



## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Transaction Identification Data for reference only:

Issuing Agent: **The Principal Law Firm, P.L.**  
Issuing Office: **4901 International Parkway, Suite 1021 Sanford, FL 32771**  
ALTA Universal ID:  
Loan ID Number: **Not Available**  
Commitment Number: **1978532FL-A**  
Issuing Office File Number:  
Property Address: **XXX SR 64 W, Avon Park, FL 33825**  
Revision Number:

### SCHEDULE A

1. Commitment Date: October 6, 2021 at 8:00 a.m.
2. Policy or Policies to be issued:  
**ALTA® Owner's Policy (Amd 06-17-06 with FL Mods)** **Amount:**  
Proposed Insured: **TBD**  
  
**ALTA® Loan Policy (Amd 06-17-06 with FL Mods)** **Amount:**  
Proposed Insured:  
  
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.  
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
**The City of Avon Park, a municipal corporation**  
5. The land referred to in this Commitment is described as follows:  
**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**The Principal Law Firm, P.L.**  
**4901 International Parkway, Suite 1021**  
**Sanford, FL 32771**

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Authorized Signatory

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

ALL OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP THIRTY-THREE (33) SOUTH, RANGE TWENTY-EIGHT (28) EAST, HIGHLANDS COUNTY, FLORIDA.

AND

NORTHWEST QUARTER (NW 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 28 EAST, HIGHLANDS COUNTY, FLORIDA, ALSO KNOWN AS LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 21; LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 22; LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 23; AND LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 24, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 28 EAST, AVON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA. LESS LOT 1 AND THE EAST 1/2 OF LOT 2, BLOCK 21, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 28 EAST, AVON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA. ALSO LESS THAT PORTION THEREOF AS LEASED TO CLASSIC CALADIUMS, LLC, BY SHORT FORM MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 1395, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, (THE EXHIBIT A CONTAINING THE LEGAL DESCRIPTION THEREOF WAS NOT ATTACHED THERETO) AND ASSESSED UNDER HIGHLANDS APPRAISER PARCEL # A-21-33-28-010-0210-003E (THE DESCRIPTION OF WHICH TO BE DETERMINED BY SURVEY REQUIRED HEREIN).

AND

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 30; LOTS 1, AND LOTS 3 THROUGH 10, INCLUSIVE, BLOCK 31, LESS THE WEST 30 FEET OF THE SOUTH ONE-HALF OF LOT 1 OF SAID BLOCK 31 AND LESS THE NORTH 110 FEET OF LOTS 3 AND 4 OF SAID BLOCK 31; LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 32, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 28 EAST, AVON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA. TOGETHER WITH THOSE PORTIONS OF WEST STATE STREET, COLLIER AVENUE, AND WEST HALL STREET ABUTTING THERETO, AS VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 485, PAGE 144, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF WEST STATE STREET ABUTTING THERETO, AS VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 497, PAGE 78, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, LESS THAT PORTION THEREOF AS CONVEYED BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2240, PAGE 332, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

AND

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 28 EAST, HIGHLANDS COUNTY, FLORIDA, THEN RUNNING IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SECTION 28 A DISTANCE OF 490' ON A COMPASS COURSE OF S. 89 DEGREES 20' E., THENCE IN A SOUTHWESTERLY DIRECTION 690' ON A COMPASS COURSE OF S. 44 DEGREES 40' WEST TO A POINT INTERSECTING THE DIVIDING LINE OF SECTIONS 28 AND 29, THENCE RUNNING IN A NORTHERLY DIRECTION 490' ON A COMPASS COURSE OF N. 0 DEGREES 40' E., TO POINT OF BEGINNING.

