

PROPERTY INFORMATION REPORT

Order No.: 8048830
Customer Reference Number 10048-0009

Addressee:
Phillips, Hayden & Labbee, LLP
1314 S. Ft. Harrison Ave., Suite A
Clearwater, FL 33756
727-300-1399

Chicago Title Insurance Company has caused to be made a search of the Public Records of Pinellas County, Florida, ("Public Records"), from 04/25/1973, through 11/14/2019 5:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Parcel 1:

Tract "A", A Replat of a Part of Town of Bellair, according to the map or plat thereof as recorded in Plat Book 19, Pages 87 through 90, of the Public Records of Pinellas County, Florida.

Together with that portion of "B" Street as vacated by Official Records Book 5723, page 1026 being more particularly described as follows:

Commence at the Northeastern most corner of said Tract "A"; thence South 00°24'06" East, a distance of 280.40 feet to the Point of Beginning; thence North 89°59'41" East, a distance of 341.00 feet; thence South 00°24'06" East, a distance of 30.00 feet; thence South 89°59'41" West, to a point on the Easterly boundary of said Tract "A" and continuing 341.00 feet; thence North 00°24'06" West, a distance of 30.00 feet to the Point of Beginning.

Less and Except the following:

Beginning at the Southeast corner of said Tract "A"; thence North 89°47'22" West, along the Southerly boundary of said Tract "A" a distance of 13.06 feet; thence leaving said line North 00°01'35" West, a distance of 432.30 feet; thence along the arc of a curve to the right concaved to the Southeast, radius equals 1161.28 feet, arc equals 146.82 feet, chord bearing North 03°35'42" East, a distance of 146.72 feet to a point on the Easterly boundary of said Tract "A"; thence along said line South 00°24'06" East 578.79 feet to the Point of Beginning.

Parcel 2:

Tract "B", A Replat of a Part of Town of Bellair, according to the map or plat thereof as recorded in Plat Book 19, Pages 87 through 90, of the Public Records of Pinellas County, Florida.

Less and Except the following: The East 493.64 feet of the South 130 feet of said Tract "B", according to the map or plat thereof as recorded in Plat Book 19, Pages 87 through 90, of the Public Records of Pinellas County, Florida.

Less and Except that portion as contained in Quit Claim Deed recorded July 30, 1979, in Official Records Book 4889, Page 1987, Public Records of Pinellas County, Florida, being more particularly described as follows:

Parcel A:

Commence at the intersection of the North line of Coe Road (formerly "D" Street) in the Town of Belleair and the concrete seawall along Clearwater Bay, run thence North 32°20'00 East, a distance of 484.70 feet to the Point of Beginning of herein described parcel; from said Point of Beginning, run thence South 88°04'09" East 213.08 feet to a point; thence run South 20°16'27" West, a distance of

39.07 feet to a point; thence North 73°31'00" West, a distance of 34.05 feet to a point; thence run South 80°15'57" West, a distance of 16.64 feet to a point; thence run North 76°11'00" West, a distance of 154.85 feet to the Point of Beginning.

Parcel B:

Commence at the intersection of the North line of Coe Road (formerly "D" Street) in the Town of Belleair and the concrete seawall along Clearwater Bay; run thence North 32°20'00" East, a distance of 484.70 feet to a point; thence run South 88°04'09" East, a distance of 213.08 feet to a point; thence run South 69°53'00" East, a distance of 118.87 feet to the Point of Beginning of herein described parcel; from said Point of Beginning run thence South 32°40'25" East, a distance of 297.29 feet to a point; thence run North 42°38'00" West, a distance of 148.75 feet to a point; thence run North 37°55'29" West, a distance of 15.00 feet to a point; thence run North 37°03'30" West, a distance of 100.02 feet to a point; thence run North 55°59'57" West, a distance of 19.62 feet to a point; thence run North 33°09'26" East, a distance of 46.60 feet to the Point of Beginning.

Less and Except the following: Beginning at the Southeast corner of Belleview Biltmore Villas-Baygreen, as recorded in Condominium Plat Book 36, pages 11 through 28, Public Records of Pinellas County, Florida, said point also being the Point of Beginning; thence North 03°31'08" West, along the boundary of said Belleview Biltmore Villas, a distance of 111.71 feet; thence leaving said line North 82°56'40" East, a distance of 148.95 feet; thence South 89°55'00" East, a distance of 290.00 feet; thence South 00°03'30" West, a distance of 130.00 feet to the North Right-of-Way line of Coe Road (a 60 foot Right-of-Way); thence along said North Right-of-way line, North 89°55'00" West, a distance of 430.83 feet to the Point of Beginning.

