

TITLE OPINION

I, Valerie S. Litschgi, am an attorney in good standing and licensed to practice in the State of Florida and I have this 26 day of October, 2021 examined title to the Real Property legally described below (the "Property"), evidenced by the Fidelity National Title Insurance Company Plat Property Information Report, Order No. 9596343 (the "Report"), covering the period up to October 6, 2021, at the hour of 8:00 am, inclusive, covering the Property, hereinafter described as the following:

TRACT "A" OF A REPLAT OF TRACT "L", MARCO BEACH UNIT SIX, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 55 AND 56, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

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

As of the effective date of the Report, the record title owners of the Property described and shown on the proposed plat are as follows: Marco Island Hospital, Inc., a Florida not-for-profit corporation, by virtue of that Warranty Deed recorded in Official Records Book 1092, Page 1913, Marco Island Senior Living, LLC, a Florida limited liability company, by virtue of that Warranty Deed recorded in Official Records Book 5947, Page 627, and Kenneth D. Goodman, as Trustee of the Marco Park Trust dated February 10, 2020, by virtue of that Warranty Deed recorded in Official Records Book 5947, Page 632, all of the Public Records of Collier County, Florida, all as their interests appear.

Said record title owners have a fee simple title interest thereto, however, subject to the following encumbrances or qualifications:

1. Notice of Commencement recorded April 11, 2021, in Official Records Book 5925, Page 3368, Public Records of Collier County, Florida, as affected by that Affidavit recorded in Official Records Book 5990, Page 3139.
2. Plat of A REPLAT OF TRACT L, MARCO BEACH UNIT SIX, recorded in Plat Book 12, Page 55.
3. Boundary Agreement recorded in Official Records Book 532, Page 279, Public Records of Collier County, Florida.
4. Right to Use Easement as recorded in Official Records Book 1483, Page 500, and as amended by the corrective deed recorded in Official Records Book 1760, Page 948, and Assignment of Easements recorded in Official Records Book 3448, Page 2398, together with Assignment Agreement recorded in Official Records Book 3539, Page 1591, all of the Public Records of Collier County, Florida.
5. Resolution No. MWS-82-2 recorded in Official Records Book 965, Page 67, and amended in Official Records Book 1189, Page 1373, as re-recorded in Official

Records Book 1193, Page 311, and Resolution MWS-88-4 recorded in Official Records Book 1372, Page 1579, all of the Public Records of Collier County, Florida.

6. Resolution establishing the Immokalee Area Planning District and the Coastal Area Planning District and declaring the intent of the Board of County Commissioners to enact a comprehensive zoning ordinance for the Coastal Area Planning District of Collier County, recorded in Official Records Book 649, Page 1239, Public Records of Collier County, Florida.

7. Easement in favor of Lee County Electric Cooperative, Inc., recorded in Official Records Book 2510, Page 477, Public Records of Collier County, Florida.

8. Drainage Easement recorded in Official Records Book 1151, Page 154, Public Records of Collier County, Florida.

9. Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 5947, Page 619, Public Records of Collier County, Florida, together with that Consent to Joinder recorded in Official Records Book 5982, Page 2933.

10. Declaration of Easements recorded in Official Records Book 5947, Page 593, Public Records of Collier County, Florida, as re-recorded in Official Records Book 6016, Page 16.

11. Restrictions, Covenants, and Conditions as set forth in Declaration of Restrictions recorded in Official Records Book 784, Page 893, as assigned in Official Records Book 1226, Page 894, amendment in Official Records Book 1844, Page 1771, as further assigned in Official Records Book 2661, Page 2767, as affected by a Notice of Continuation of Declaration of Restrictions in Official Records Book 2024, Page 971, and Official Records Book 2470, Page 655 (as to subject property), Amendment recorded in Official Records Book 5518, Page 2862, as affected by Official Records Book 5575, Page 2958; as may be subsequently amended, Public Records of Collier County, Florida.


12. Easement in favor of Lee County Electric Cooperative, Inc. recorded in Official Records Book 267, Page 540, Public Records of Collier County, Florida (NOTE: Said easement affects prior, underlying platted lands).

13. Park Agreement recorded in Official Records Book 5982, Page 2912, Public Records of Collier County, Florida.

NOTE: 2020 Real Property Taxes are fully exempt and not due, under Tax I.D. No. 57540040007. 2021 Real Property Taxes are not yet due and payable.

Respectfully submitted this 26 day of October, 2021.

BARNETT, KIRKWOOD, KOCH, LONG & FOSTER, P.A.

By: 
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