AND

COMMENCE AT THE NW CORNER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 28 EAST, HIGHLANDS COUNTY, FLORIDA; THENCE S. 00 DEGREES 17' W., ALONG THE WEST LINE OF SAID SECTION 28 A DISTANCE OF 466.69 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER

DESCRIBED; THENCE CONTINUE S. 00 DEGREES 17' W., A DISTANCE OF 152.0 FEET; THENCE RUN N. 45 DEGREES 05' E., A DISTANCE OF 874.96 FEET; THENCE RUN N. 89 DEGREES 55' W., ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 151.47 FEET; THENCE RUN S. 45 DEGREES 05' W., A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND IN TRACT 4, ACCORDING TO THE REPLAT OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 63, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, PROCEED N 89 DEGREES 57'47" E A DISTANCE OF 614.47 FEET ALONG SAID NORTH LINE OF SECTION 28 TO THE POINT OF BEGINNING, THENCE CONTINUE N 89 DEGREES 57'47" E A DISTANCE OF 103.68 FEET ALONG SAID NORTH LINE OF SECTION 28, THENCE S 45 DEGREES 06'43" W A DISTANCE OF 1013.24 FEET, THENCE N 00 DEGREES 01'38" W A DISTANCE OF 96.02 FEET ALONG THE WEST LINE OF SAID SECTION 28, THENCE N 44 DEGREES 46'45" E A DISTANCE OF 872.02 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-ONE (21) LYING AND BEING SOUTH OF THE AVON PARK-WAUCHULA PUBLIC HIGHWAY, ALL IN TOWNSHIP THIRTY-THREE (33) SOUTH, RANGE TWENTY-EIGHT (28) EAST, HIGHLANDS COUNTY, FLORIDA, ALSO KNOWN AS THAT PORTION OF BLOCK 35 LYING SOUTH OF SR 64, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 28 EAST, AVON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF HERRICK STREET AND MONTARIO AVENUE ABUTTING THERETO, AS VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 407, PAGE 293, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, LESS THAT PORTION THEREOF AS CONVEYED BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1269, PAGE 328, AND TOGETHER WITH THAT PORTION THEREOF AS CONVEYED BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1269, PAGE 330, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

PARCEL 3:

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY (20), TOWNSHIP THIRTY-THREE (33) SOUTH, RANGE TWENTY-EIGHT (28) EAST, HIGHLANDS COUNTY, FLORIDA.

PARCEL 4:

LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 3; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 4; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 5; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 6; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 7; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 8; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 9; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 10; LOTS 1 THROUGH 7 INCLUSIVE, AND 9 THROUGH 24, INCLUSIVE, BLOCK 11; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 12; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 13; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 14; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 15; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 16; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 17; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 18; LOTS 1 THROUGH 19, INCLUSIVE, BLOCK 19; LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 20; AND LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 21; OAK PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA. TOGETHER WITH THOSE PORTIONS OF VACATED HERRICK STREET ABUTTING THERETO, AS VACATED BY RESOLUTIONS RECORDED IN OFFICIAL RECORDS BOOK 806, PAGE 355 AND OFFICIAL RECORDS BOOK 997, PAGE 810, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

PARCEL 5:

LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2; AND LOTS 1 THROUGH 12, BLOCK 3, SECTION A, OAK RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 107, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF MATTE ROAD, WITCHER ROAD, AND CARR ROAD ABUTTING THERETO, AS VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1269, PAGE 1942, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

PARCEL 6:

LOT 5, BLOCK 27, SECTION A, OAK RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 107, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

PARCEL 7:

LOTS 1, 2, 3, AND 4, BLOCK 8; LOTS 2, 3, 4, AND 5, BLOCK 10; THE EAST 1/2 OF LOT 5, LOTS 6, 7, AND 8, AND THE EAST 1/2 OF LOT 9, BLOCK 14; LOTS 1 AND 2, THE NORTH 1/2 OF LOT 3, AND LOTS 11 AND 12, BLOCK 15; LOTS 1, 2, 3, AND 4, THE NORTH 1/2 OF LOT 5, THE WEST 1/4 OF LOT 9, AND LOTS 10, 11, AND 12, BLOCK 16; LOTS 3, 4, 5, 6, 7, 8, 9, AND WATER RETENTION AREA, BLOCK 17; LOTS 3, 4, 5, AND 6, THE WEST 1/2 OF LOT 7, AND LOTS 8 AND 9, BLOCK 20, AVON PARK ESTATES UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 22, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF REEVES ROAD, BUTKUS ROAD, MATTE ROAD, REED ROAD, WITCHER ROAD, AND CARR ROAD ABUTTING THERETO, AS VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1269, PAGE 1942, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

