



**Fidelity National Title Insurance Company**

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Fidelity National Title Insurance Company

**OWNERSHIP AND ENCUMBRANCE REPORT**

Order No.: 5239872

Customer Reference: Hanover Cypress Oaks

This will serve to certify that Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Lake County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from January 01, 1938, through May 28, 2015 at 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

A TRACT OF LAND, BEING TRACTS 1, 2, 8, 9, 15 THROUGH 18, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, AND THAT PORTION OF THE LAND BEING THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4, LYING NORTHERLY LINE OF THOSE LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 86, MARSH HAMMOCK PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 49 AND 50, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°13'30" WEST, ALONG THE WEST LINE OF SAID PLAT OF MARSH HAMMOCK PHASE II AND THE WESTERLY LINE OF MARSH HAMMOCK PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 10 AND 11 OF SAID PUBLIC RECORDS, A DISTANCE OF 2088.36 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; SAID POINT ALSO LIES ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID LANDS, THE FOLLOWING COURSES; THENCE RUN SOUTHWESTERLY, ALONG SAID NORTHERLY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2830.08 FEET, A CENTRAL ANGLE 05°54'38", AN ARC LENGTH OF 291.95 FEET, A CHORD LENGTH OF 291.82 FEET AND A CHORD BEARING OF SOUTH 55°24'21" WEST; THENCE NON-TANGENT TO SAID CURVE RUN SOUTH 52°15'11" WEST, 317.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 10.79 FEET, A CENTRAL ANGLE 34°13'29", AN ARC LENGTH OF 6.45 FEET, A CHORD LENGTH OF 6.35 FEET AND A CHORD BEARING OF SOUTH 24°02'51" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 41°09'35" EAST, 10.48 FEET; THENCE RUN NORTH 47°34'25" EAST, 2.97 FEET; THENCE RUN SOUTH 45°01'57" EAST, 14.85 FEET; THENCE RUN SOUTH 06°56'09" WEST, 4.93 FEET; THENCE RUN SOUTH 42°18'08" EAST, 4.45 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THAT CERTAIN STATUTORY QUITCLAIM DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4183, PAGE 1564, SAID PUBLIC RECORDS; THENCE RUN SOUTH 52°01'22" WEST, ALONG SAID NORTHERLY LINE, 20.43 FEET TO A POINT LYING ON THE EASTERLY LINE OF

AFORESAID LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS; SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN ALONG SAID EASTERLY AND NORTHERLY LINE OF SAID LANDS, THE FOLLOWING COURSES; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 45.77 FEET, A CENTRAL ANGLE OF 88°06'29", AN ARC LENGTH OF 70.38 FEET, A CHORD LENGTH OF 63.65 FEET AND A CHORD BEARING OF NORTH 81°35'34" WEST; THENCE NON-TANGENT TO SAID CURVE, RUN SOUTH 52°37'05" WEST, 145.94 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 00°13'45" EAST, ALONG SAID WEST LINE, 593.33 FEET TO A POINT LYING ON THE SOUTH LINE OF TRACT 18, OF AFORESAID GROVELAND FARMS; THENCE RUN NORTH 89°34'02" WEST, ALONG THE SOUTH LINE OF SAID TRACT 18 AND THE SOUTH LINE OF TRACT 17 OF SAID PLAT OF GROVELAND FARMS, 1332.33 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 00°15'40" EAST, ALONG SAID WEST LINE, 658.53 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 9 OF SAID PLAT OF GROVELAND FARMS; THENCE RUN NORTH 89°47'26" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, AND THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 660.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 9, ALSO BEING THE SOUTHEAST CORNER OF THE PROPOSED PLAT OF MARINA DEL REY - PHASE 2; THENCE RUN NORTH 00°15'24" EAST, ALONG THE WEST LINE OF SAID TRACT 9 AND THE WEST LINE OF TRACT 8 OF SAID PLAT OF GROVELAND FARMS, ALSO BEING THE EAST LINE OF THE PROPOSED PLAT OF MARINA DEL REY - PHASE 2, A DISTANCE OF 1317.72 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 89°44'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 660.32 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE RUN SOUTH 89°47'56" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 (AS MONUMENTED), 1331.23 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN SOUTH 89°42'24" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 (AS MONUMENTED), SAID LINE ALSO BEING THE SOUTH LINE OF TRACT "B" OF AFORESAID PLAT OF MARSH HAMMOCK PHASE II, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Hanover Cypress Oaks, LLC, a Florida limited liability company

