

First American Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: 21-0736.7 KN

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 Commitment 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.
 - a. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Southwest District Transportation Improvement Agreement as set forth in instrument recorded in Book 4068, Page 2380 and in Book 4082, Page 493, together with Assignment of Contract Rights and Acknowledgment of Merger Southwest District Transportation Agreement recorded in Book 4318, Page 2275.
5. Notice of Establishment of the Celebration Pointe Community Development Distric No. 1 recorded in Book 4163, Page 2332, as expanded by instrument recorded in Book 4260, Page 465 and by instrument recorded in Book 4476, Page 1320.
6. Recorded Notice of Environmental Resource Permit recorded in Book 4276, Page 1.
7. ~~Declaration of Covenants Imposing and Implementing the Celebration Pointe Public User Fee recorded in Book 4317, Page 415, as amended by instruments recorded in Book 4537, Page 838 and in Book 4542, Page 1345.~~
8. ~~Declarations of Consent to Jurisdiction of Celebration Pointe Community Development District No. 1 and Imposition of Special Assessments recorded in Book 4318, Page 2279, in Book 4334, Page 1152, in Book 4551, Page 2086, together with True-Up and Payment Agreement recorded in Book 4518, Page 647 and Mortgagee Special Assessment Acknowledgment recorded in Book 4518, Page 853.~~
9. Collateral Assignment and Assumption of Development and Contract Rights relating to the Celebration Pointe Community Development District No. 1 recorded in Book 4325, Page 1795, as amended and restated by instrument recorded in Book 4529, Page 1136.
10. Recorded Notice of Environmental Resource Permit recorded in Book 4330, Page 404.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

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AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-II (Continued)

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11. Easement granted to City of Gainesville, Florida, d/b/a Gainesville Regional Utilities (GRU), a municipal corporation by instrument recorded in Book 4349, Page 1870.
12. Declaration of Covenants, Conditions and Restrictions recorded in Book 4379, Page 2401, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
13. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 4396, Page 785, as modified by First Amendment to Master Declaration of Easements, Covenants and Restrictions recorded in Book 4474, Page 1656, Second Amendment to Master Declaration of Easements, Covenants and Restrictions recorded in Book 4601, Page 851, Third Amendment to Master Declaration of Easements, Covenants and Restrictions recorded in Book 4727, Page 1548 and Fourth Amendment to Master Declaration of Easements, Covenants and Restrictions recorded in Book 4732, Page 959 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
14. Easement granted to BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a AT&T Southeast by instrument recorded in Book 4412, Page 696.
15. Utility Relocation Agreement as set forth in instrument recorded in Book 4444, Page 880.
16. UCC-1 (Financing Statement) from Celebration Pointe Holdings, LLC, a Florida limited liability company to State of Florida Department of Transportation recorded December 12, 2014 in Book 4318, Page 2274, as continued by instrument recorded in Book 4732, Page 1972.
17. Interlocal Agreement Between Alachua County and Celebration Pointe Community Development District No. 1 as set forth in instrument recorded in Book 4452, Page 2147.
18. Zoning Rights Agreement as set forth in instrument recorded in Book 4742, Page 1057, as re-recorded in Book 4747, Page 642.
19. The maximum liability under this policy is presently limited to the value of the land but will increase to include the actual cost of improvements erected thereon, in good faith and fully paid for, not to exceed the Amount of Insurance. (as to Owner's Policy only)

NOTE: All of the recording information contained herein refers to the Public Records of Alachua County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

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