All of the above Tract "B" being more particularly described as follows:

Beginning at the Northeasterly most corner of said Tract "B", said point also being on the Westerly Right-of-Way line of Druid Road - Seventh Avenue (a 50 foot Right-of-way); thence along the Easterly boundary of said Tract "B", South 00°03'30" West, a distance of 540.57 feet; thence leaving said line North 89°56'38" West, a distance of 783.66 feet; thence South 82°55'21" West, a distance of 148.80 feet to a point on the Northerly boundary of Belleview Biltmore Villas-Baygreen Condominium as recorded in Condominium Plat Book 36, pages 11 through 28, Pinellas County, Florida; thence along said boundary by the following three (3) courses; 1) North 32°41'56" West, a distance of 298.27 feet; 2) North 69°54'31" West, a distance of 118.87 feet; 3) North 88°05'06" West, a distance of 218.76 feet to a point on a seawall and the Westerly boundary of said Tract "B"; thence North 32°36'58" East, along said boundary 301.94 feet to the Northwesterly corner thereof; thence North 89°47'16" East, along the Northerly boundary of said Tract "B", a distance of 1260.53 feet to the afore described Point of Beginning.

Parcel 3:

A portion of Tract "C" and Tract "D", A Replat of a Part of Town of Bellair, according to the map or plat thereof as recorded in Plat Book 19, Pages 87 through 90, of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Beginning at the Northeasterly most corner of said Tract "D", said point also being on the Southerly Right-of-Way of Belleview Boulevard (a 30 foot half Right-of-Way); thence along said line South 00°40'47" East, a distance of 1094.97 feet to the termination of a 30 foot half Right-of-Way and the beginning of a 39 foot half Right-of-Way; thence South 89°19'13" West, a distance of 9.00 feet to a point on the Westerly Right-of-Way of said Indian Rocks Road (a 39 foot half Right-of-Way); thence along said line South 00°40'47" East, a distance of 879.00 feet; thence South 01°59'28" West, a distance of 571.39 feet; thence South 41°43'49" West, a distance of 145.05 feet to a point on the Northerly Right-of-Way of Bay View Drive (a 60 foot Right-of-Way); thence along said line and beyond North 89°54'46" West, a distance of 3198.80 feet to a point on a concrete seawall; thence along said seawall by the following six (6) courses: 1) along the arc of said curve to the right, concaved to the Southeast, radius 75.92 feet, arc 113.72 feet, chord bearing North 43°33'58" East, a distance of 103.39 feet; 2) South 79°50'42" East, a distance of 52.22 feet; 3) along the arc of a curve to the left, radius of 98.92 feet, arc 139.34 feet, chord bearing North 58°31'34" East, 128.10 feet; 4) North

