

CITY OF GROVELAND, FLORIDA

OPINION OF TITLE

(Cascades of Groveland – Phase 5)

To: City of Groveland, a political subdivision of the State of Florida:

With the understanding that this Opinion of Title is furnished to CITY OF GROVELAND, FLORIDA, as an inducement for execution of a plat (the “**Plat**”) covering the real property described on **Exhibit “A”** attached (the “**Property**”), it is hereby certified that we have examined Chicago Title Insurance Company Plat Certification Report No. 5208646 (the “**Report**”), with an effective date of January 15, 2016 at 8:00 a.m.

Basing our opinion on the above-referenced Report, we are of the opinion that on the last mentioned date, the fee simple title to the Property was vested in **SHEA HOMES ACTIVE ADULT, LLC, a Delaware limited liability company**.

Subject to the following encumbrances, liens and other exceptions:

RECORDED MORTGAGES:

None

RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

None

GENERAL EXCEPTIONS:

1. Taxes for 2016 and subsequent years.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics or materialmen’s liens.
5. Zoning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS:

1. Easement(s) in favor of Florida Power Corp. set forth in instrument(s) recorded in Deed Book 306, Page 485, as affected by Partial Releases recorded in Official Records Book 1350, Page 351 and Official Records Book 1697, Page 590. (Legal Description Illegible)

2. Ordinance recorded December 27, 2001 in Official Records Book 2047, Page 2175.

3. **Intentionally Deleted.**

4. City of Groveland Utility System Residential Developer's Service Agreement, Contract No. R-04-02, in favor of City of Groveland, FL, recorded in Official Records Book 2600, Page 1712, as assigned by that certain Assignment recorded in Official Records Book 2700, Page 1745, together with amendments, recorded in Official Records Book 2798, Page 1492 and Official Records Book 2806, Page 962 and as affected by Quit Claim Bill of Sale recorded in Official Records Book 3917, Page 968, including but not limited to, Water Impact Fees contained in said Agreement.

5. Unrecorded Impact Fee Agreement in favor of Lake County, Florida, Regarding North/South Collector Road attached to and as affected by Assignment of Impact Fee Agreement recorded February 7, 2005 in Official Records Book 2753, Page 509 and as further affected by Quit Claim Bill of Sale recorded in Official Records Book 3917, Page 968.

6. Easement(s) granted to Lake County for outfall and drainage ditches, recorded in Official Records Book 2868, Page 173.

7. Declaration of Restrictions and Protective Covenants for the Cascades of Groveland recorded in Official Records Book 2808, Page 2344, together with amendments and/or supplements, recorded in Official Records Book 2820, Page 707; Official Records Book 2951, Page 1089; Official Records Book 2989, Page 2394; Official Records Book 3801, Page 386; Official Records Book 3898, Page 1493; Official Records Book 3898, Page 1501; Official Records Book 3957, Page 471; Official Records Book 4129, Page 2104; Official Records Book 4532, Page 2174; and any subsequent amendments thereto. Together with modification by that certain Agreed Order and Final Judgment recorded in Official Records Book 4055, Page 1; together with that certain Quit Claim Assignment for Developer's Rights as attached to that certain Affidavit recorded in Official Records Book 3917, Page 1135; and together with Assignment of Development Rights recorded in Official Records Book 4568, Page 1121.

8. By-Laws of The Cascades of Groveland Homeowners Association, Inc., recorded in Official Records Book 2808, Page 2381, together with amendments, as recorded in Official Records Book 3898, Page 1489 and Official Records Book 3957, Page 475, and any subsequent amendments thereto.

9. Articles of Incorporation for The Cascades of Groveland Homeowners' Association, Inc., recorded April 15, 2005 in Official Records Book 2808, Page 2392, and any subsequent amendments thereto.

10. Lake County Resolution No. 2005-33, recorded April 25, 2005 in Official Records Book 2817, Page 270.

11. Easement(s) granted to Groveland Services, LLC, recorded in Official Records Book 3005, Page 1472.

12. Notice of Establishment of the Cascades at Groveland Community Development District, recorded December 30, 2005 in Official Records Book 3048, Page 699.

13. Cascades at Groveland Community Development District Notice of Imposition of Special Assessments, recorded April 18, 2006 in Official Records Book 3138, Page 622.

14. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded June 6, 2006 in Official Records Book 3178, Page 1543.

15. Notice of Collection Agreement For Special Assessments given by and between the Cascades at Groveland Community Development District, Levitt and Sons of Lake County, LLC and Rizzetta & Company, Inc., recorded July 31, 2006 in Official Records Book 3223, Page 2334, regarding the District issuing Capital Improvement Revenue Bonds, Series 2006, in the aggregate principal amount of \$5,600,000.00.

16. Impact Fee Agreement Between City of Groveland and MFS Cascades, LLC, a Delaware limited liability company dated December 21, 2010 and recorded December 30, 2010 in Official Records Book 3987, Page 1115.

17. Ordinance 2002-09-40 by the City of Groveland recorded in Official Records Book 4081, Page 743; Ordinance 2002-09-41 recorded in Official Records Book 4085, Page 1891; Ordinance 2006-02-09 recorded in Official Records Book 4085, Page 2399; and Ordinance 2013-12-27 in Official Records Book 4428, Page 733.

18. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by The Cascades at Groveland Community Development District recorded February 26, 2014 in Official Records Book 4445, Page 1728.