**SCHEDULE B, PART I**  
**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**  
**REQUIREMENTS**

All of the following requirements must be met:

1. Pay and/or disburse the agreed amounts for the interest in the land to be insured and/or according to the mortgage to be insured.
2. Pay the premiums, fees and charges for the policy.
3. Pay all taxes, charges and assessments against subject premises, which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured, must be signed, delivered and recorded, specifically as follows:

A. Warranty Deed from The City of Avon Park, a municipal corporation to the Proposed Insured.

Note: Deed must include a statement that the grantor is not reserving any interest in phosphate, minerals, metals or petroleum, otherwise the policy will contain an appropriate exception.

5. The name(s) of the proposed insured under the policy must be furnished and this commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.
6. When the company is provided the amount of the full insurable value of the land and the Company has agreed to that value, Schedule A will be amended accordingly.
7. Satisfactory survey, in conformity with the minimum standards for land surveys made for title insurance purposes, certified to the Company, and/or its agents, through a current date, disclosing the nature and extent of any encroachments, overlaps, boundary line discrepancies, or other matters adversely affecting title to the property to be insured. Additional requirements and/or exceptions will be made for any appropriate matters disclosed. Said survey is necessary in order to determine boundary of the property to be insured, including but not limited to determining the description of Highlands Appraiser Parcel # A-21-33-28-010-0210-003E to be lessed out from the herein described Parcel 1. (NOTE: No Deed into the City of Avon Park for Tract B, OAK PARK SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 106, of the Public Records of Highlands County, Florida, was found of record. Title is possibly held by the Board of County Commissioners of Highlands County by virtue of conveyance of "Parks" recorded in Deed Book 21, Page 505, although no formal statement is contained on said plat designating the Tract as a "Park".)
8. INTENTIONALLY DELETED.
9. Written evidence, from appropriate governmental authorities, that Special Taxing District, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, if any, have been paid.
10. NOTE: A search of the public records reveals no open mortgage. Closer should confirm with owner that property is free and clear.

## INFORMATIONAL NOTES - SCHEDULE B - PART I

### (a) TAXES:

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A213328-0100210003A (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$3,314.27 are showing as Paid  
Tax Id/UPI No. A213328-0100210003C (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$4,840.25 are showing as Paid  
Tax Id/UPI No. A213328-0100210003D (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$3,075.34 are showing as Paid  
Tax Id/UPI No. A213328-0100210003F (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$4,603.31 are showing as Paid  
Tax Id/UPI No. A213328-0100210003G (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$3,189.92 are showing as Paid  
Tax Id/UPI No. A213328-0100210003H (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$4,620.98 are showing as Paid  
Tax Id/UPI No. A213328-0100210003I (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$5,568.61 are showing as Paid  
Tax Id/UPI No. A213328-0100210003J (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A213328-0100210003K (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$822.25 are showing as Paid  
Tax Id/UPI No. A213328-01003000060 (Parcel 1)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. C213328-A0000900000 (Parcel 2)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A203328-A0000400000 (Parcel 3)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A203328-04000100010 (Parcel 4)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A203328-04000100060 (Parcel 4)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A203328-04000200060 (Parcel 4)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A203328-04001100090 (Parcel 4)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A203328-04001900130 (Parcel 4)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A293328-01000100010 (Parcel 5)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A293328-01002100050 (Parcel 6)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A193328-07000800010 (Parcel 7)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A193328-07001000020 (Parcel 7)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A193328-07001400050 (Parcel 7)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A193328-07001500010 (Parcel 7)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A193328-07001600010 (Parcel 7)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A193328-070017000A1 (Parcel 7)

