



August 3, 2016

Addressee: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

PLAT CERTIFICATION REPORT

Revised: Justin Lippard - August 3, 2016 - Revision No. 2

Proposed Plat of: Eagle Pointe Phase IV

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of Public Records of Lake County, Florida, through July 27, 2016 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of:

Hanover Eagle Pointe, LLC, a Florida limited liability company, by virtue of the Warranty Deed recorded June 23, 2014 in Official Records Book 4492, Page 2222, Public Records of Lake County, Florida.

and

Royal Oak Homes, LLC, a Florida limited liability company, by virtue of the Warranty Deed recorded May 19, 2016 in Official Records Book 4781, Page 1238, Public Records of Lake County, Florida.

The search has revealed the following:

- A. Mortgage and Security Agreement executed by Hanover Eagle Pointe, LLC, a Florida limited liability company, Mortgagor, in favor of Hanover Funding, LLC, a Florida limited liability company, Mortgagee, dated October 10, 2014, in the original principal amount of \$650,000.000, recorded October 17, 2014 in Official Records Book 4540, Page 1202, Public Records of Lake County, Florida.
- B. Notice of Commencement recorded April 20, 2016 in Official Records Book 4768, Page 1607, Public Records of Lake County, Florida.

Other matters of record:

1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Eagle Pointe, Phase I, recorded in Plat Book 59, Pages 36 through 42, inclusive, Public Records of Lake County, Florida.
2. City of Groveland/IGF/AFH Interim Wastewater Treatment Facilities Agreement by and between the City of Groveland, Florida, a municipal corporation; Investment Group of Florida, LLC, a Florida limited liability company and America's First Home, LLP, a Florida limited liability company, recorded May 26, 2006 in Official Records Book 3171, Page 660 and in Official Records Book 3171, Page 674, Public Records of Lake County, Florida.



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3. Declaration of Covenants, Conditions and Restrictions of Eagle Pointe of Groveland recorded July 20, 2006 in Official Records Book 3215, Page 1196 and together with the Amendment and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Eagle Pointe of Groveland recorded June 8, 2012 in Official Records Book 4172, Page 1 and together with the Affidavit of Exhibits recorded June 13, 2012 in Official Records Book 4173, Page 159 and together with the Assignment of Developer's Rights under Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Pointe of Groveland recorded November 2, 2012 in Official Records Book 4234, Page 1951 and together with the Assignment of Developer's Rights under Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Pointe of Groveland recorded April 24, 2013 in Official Records Book 4313, Page 1817 and together with the Supplement to and Partial Assignment of Declarant Rights under Declaration of Covenants, Conditions and Restrictions of Eagle Pointe of Groveland recorded June 23, 2014 in Official Records Book 4492, Page 2240 and together with the Supplement to and Partial Assignment of Declarant Rights under Declaration of Covenants, Conditions and Restrictions of Eagle Pointe of Groveland recorded May 4, 2015 in Official Records Book 4620, Page 201 and together with the Partial Assignment of Declarant Rights, Title and Interests Under Declaration of Covenants, Conditions, Easements and Restrictions of Eagle Pointe recorded May 19, 2016 in Official Records Book 4781, Page 1247, all of the Public Records of Lake County, Florida.
4. Distribution Easement in favor of Florida Power Corporation doing business as Progress Energy Florida, Inc., a Florida corporation, recorded September 7, 2006 in Official Records Book 3254, Page 601, Public Records of Lake County, Florida.
5. Cost Sharing Agreement for Temporary Wastewater Treatment Plan by America's First Home, LLP, a Florida limited liability partnership and Maronda Homes, Inc. of Florida, a Florida corporation, recorded December 26, 2006 in Official Records Book 3333, Page 467, Public Records of Lake County, Florida.
6. Development Agreement and Grant of Easements by and between Eagle Pointe Partners, LLC, a Florida limited liability company and Hanover Eagle Pointe, LLC, a Florida limited liability company, recorded June 23, 2014 in Official Records Book 4492, Page 2226, Public Records of Lake County, Florida.
7. Assignment of Development Rights, Credits and Approvals by and between Eagle Pointe Partners, LLC, a Florida limited liability company, Assignor, and Hanover Eagle Pointe, LLC, a Florida limited liability company, Assignee, recorded June 23, 2014 in Official Records Book 4492, Page 2250, Public Records of Lake County, Florida.
8. Recorded Notice of Environmental Resource Permit recorded October 7, 2014 in Official Records Book 4535, Page 2272, Public Records of Lake County, Florida.
9. Temporary Stormwater Easement Agreement by and between Hanover Eagle Point, LLC, a Florida limited liability company, Grantor, and the City of Groveland, Florida, Grantee, recorded March 5, 2015 in Official Records Book 4593, Page 1174, Public Records of Lake County, Florida.
10. Recorded Notice of Environmental Resource Permit recorded August 14, 2015 in Official Records Book 4666, Page 433, Public Records of Lake County, Florida.