By virtue of Warranty Deed recorded in Official Records Book 4422, Page 2059, Public Records of Lake County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. Mortgage and Security Agreement by Hanover Cypress Oaks, LLC, a Florida limited liability company, in favor of Hanover Funding, LLC, a Florida limited liability company, recorded October 17, 2014 in Official Records Book 4540, Page 1219, Public Records of Lake County, Florida. As to all Parcels.

2. Notice of Commencement recorded March 20, 2015 in Official Records Book 4599, Page 1908, Public Records of Lake County, Florida.
3. Matter set forth on the plat of Groveland Farms recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida. As to Parcels 1, part of 2, and 3.
4. Easement in favor of Florida Public Service Company recorded July 7, 1926 in Miscellaneous Book 8, Page 517, Public Records of County, Florida. A part of Parcel 2.
5. Reservation for Road Right of Way contained in Deed No. 440 by the State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida recorded November 28, 2941 in Deed Book 195, Page 510, Public Records of Lake County, Florida. As to Parcel 1.
6. Easement in favor of Florida Power Corporation recorded January 2, 1951 in Deed Book 306, Page 471; Easement in favor of Florida Power Corporation recorded January 2, 1951 in Deed Book 306, Page 482; Partial Release of Easement and Amendment and Restatement of Easement recorded March 25, 2014 in Official Records Book 4456, Page 204, Public Records of Lake County, Florida. As to all Parcels.
7. Distribution Easement in favor of Florida Power Corporation recorded April 7, 1989 in Official Records Book 1006, Page 1311, Public Records of Lake County, Florida. As to Parcel 4.
8. Ordinance 2004-01-03 recorded October 13, 2011 in Official Records Book 4083, Page 21, as to Parcels 1, 4, and part of 2 and believe legal to be in error and should include Parcel 3; and Ordinance 2004-01-04 recorded October 13, 2011 in Official Records Book 4083, Page 24, as to Parcels the remainder of Parcel 2, Public Records of Lake County, Florida.
9. Ordinance 2013-09-18 recorded November 7, 2013 in Official Records Book 4400, Page 2081; Amended by Ordinance 2014-01-01 recorded March 26, 2014 in Official Records Book 4456, Page 1636; Amended by Ordinance 2014-08-09 recorded September 16, 2014 in Official Records Book 4527, Page 1036, Public Records of Lake County, Florida. As to all Parcels (although the legal on Parcel 3 is incorrect.)

Note shown for information only: Resolution No. 2005-158, vacating Jack Underwood Rd recorded October 6, 2005 in Official Records Book 2970, Page 304, Public Records of Lake County, Florida.

Note: Taxes are paid through 2014 under the following Tax Parcel Numbers and Alternate Key Numbers:

01-22-24-3801-001-00000, Key 1061946, as to Parcel 1  
01-22-24-3801-017-00000, Key 1762405, as to Parcel 2  
01-22-24-0002-000-02900, Key 1303320, as to Parcel 2  
01-22-24-3905-008-00000, Key 1061954, as to Parcel 3  
15-22-25-0002-000-02800, Key 1025222, as to Parcel 4.

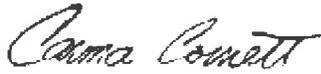
Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843, the liability Fidelity National Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of \$1,000.00.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused this Report to be issued in accordance with its By-Laws.

Fidelity National Title Insurance Company



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Carma Cornett