5111	1150
Release of reservation of right of entry for the purpose of exploration for phosphate, 5111 minerals, metals, and petroleum		1154

County Tax Information (If checked above)

Ad Valorem Real Estate Taxes for Tax Parcel Number 06944-000-000 for tax year 2023
 Gross Tax: \$515.77 (X) Paid () Not Paid.
 Unpaid Taxes for Prior Years (if none, state "none"): None

Note: It consolidated to APN 06949-003-000 for the 2024 Tax Year.

Ad Valorem Real Estate Taxes for Tax Parcel Number 06944-001-000 for tax year 2023
 Gross Tax: \$1,897.21 (X) Paid () Not Paid.
 Unpaid Taxes for Prior Years (if none, state "none"): None

Note: It consolidated to APN 06949-003-000 for the 2024 Tax Year.

Ad Valorem Real Estate Taxes for Tax Parcel Number 06949-000-000 for tax year 2023
 Gross Tax: \$3,120.37 (X) Paid () Not Paid.
 Unpaid Taxes for Prior Years (if none, state "none"): None

Note: It consolidated to APN 06949-003-000 for the 2024 Tax Year.

Ad Valorem Real Estate Taxes for Tax Parcel Number 06949-001-000 for tax year 2023
 Gross Tax: \$Unavailable () Paid () Not Paid.
 Unpaid Taxes for Prior Years (if none, state "none"): None

Note: It consolidated to APN 06949-003-000 for the 2024 Tax Year.

Ad Valorem Real Estate Taxes for Tax Parcel Number 06951-000-000 for tax year 2023
 Gross Tax: \$Unavailable () Paid () Not Paid.
 Unpaid Taxes for Prior Years (if none, state "none"): None

Note: It consolidated to APN 06949-003-000 for the 2024 Tax Year.

Ad Valorem Real Estate Taxes for Tax Parcel Number 06952-002-002 for tax year 2023
 Gross Tax: \$Unavailable () Paid () Not Paid.
 Unpaid Taxes for Prior Years (if none, state "none"): None

Note: It consolidated to APN 06949-003-000 for the 2024 Tax Year.

Any additional 2023 taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board

This Report does not include the following matters (the "Excluded Documents"): (i) any recorded document recorded outside the Time Period Searched, even if the document is referenced within a document recorded within the Time Period Searched; (ii) any document within the Time Period Searched that falls into any of the categories that are not checked above; (iii) documents that have expired, either by statute or their own terms, or that have been released, satisfied or terminated (hereinafter "released") of record; and any documents that were recorded in connection with said documents being released; (iv) instruments, proceedings or other matters which do not specifically describe or attach to the Property; (v) any document pertaining to an estate or interest in minerals, gas, oil, or other subsurface substances; (vi) any document pertaining to water rights, claims, or title to water; (vii) any document recorded or indexed outside of the chain of title, whether or not the documents impart constructive notice to purchasers of the Property for value and without knowledge.

Liability Exclusions and Limitations

This Property Information Report ("Report") is a property information report as defined in Section 627.7843, Florida Statutes, and is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes.

This Report is not title insurance. Pursuant to S. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.



First American

First American Title Insurance Company

Ashleigh Price

as Authorized Signatory

Dated 6/14/24

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