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11. Assignment of Development Rights, Credits, and Approvals by and between Hanover Eagle Pointe 2, LLC, a Florida limited liability company, Assignor, and Royal Oak Homes, LLC, a Florida limited liability company, Assignee, recorded May 19, 2016 in Official Records Book 4781, Page 1241, Public Records of Lake County, Florida.

NOTE: 2015 Real Property Taxes in the gross amount of \$5,808.94 are PAID, under Tax I.D. No. 0922250020-003-00000.

NOTE: 2015 Real Property Taxes in the gross amount of \$8,869.22 are PAID, under Tax I.D. No. 0922250020-002-00002.

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 other similar assurance, nor 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 above addressee only, and it may not be used or relied upon by any other party.

This report may not be used for the purpose of issuing a title insurance commitment or policy. In accordance with Section 627.7843, Florida Statutes the liability the Company may sustain for providing incorrect information in the report shall be the actual loss or damage of the addresses named above, up to a maximum amount of \$1,000.00.

File No.: 5784826

Justin Lippard

By: _____
Justin Lippard – Fidelity National Title Insurance Company



Exhibit "A"

A TRACT OF LAND BEING A PORTION OF PARCELS 1, 2 AND 3, EAGLE POINTE, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 36 THROUGH 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "C", EAGLE POINT PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 51 THROUGH 53 OF SAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE RUN ALONG THE EASTERLY LINE OF PARCEL 3 AND PARCEL 2, OF SAID PLAT OF EAGLE POINT PHASE I, THE FOLLOWING COURSES: THENCE RUN SOUTH 04°16'02" EAST, 119.53 FEET; THENCE RUN SOUTH 10°27'47" WEST, 361.73 FEET; THENCE RUN SOUTH 10°11'22" WEST, 109.86 FEET; THENCE RUN SOUTH 32°01'35" WEST, 166.24 FEET; THENCE RUN SOUTH 32°55'45" WEST, 138.69 FEET; THENCE RUN SOUTH 47°12'22" WEST, 94.92 FEET; THENCE RUN SOUTH 01°15'35" WEST, 105.16 FEET; THENCE RUN SOUTH 21°19'48" WEST, 168.50 FEET; THENCE RUN SOUTH 06°21'34" WEST, 85.66 FEET; THENCE RUN SOUTH 16°46'07" WEST, 20.84 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN NORTH 62°34'58" WEST, 341.52 FEET; THENCE RUN NORTH 27°25'02" EAST, 74.80 FEET; THENCE RUN NORTH 62°34'58" WEST, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 17°34'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 62°34'58" WEST, 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 72°25'02" WEST; THENCE RUN NORTH 62°34'58" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 17°34'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 62°34'58" WEST, 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 72°25'02" WEST; THENCE RUN NORTH 62°34'58" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 17°34'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 62°34'58" WEST, 65.00 FEET TO A POINT LYING ON THE WESTERLY LINE OF AFORESAID PARCEL 2; THENCE RUN NORTH 27°25'02" EAST, ALONG SAID WESTERLY LINE, 50.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF AFORESAID PARCEL 3; THENCE RUN ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 3, THE FOLLOWING COURSES; NORTH 62°34'58" WEST, 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°32'13", AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.03 FEET AND A CHORD BEARING OF NORTH 56°48'51" WEST; THENCE NON-



