

TITLE OPINION

CHIPLEY STREET RIGHT-OF-WAY, TOGETHER WITH LOT 9, BLOCK 396 AND LOT 16, BLOCK 380, ALL WITHIN MARCO BEACH UNIT TWELVE, AS RECORDED IN PLAT BOOK 6, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

This title opinion is provided pursuant to Section 30-581(aa)(2), City of Marco Island Land Development Code, to:

The City Council of the City of Marco Island
50 Bald Eagle Drive
Marco Island, FL 34145

I, Zachary W. Lombardo, am an attorney licensed to practice in the State of Florida, and I have this 24th day of September, 2025 examined title to the following property:

SEE ATTACHED EXHIBIT "A"

evidenced by the warranty deed recorded in the Official Records of Collier County, Book 2790, Page 1435 (the "Roman/Shockley Parcel"); the warranty deed recorded in the Official Records of Collier County, Book 5275, Page 528 (the "Doolan Parcel"); and the plat recorded in the Official Records of Collier County, Plat Book 6, Page 87 (the "Chipley Street Parcel").

Based solely upon our examination of the foregoing, and assuming the accuracy of the information contained therein, it is our opinion that:

The record title to the above-described properties is vested:

The Doolan Parcel: Joseph S. Doolan and Fabiola E. Ruiz-Doolan, husband and wife, by Warranty Deed recorded at Official Records Book 5275, page 528, of the Public Records of Collier County, Florida. The Doolan Parcel directly abuts the Chipley Street Parcel to the West.

The Roman/Shockley Parcel: Charlette I. Roman and Linda J. Shockley, as joint tenants with full rights of survivorship, by Warranty Deed recorded at Official Records Book 2790, Page 1435, of the Public Records of Collier County, Florida. The Roman/Shockley

Parcel directly abuts the Chipley Street Parcel to the East.

The Chipley Street Parcel: In the plat of Marco Beach Unit Twelve recorded at Plat Book 6, page 87, of the Public Records of Collier County, Florida, the Chipley Street Parcel is dedicated to the use of the public.

Said record title holders have a fee simple title thereto pursuant to the above deeds and plat.

Not covered in this Title Opinion are: rights of parties under unrecorded purchase agreements or leases, if any; and facts that might be disclosed by an accurate survey or personal inspection of the property.

Respectfully submitted,

WOODWARD, PIRES & LOMBARDO,
P.A.

By: _____

Zachary W. Lombardo, Esq.
Florida Bar No. 117530
3200 Tamiami Trail North
Suite 200
Naples, Florida 34103

EXHIBIT "A"

The Chipley Street Parcel:

CHIPLEY STREET RIGHT-OF-WAY, MARCO BEACH UNIT TWELVE, AS RECORDED IN PLAT BOOK 6, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 380, MARCO BEACH UNIT TWELVE, AS RECORDED IN PLAT BOOK 6, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA THENCE ALONG THE BOUNDARY OF SAID LOT 16, BLOCK 380 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) SOUTH $01^{\circ}10'18''$ WEST, FOR 85.15 FEET; (2) SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $43^{\circ}49'42''$ EAST FOR 35.36 FEET; THENCE DEPARTING SAID BOUNDARY, NORTH $88^{\circ}49'42''$ WEST, FOR 110.00 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF LOT 9, BLOCK 396, SAID MARCO BEACH UNIT TWELVE, ALSO BEING THE CUSP OF A CURVE; THENCE ALONG THE BOUNDARY OF SAID LOT 9, BLOCK 396 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $46^{\circ}10'18''$ EAST FOR 35.36 FEET; (2) NORTH $01^{\circ}10'18''$ EAST, FOR 85.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 BLOCK 396; THENCE ALONG THE NORTH LINE OF SAID MARCO BEACH UNIT TWELVE, SOUTH $88^{\circ}49'42''$ EAST, FOR 60.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 6,877 SQUARE FEET, MORE OR LESS.

The Doolan Parcel:

Lot 9, Block 396, Marco Beach Unit Twelve, a subdivision according to the plat thereof, as recorded in Plat Book 6, pages 87 through 91, inclusive, Public Records of Collier County, Florida.

The Roman/Shockley Parcel:

Lot 16, Block 380, MARCO BEACH UNIT TWELVE, a subdivision according to the map or plat thereof recorded in Plat Book 6, at page(s) 87 – 91, of the Public Records of Collier County, Florida.