



William N. Asma
bill.asma@asmapa.com

C. Nick Asma
nick.asma@asmapa.com

July 31, 2015

City of Groveland
156 S. Lake Ave.
Groveland, FL 34736

RE: Lake Douglas Preserve

TITLE OPINION

This firm has obtained a search of the Public Records of Lake County, Florida from Old Republic National Title Insurance Company (File No. 12-2015-184799A1) through July 23, 2015 at 11:00 pm, for the property described in the attached Exhibit "A" (the "Property"). Based on that title search, this firm certifies that as of July 23, 2015 @ 11:00 p.m.:

(a) RECORD OWNER. The record Owner ("Record Owner") of the Property is:

R & J Groveland, LLC, a Florida limited liability company

(b) RECORDED MORTGAGES. The Property is encumbered by the following mortgage liens:

Mortgage and Security Agreement securing an obligation in the amount of \$1,250,000.00 from R & J Groveland, LLC, a Florida limited liability company to United Legacy Bank, a division of National Bank of Commerce, dated June 25, 2015 and recorded July 1, 2015 in Official Records Book 4645, Page 2382, Public Records of Lake County, Florida. The obligation secured by this Mortgage and Security Agreement is also secured by the following:

- (1) Collateral Assignment of Leases and Rents executed by R & J Groveland, LLC, a Florida limited liability company to United Legacy Bank, a division of National Bank of Commerce dated June 25, 2015 and recorded July 1, 2015 in Official Records Book 4645, Page 2395, Public Records of Lake County, Florida; and
- (2) Collateral Assignment of Construction and Development Agreements, Purchase Agreements, Leases, Rents, Deposits, Construction Contracts, Plans and Other Development Rights executed by R & J Groveland, LLC, a Florida limited liability company to United Legacy Bank, a division of National Bank of Commerce dated

(3) June 25, 2015 and recorded July 1, 2015 in Official Records Book 4645, Page 2405, Public Records of Lake County, Florida; and

(4) Uniform Commercial Code Financing Statement executed by R & J Groveland, LLC, a Florida limited liability company in favor of United Legacy Bank, a division of National Bank of Commerce recorded July 1, 2015 in Official Records Book 4645, Page 2411, Public Records of Lake County, Florida; and

(c) OTHER PROPERTY LIENS.

(1) Notice of Commencement, executed by R & J Groveland, LLC for improvements to be made under the contractor T.D. Thomson Construction Co. Inc. dated June 25, 2015 and recorded July 1, 2015 in Official Records Book 4645, Page 2417, Public Records of Lake County, Florida.

(d) TAXES.

(1) On January 1, 2015, the Property became subject to real property taxes for that calendar year, although they will not be due and payable until the following November 1.

(e) EASEMENTS AND OTHER MATTERS. Title to the Property is also subject to the following matters:

- (1) All matters contained on the Plat of Groveland Farms, as recorded in Plat Book 2, Page 10, Public Records of Lake County, Florida.
- (2) Easement in favor of City of Clermont recorded in O.R. Book 794, Page 127, Public Records of Lake County, Florida.
- (3) Interim Wastewater Treatment Facilities Agreement recorded in O.R. Book 3034, Page 1779, Public Records of Lake County, Florida.
- (4) Pioneer Utility Agreement recorded in O.R. Book 3394, Page 509, Public Records of Lake County, Florida.
- (5) Ordinance 2009-03-15 recorded in O.R. Book 3810, Page 1209, Public Records of Lake County, Florida.
- (6) Ordinance 2013-10-21 recorded in O.R. Book 4400, Page 2085, Public Records of Lake County, Florida.
- (7) Ordinance 2013-10-21 recorded in O.R. Book 4416, Page 1772, Public Records of Lake County, Florida.

- (8) Ordinance 2013-10-21 recorded in O.R. Book 4488, Page 2336, Public Records of Lake County, Florida.
- (9) Ordinance 2013-10-21 recorded in O.R. Book 4507, Page 1569, Public Records of Lake County, Florida.
- (10) Ordinance 2014-10-12 recorded in O.R. Book 4540, Page 232, Public Records of Lake County, Florida.
- (11) Access and Utility Easement recorded in O.R. Book 4655, Page 411, Public Records of Lake County, Florida.
- (12) Rights of the lessees under unrecorded leases.

This opinion is given as an inducement for acceptance of the Record Owners' Operating Permit Application. This opinion certifies only the information expressly set forth above. We render no opinions with respect to other matters. Further, we render no opinion with respect to any matters that are not disclosed in the Official Records of Lake County, Florida. Finally, we render no opinions regarding claims, rights, or interests of, or arising from, any third-parties who may be possessing or using the Property or portions of it. The person signing this opinion is an attorney-at-law licensed in Florida.

Sincerely,



C. Nick Asma, Esquire

:CNA

Cc: Randy June

Exhibit "A"
Legal Description

DESCRIPTION:

THAT PART OF TRACTS 39 AND 40 LYING SOUTH OF HIGHWAY 50, AND ALL OF TRACTS 41 AND 42, SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH;

THE VACATED 12 FOOT RIGHT OF WAY ALONG THE WEST SIDE OF TRACTS 39 AND 42 LYING SOUTH OF HIGHWAY 50, SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.