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TANGENT TO SAID CURVE, RUN NORTH 27°25'02" EAST, 303.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 10°56'33", AN ARC LENGTH OF 105.04 FEET, A CHORD LENGTH OF 104.88 FEET AND A CHORD BEARING OF NORTH 21°56'45" EAST; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 27°25'02" EAST, 125.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°28'45", AN ARC LENGTH OF 154.35 FEET, A CHORD LENGTH OF 152.66 FEET AND A CHORD BEARING OF NORTH 12°40'40" EAST TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 33°30'56", AN ARC LENGTH OF 49.72 FEET, A CHORD LENGTH OF 49.02 FEET AND A CHORD BEARING OF NORTH 66°54'46" EAST TO THE POINT OF TANGENCY; SAID POINT LIES ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF AFORESAID PLAT OF EAGLE POINT PHASE II; THENCE RUN ALONG SAID WESTERLY EXTENSION THEREOF AND THE SOUTHERLY LINE OF SAID PLAT OF EAGLE POINT PHASE II, THE FOLLOWING COURSES; THENCE RUN NORTH 83°40'14" EAST, 52.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°45'32", AN ARC LENGTH OF 41.35 FEET, A CHORD LENGTH OF 36.79 FEET AND A CHORD BEARING OF SOUTH 48°57'00" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 02°32'47", AN ARC LENGTH OF 18.89 FEET, A CHORD LENGTH OF 18.89 FEET AND A CHORD BEARING OF SOUTH 00°17'50" EAST; THENCE RUN SOUTH 89°01'27" EAST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 03°29'59", AN ARC LENGTH OF 29.01 FEET, A CHORD LENGTH OF 29.01 FEET AND A CHORD BEARING OF NORTH 00°46'26" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°11'40", AN ARC LENGTH OF 37.61 FEET, A CHORD LENGTH OF 34.16 FEET AND A CHORD BEARING OF NORTH 40°34'24" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 83°40'14" EAST, 200.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°43'02", AN ARC LENGTH OF 40.46 FEET, A CHORD LENGTH OF 36.18 FEET AND A CHORD BEARING OF SOUTH 49°58'15" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 01°31'40", AN ARC LENGTH OF 19.33 FEET, A CHORD LENGTH OF 19.33 FEET AND A CHORD BEARING OF SOUTH 02°50'54" EAST; THENCE RUN NORTH 87°54'56" EAST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 01°52'04", AN ARC LENGTH OF 25.26 FEET, A CHORD LENGTH OF 25.26 FEET AND A CHORD BEARING OF NORTH 03°01'05" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°37'21", AN ARC LENGTH OF 38.23 FEET, A CHORD LENGTH OF 34.61 FEET AND A CHORD BEARING OF NORTH 39°51'33" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 83°40'14" EAST, 200.14 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY,



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ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°54'06", AN ARC LENGTH OF 40.10 FEET, A CHORD LENGTH OF 35.94 FEET AND A CHORD BEARING OF SOUTH 50°22'43" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 01°05'29", AN ARC LENGTH OF 19.52 FEET, A CHORD LENGTH OF 19.52 FEET AND A CHORD BEARING OF SOUTH 03°52'55" EAST; THENCE RUN NORTH 86°39'49" EAST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1075.00 FEET, A CENTRAL ANGLE OF 02°46'19", AN ARC LENGTH OF 52.01 FEET, A CHORD LENGTH OF 52.00 FEET AND A CHORD BEARING OF SOUTH 01°57'02" EAST; THENCE RUN NORTH 89°26'08" EAST, RADIAL TO SAID CURVE, 256.31 FEET TO THE POINT OF BEGINNING.



LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.