2020 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt  
Tax Id/UPI No. A193328-07002000030 (Parcel 7)

- (b) The recording information of vesting instruments affecting title of said Land(s) recorded within 24 months of the effective date of this report is/are as follows:

None of Record

- (c) The Company reserves the right to make additional requirements when additional facts are disclosed by the compliance of the requirements shown on Schedule B, Section 1 herein.

- (d) A search of the name(s) of the vestee(s) herein on the Office of Foreign Assets Control (OFAC) site disclosed:

NO MATTERS FOUND

- (e) Bankruptcy Search the name(s) of the vestee(s) herein revealed the following matter(s):  
NO MATTERS FOUND

- (f) Copies of the following Documents have been hyperlinked for your convenience:

[Parcel 1 Deed Copies click here](#)

[Parcel 1 Less Out Deed Copies click here](#)

[Parcel 2 Deed Copies click here](#)

[Parcel 3 Deed Copies click here](#)

[Parcel 4 Deed Copies click here](#)

[Parcel 5 Deed Copies click here](#)

[Parcel 6 Deed Copies click here](#)

[Parcel 7 Deed Copies click here](#)

[Taxes & Appraisers Copies click here](#)

[B-II Copies click here](#)

**SCHEDULE B, PART II**  
**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**  
**EXCEPTIONS**

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. Any rights, interests or claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land 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 adjoining land.
5. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.
6. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
7. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tidelands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.
8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges by any water, sewer or gas systems supplying the insured land.
9. Easements, restrictions, covenants and conditions as set forth in the Plat of Avon Park, recorded in Plat Book 1, Page 58, of the Public Records of DeSoto County, Florida, as affected by instrument recorded in Deed Book 17, Page 249, Warranty Deed recorded in Deed Book 21, Page 505, Resolution recorded in Official Records Book 485, Page 144, Resolution recorded in Official Records Book 497, Page 78, and Resolution recorded in Official Records Book 2091, Page 1324.
10. Easements, restrictions, covenants and conditions as set forth in the Plat of Oak Park Subdivision, recorded in Plat Book 1, Page 106.
11. Easements, restrictions, covenants and conditions as set forth in the Plat of Section "A" of Oak Ridge Subdivision, recorded in Plat Book 1, Page 107.
12. Easements, restrictions, covenants and conditions as set forth in the Plat of West Avon Park, recorded in Plat Book 2, Page 68A, as affected by Resolution recorded in Official Records Book 407, Page 293.
13. Easements, restrictions, covenants and conditions as set forth in the Plat of A Replat of Section 28, Township 33 South, Range 28 East, Highlands County, Florida, recorded in Plat Book 3, Page 63, as affected by Resolution recorded in Official Records Book 1269, Page 1942.