16°02'30" East, a distance of 951.80 feet; 5) Along the arc of a curve to the left, radius of 904.51 feet, arc 199.19 feet; chord bearing North 10°19'47" East, a distance of 198.79 feet; 6) North 03°25'30" East, a distance of 441.68 feet to the Southwest most corner of Belleview Biltmore Villas South Garden 4 Condominium as recorded in Condominium Plat Book 30, pages 83 through 90, Pinellas County, Florida; thence along the boundary of said Condominium by the following four (4) courses: 1) South 61°26'10" East, a distance of 151.42 feet; 2) North 51°43'30" East, a distance of 235.81 feet; 3) North 06°43'30" East, a distance of 226.75 feet; 4) North 51°43'30" East, a distance of 105.78 to a point on the centerline of an ingress and egress easement (Belleview Blvd), per Official Records Book 4540, pages 2170 through 2178; thence along said centerline by the following nine (9) courses: 1) along the arc of a curve to the left, concaved to the Northeast, radius of 2370.72 feet, arc 210.82 feet, chord bearing South 39°34'44" East, a distance of 210.75 feet; 2) along the arc of a curve to the left, radius of 66.65 feet, arc 67.42 feet, chord bearing South 67°28'45" East, a distance of 64.58 feet; 3) along the arc of a curve to the left, radius of 100.18 feet, arc 65.76 feet, chord bearing North 50°59'00" East, a distance of 64.59 feet; 4) along the arc of a curve to the right, radius of 309.50 feet, arc 203.65 feet, chord bearing North 51°36'53" East, a distance of 200.00 feet; 5) along the arc of a curve to the left, radius of 369.22 feet, arc 202.53 feet, chord bearing North 55°14'31" East, a distance of 200.00 feet; 6) along the arc of a curve to the left, radius of 348.90 feet, arc 176.89 feet, chord bearing North 24°18'05" East, a distance of 175.00 feet; 7) along the arc of a curve to the right, radius of 49.85 feet, arc 99.90 feet, chord bearing North 50°13'11" East, a distance of 84.00 feet; 8) South 89°20'57" East, a distance of 119.40 feet to the centerline of Country Club Lane; 9) along said line South 00°18'37" West, a distance of 116.89 feet; thence leaving said line North 89°41'56" East, a distance of 162.56 feet; thence South 00°06'57" East, a distance of 70.95 feet; thence North 89°44'28" East, a distance of 326.75 feet; thence North 84°22'40" East, a distance of 135.29 feet; thence South 00°44'56" West, a distance of 17.63 feet; thence along the arc of a curve to the left concaved to the Northeast, radius of 300 feet, arc 71.41 feet, chord bearing South 64°25'29" East, a distance of 71.24 feet; thence along the arc of a curve to the left concaved to the North, radius of 95.00 feet, arc 61.98 feet, chord bearing North 82°52'06" East, a distance of 60.89 feet to a point on the Westerly boundary of the aforementioned Tract "D" along said boundary by the following four (4) courses; 1) North 00°45'45" East, a distance of 234.53 feet to a point on the centerline of an ingress and egress easement (Belleview Blvd) as per Official Records Book 4540, pages 2170 through 2178; 2) North 38°02'19" East, a distance of 309.11 feet; 3) North 00°03'30" East, a distance of 33.70 feet; 4) South 89°47'22" East, a distance of 553.52 feet to the afore described Point of Beginning.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Belleview Biltmore Country Club, Inc., a Florida corporation, by virtue of Warranty Deed recorded in Official Records Book 4025, Page [550](#), and Quit Claim Deeds recorded in Official Records Book 4497, Page [371](#), Official Records Book 4889, Page [1987](#), Official Records Book 4889, Page [1990](#), Official Records Book 4889, Page [1992](#), Official Records Book 6395, Page [953](#), and Official Records Book 6395, Page [956](#), Public Records of Pinellas County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. Non-Taxable Agreement Not to Encumber or Transfer Property, recorded February 4, 2002 in Official Records Book 11820, Page [2148](#); Non-Taxable Agreement Not to Encumber or Transfer Property, recorded April 14, 2015 in Official Records Book 18743, Page [2268](#); Non-Taxable Agreement Not to Encumber or Transfer Property, recorded March 23, 2017 in Official Records Book 19562, Page [2134](#); Amended and Restated Double Negative Non-Taxable Agreement Not to Encumber or Transfer Property by and between Belleview Biltmore Country Club Corp., a Florida not for profit corporation, borrower, and SunTrust Bank, lender, recorded May 7, 2019 in Official Records Book 20529, Page [864](#).

We find no open mortgages recorded but evidence of indebtedness to SunTrust Bank is indicated.

2. Notice of Commencement recorded January 28, 2019 in Official Records Book 20409, Page [103](#).
3. Notice of Commencement recorded January 28, 2019 in Official Records Book 20409, Page [105](#).
4. Notice of Commencement recorded March 15, 2019 in Official Records Book 20462, Page [2532](#).
5. Notice of Commencement recorded April 22, 2019 in Official Records Book 20508, Page [2032](#).
6. Notice of Commencement recorded August 7, 2019 in Official Records Book 20644, Page [972](#).
7. Taxes are due for the year 2019 under [tax](#) Parcel No. 21/29/15/06480/000/0100.