19. Distribution Easement between MFS Cascades, LLC, a Delaware limited liability company and Duke Energy Florida, Inc., d/b/a Duke Energy, a Florida corporation recorded July 22, 2014 in Official Records Book 4504 Page 1649, corrected in Official Records Book 4523, Page 832, affected by Release of Easement recorded in Official Records Book 4523, Page 862 (Exhibit "A" missing).

20. Unrecorded License Agreement for reclamation activities dated April 26, 2010 by and between Bank of America, N.A. and Hyponex Corporation.

21. Owner/Developer/Builder Agreement recorded May 5, 2015 in Official Records Book 4620, Page 1375.

22. Ordinance No. 2015-09-30 recorded September 25, 2015 in Official Records Book 4684, Page 1861.

23. Recorded Notice of Environmental Resource Permit recorded December 22, 2015 in Official Records Book 4720, Page 696.

24. Notice of Commencement recorded December 8, 2015 in Official Records Book 4714, Page 261.

25. Notice of Commencement recorded December 21, 2015 in Official Records Book 4719, Page 1369.

All book and page numbers refer to the Public Records of Lake County, Florida.

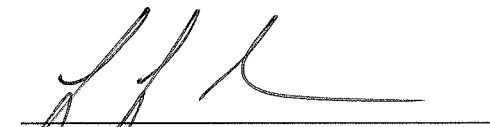
None of the exceptions above will restrict the use of the Property for the purposes set forth in the Plat.

I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 10th day of February, 2016.

GREENBERG TRAUIG, P.A.


By:


Laurie L. Gildan
Florida Bar No. 510505

Address:
777 South Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10th day of February, 2016, by Laurie L. Gildan who is personally known to me.


Notary Public
Christine Royce
Print Name

My Commission Expires:

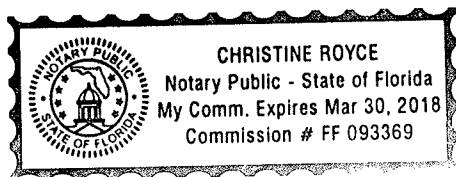


EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST, AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT C, CASCADES OF GROVELAND - PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 82-86, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N44°08'34"E, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT C, A DISTANCE OF 1836.82 FEET TO THE SOUTHWEST CORNER OF TRACT G, THE CASCADES OF GROVELAND - PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 17-31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°27'44"E, ALONG THE SOUTH LINE OF SAID TRACT G, A DISTANCE OF 725.16 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 35; THENCE S00°37'15"W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1333.52 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S00°33'07"W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 35, A DISTANCE OF 1337.63 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°26'53"W, A DISTANCE OF 440.00 FEET; THENCE S00°33'07"W, A DISTANCE OF 117.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'54", A CHORD BEARING OF S44°41'50"E AND A CHORD DISTANCE OF 35.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.49 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S01°03'01"W, A DISTANCE OF 50.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°30'06", A CHORD BEARING OF S45°18'10"W AND A CHORD DISTANCE OF 35.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.05 FEET TO THE POINT OF TANGENCY; THENCE S00°33'07"W, A DISTANCE OF 95.22 FEET; THENCE N89°56'47"W, A DISTANCE OF 50.00 FEET; THENCE S00°33'07"W, A DISTANCE OF 45.46 FEET; THENCE N89°56'47"W, A DISTANCE OF 1307.41 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE S12°13'23"E, A DISTANCE OF 61.40 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE S09°25'52"E, A DISTANCE OF 39.65 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE S01°32'21"E, A DISTANCE OF 50.02 FEET; THENCE S00°03'13"W, A DISTANCE OF 142.81 FEET; THENCE N89°36' 40"W, A DISTANCE OF 51.18 FEET; THENCE S00°23'20"W, A DISTANCE OF 120.00 FEET; THENCE S16°47'28"W, A DISTANCE OF 52.12 FEET; THENCE S00°23'20"W, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 35; THENCE N89°36'40"W, ALONG SAID SOUTH LINE, A DISTANCE OF 142.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST; THENCE N89°45'38"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 617.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHERRY LAKE BOULEVARD (ALSO KNOWN AS WILSON LAKE PARKWAY), AS DESCRIBED IN OFFICIAL RECORDS BOOK 2868, PAGES 164-172 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES; N00°00'07"W, A

DISTANCE OF 15.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 30°23'34", A CHORD BEARING OF N15°11'40"E AND A CHORD DISTANCE OF 346.01 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 350.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 06°43'40", A CHORD BEARING OF N27°01'37"E AND A CHORD DISTANCE OF 86.84 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.89 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S66°20'13"E, A DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 26°52'09", A CHORD BEARING OF N10°13'42"E AND A CHORD DISTANCE OF 350.83 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 354.06 FEET TO A POINT ON A RADIAL LINE; THENCE DEPARTING SAID CURVE, RUN S86°47'38"W, ALONG SAID RADIAL LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 23°26'51", A CHORD BEARING OF N14°55'48"W AND A CHORD DISTANCE OF 300.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 302.83 FEET TO THE POINT OF TANGENCY; THENCE N26°39'13"W, A DISTANCE OF 390.42 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S89°56'47"E, A DISTANCE OF 558.63 FEET; THENCE N22°17'18"W, A DISTANCE OF 120.67 FEET; THENCE N64°44'39"E, A DISTANCE OF 54.05 FEET; THENCE N59°01'16"E, A DISTANCE OF 60.57 FEET; THENCE N64°16'04"E, A DISTANCE OF 50.46 FEET; THENCE N61°17'31"E, A DISTANCE OF 32.06 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 34; THENCE N00°17'41"E, ALONG SAID EAST LINE, A DISTANCE OF 1073.50 FEET TO THE POINT OF BEGINNING.