14. Easements, restrictions, covenants and conditions as set forth in the Plat of Avon Park Estates - Unit II, recorded in Plat Book 10, Page 22, as affected by Resolution recorded in Official Records Book 1269, Page 1942.
15. Reservation of easement in favor of the State of Florida as set forth in Deed recorded in Deed Book 71, Page 369.
16. Reservation of easement in favor of the State of Florida as set forth in Deed recorded in Deed Book 72, Page 81.
17. Reservations in favor of the United States of America as set forth in Quitclaim Deed recoded in Deed Book 105, Page 218, as affected by Deed of Release recorded in Deed Book 113, Page 9, Supplemental Deed of Release recorded in Deed Book 113, Page 535, and Deed of Release recorded in Official Records Book 484, Page 666.
18. Terms, conditions, and restrictions as set forth in Quit-Claim Deed recorded in Official Records Book 275, Page 57.
19. Clear Zone Easement recorded in Official Records Book 482, Page 206.
20. The Rules, Regulations and Assessments of the Southwest Florida Water Management District, as recorded in Official Records Book 547, Page 131 and in Official Records Book 596, Page 298.
21. Easement granted to Florida Power Corporation recorded in Official Records Book 575, Page 297.
22. Clear Zone Easement recorded in Official Records Book 638, Page 103.
23. Ordinance No. 03-01 recorded in Official Records Book 1607, Page 425.
24. Ordinance No. 93-9, Avon Park Estates Special Benefit District recorded in Official Records Book 1749, Page 1563.
25. Distribution Easement granted to Florida Power Corporation recorded in Official Records Book 2255, Page 23.
26. Resolution 14-18 recorded in Official Records Book 2461, Page 379.
27. Resolution 15-24 recorded in Official Records Book 2501, Page 1276.
28. Easement granted to Duke Energy Florida, LLC, recorded in Official Records Book 2501, Page 1286.
29. Resolution 16-09 recorded in Official Records Book 2520, Page 1530.
30. Ordinance No. 09-17 recorded in Official Records Book 2575, Page 1280.
31. Ordinance 20-21-07 recorded in Official Records Book 2784, Page 1423.
32. Possible easement by necessity in favor of the owner of Lots 20 and 21, Block 19, OAK PARK SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 106, of the Public Records of Highlands County, Florida.
33. Possible easement by necessity in favor of the owner of the West 30 feet of the South one-half of Lot 1, Lot 2, and the North 110 feet of Lots 3 and 4 of Block 31, Section 21, Township 33 South, Range 28 East, AVON PARK, according to the plat thereof, as recorded in Plat Book 1, Page 58, of the Public Records of DeSoto County, Florida.
34. Right of way for State Road 64 as laid out and in use.
35. Right of way for Cole Avenue as laid out and in use.
36. Right of way for Herrick Street as laid out and in use.
37. Right of way for Self Avenue as laid out and in use.
38. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

#### NOTES FOR INFORMATION PURPOSES ONLY:

- (a) All of the recording information contained herein refers to the Public Records of Highlands 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.
- (b) As to all restrictions set forth above, the following is added: "but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United State Code; or (b) relates to a handicap, but does not discriminate against handicapped persons."
- (c) In accordance with Florida Statutes Section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting WFG National Title Insurance Company, 12909 SW 68th Parkway, #350, Portland, OR 97223 Telephone number (800-334-8885)
- (d) Items 2 and 5 of Schedule B-II of this Commitment will be deleted from any policies issued pursuant thereto, upon the Company's review and acceptance of an Affidavit of Possession and No Liens, and the Company's review of the potential exposure of construction liens. The Company reserves the right to exclude from coverage matters disclosed by the Affidavit or discovered in the Company's review of the potential exposure for construction liens and to make such additional requirements as it may deem necessary.
- (e) Items 3 and 4 of Schedule B-II of this Commitment will be deleted from any policies issued pursuant thereto, upon being provided a survey meeting the company's requirements. If such survey reveals any encroachments, overlaps, boundary line issues or other adverse matters, they will appear as exceptions in any policies to be issued based upon this commitment.
- (f) A search commencing with the effective date hereof will be performed prior to closing this transaction. If this search reveals an objection or title defect, an endorsement will be issued requiring that said objection or defect be cleared before closing. Item 1 of Schedule B-II (GAP Exception) will be deleted pursuant to Sec. 627.7841, F.S.
- (g) Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.

#### NOTICE:

- A. Claims against the Company under the commitment or policy must be based solely on contract
- B. A Commitment is not an abstract of title, a report on the condition of the property, a legal opinion, an opinion of title, or other representation regarding the status of title.
- C. The procedures used to determine insurability, including search and exam, are performed solely for the benefit of the Company, and do not create any extra-contractual liability to any person including the insured.