OTHER MATTERS:

8. Matters on the plat of Belleair recorded in Plat Book 19, Page [87](#).
9. Mineral Reservations contained in Deed No. 17,668 by the Trustees of the Internal Improvement Fund in favor of Bellevue-Griswold Hotel Company recorded August 30, 1926 in Deed Book 458, Page [536](#).
10. Easement for Storm Sewer recorded March 1, 1960 in Official Records Book 841, Page [627](#).
11. Easement in favor of Florida Power Corporation recorded August 31, 1972 in Official Records Book 3868, Page [124](#).
12. Memorandum of Agreement recorded February 27, 1973 in Official Records Book 3997, Page [1820](#).
13. Easement in favor of Florida Power Corporation recorded April 10, 1973 in Official Records Book 4014, Page [1721](#).
14. Certificate of Approval of Site Plan and Permanent Commitment for RPD, Residential Planned District recorded June 6, 1974, in Official Records Book 4180, Page [1209](#); Amendment No. 1 recorded June 3, 1976 in Official Records Book 4418, Page [1095](#); Amendment No. 2 Amendment recorded June 3, 1976 in Official Records Book 4418, Page [1101](#); No. 12 recorded September 8, 2005 in Official Records Book 14586, Page [2577](#), and any other amendments thereto.
15. Bill of Sale to Sewer and Water Distribution Systems and Easement recorded April 2, 1976 in Official Records Book 4395, Page [1992](#).
16. Mutual Grant of Easement recorded April 29, 1977 in Official Records Book 4540, Page [2170](#), re-recorded May 16, 1977 in Official Records Book 4548, Page [68](#).
17. Easement in favor of Florida Power Corporation recorded June 28, 1978 in Official Records Book 4715, Page [1660](#).
18. Drainage Easement Agreement recorded March 16, 1981 in Official Records Book 5161, Page [2010](#); Corrective Deed and Corrective Drainage Easement Agreement recorded August 16, 1983 in Official Records Book 5584, Page [1043](#); Modification of Drainage Easement Agreement recorded October 8, 1993 in Official Records Book 8431, Page [1141](#); Third Modification of Drainage Easement Agreement, recorded March 12, 2015 in Official Records Book 18707, Page [2134](#). (Note: Bellevue Biltmore Country Club Corp has maintenance obligations in said document.)
19. Water Main Easement Agreement recorded March 16 1981 in Official Records Book 5161, Page [2015](#).
20. Resolution No. 2003-18 recorded June 23, 2003 in Official Records Book 12839, Page [1662](#).

21. Easement Agreement for Drainage and Irrigation Facilities recorded September 9, 2003 in Official Records Book 13054, Page [2588](#).
22. Reclaimed Water Main & Utilities Easement recorded May 29, 2009 in Official Records Book 16596, Page [2363](#).
23. Resolution No. 2011-15 recorded June 28, 2011 in Official Records Book 17288, Page [1008](#).
24. Non-Exclusive Easement Agreement recorded June 28, 2011 in Official Records Book 17288, Page [1011](#).
25. Sewer Easement recorded January 25, 2016 in Official Records Book 19062, Page [333](#).
26. Gas Utility Easement in favor of The City of Clearwater, Florida, recorded June 23, 2016 in Official Records Book 19241, Page [78](#).
27. Easement Agreement, recorded November 1, 2016 in Official Records Book 19396, Page [1792](#).
28. Easement by and between Belleview Biltmore County Club Corp., a Florida not for profit corporation and Duke Energy Florida, LLC, a Florida limited liability company recorded September 6, 2017, in Official Records Book 19768, page [372](#).
29. The captioned property abuts the navigable waters of Clearwater Harbor.

Note: Recorded Notice of Environmental Resource Permit recorded April 13, 2017 in Official Records Book 19589, Page [2344](#).

DEED CHAIN:

Deed by and between the Trustees of the Internal Improvement Fund of the State of Florida, Grantor, and Bellevue-Griswold Hotel Company, a Delaware corporation, Grantee, recorded in Deed Book 458, page [536](#).

Deed by and between Chester S. Dishong, U,S, Marshall, Grantor, and R.A. Malm, Grantee, recorded in Deed Book 857, page [107](#).

Deed and Bill of Sale by and between R.A. Malm, Grantor, and Kirkeby Hotels, Inc., Grantee, recorded in Deed Book 857, page [306](#).

Deed by and between Kirkeby Hotel Corporation, Grantor, and Ed C. Wright, Grantee, recorded in Deed Book 953, page [407](#).

Executrix's Deed by and between Ruth B. Kirby, as Executrix of the Estate of Ed C. Wright, deceased, Grantor, and United States Steel corporation, a Delaware corporation, Grantee, recorded in Official Records Book 3180, page [131](#).

Warranty Deed by and between United States Steel Corporation, a Delaware corporation, Grantor, and Belleview Biltmore Country Club Corporation, a Florida not for profit corporation, Grantee, recorded in Official Records Book 4025, Page [550](#).

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and

its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

Carma Cornett

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