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December 01, 2016

City of Gainesville  
Planning and Development Services Department  
P.O. Box 490  
Station 33  
Gainesville, FL 32627

Re: Title Opinion for Tax Parcel ID No. 06164-000-000

To whom it may concern:

We previously provided to you an opinion letter regarding the status of title for Tax Parcel ID No. 06164-000-000 (the "Property") on behalf of Gainesville Cohousing, LLC. The Property was transferred to Gainesville Cohousing, LLC on February 12, 2014. Our previous letter concerning the Property was based on the legal description of the Property contained in the deed conveying the Property to Gainesville Cohousing, LLC.

We now enclose a copy of the draft plat which contains the surveyor's legal description of the Property and base our opinion of the title on the surveyor's legal description set forth in the draft plat. We also enclose a portion of the draft plat containing an enlargement of the legal description.

Since February 12, 2014, no transfers have taken place and Gainesville Cohousing, LLC holds fee simple title to the Property as of the date of this letter. As of the date of this letter, there are no encumbrances on the Property, save the restrictions imposed by the current plat, as recorded in Plat Book A, Page 55 of the Public Records of Alachua County, Florida.

Please feel free to contact me with any questions or concerns you may have.

Sincerely,

Peter C. Focks, Esq.

Enclosure

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 55, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE RUN S. 89°44'10" E., ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 664.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID NORTH LINE, RUN S. 00°19'52" W., ALONG THE EAST LINE OF SAID LOT 51, A DISTANCE OF 43.25 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 00°19'52" W., ALONG SAID EAST LINE, A DISTANCE OF 618.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID EAST LINE, RUN N. 89°58'47" W., ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.44 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N. 00°14'33" E., A DISTANCE OF 642.31 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN S. 83°33'01" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 97.25 FEET A THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 6°11'08", A RADIUS OF 730.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 86°38'35" E., 78.77 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 78.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 89°44'10" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 112.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 19°06'56", A RADIUS OF 137.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 80°11'39" E., 45.50 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45.71 FEET TO THE POINT OF BEGINNING; CONTAINING 4.798 ACRES, MORE OR LESS.

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A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 55, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE RUN S. 89°44'10" E., ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 684.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID NORTH LINE, RUN S. 00°19'52" W., ALONG THE EAST LINE OF SAID LOT 51, A DISTANCE OF 43.25 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 00°19'52" W., ALONG SAID EAST LINE, A DISTANCE OF 618.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID EAST LINE, RUN N. 89°58'47" W., ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.44 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N. 00°14'33" E., A DISTANCE OF 642.31 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN S. 83°33'01" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 97.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 61°10'8", A RADIUS OF 730.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 60°38'55" E., 78.77 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 79.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 89°44'10" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 112.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 19°08'56", A RADIUS OF 137.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 80°11'39" E., 45.50 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45.71 FEET TO THE POINT OF BEGINNING, CONTAINING 4.798 ACRES, MORE OR LESS.

LEGEND:

- = FOUND 4" x 4" CONCRETE MONUMENT NO IDENTIFICATION
□ = SET 4" x 4" CONCRETE MONUMENT P.M. L.B. 8894
X = FOUND NAIL & DISK P.L.S. 5548
x = SET NAIL & DISK L.B. 8884
B.S.L. = BUILDING SETBACK LINE
ELEV. = ELEVATION
P.B. = PLAT BOOK
PG. = PAGE
P.U.E. = PUBLIC UTILITIES EASEMENT
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
TYP. = TYPICAL

CURVE TABLE:

Table with columns: CURVE, RADIUS, TANGENT, LENGTH, DELTA, CHORD, CHORD BEARING. Contains data for curves C-1 through C-7.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

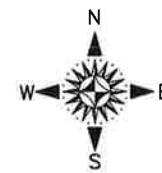
SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S. 89°44'10" E. FOR THE NORTH LINE OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST.
2) MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1":10,000'.
3) ALL PERMANENT CONTROL POINTS, LOT CORNERS, AND PERIMETER MONUMENTS SHALL BE SET AS PER 177.001(7), 177.091(8), AND 177.091(9), FLORIDA STATUTES.
4) BUILDING SETBACKS AS FOLLOWS: (UNLESS OTHERWISE SHOWN): FRONT - 5'; SIDE - 4'; REAR - 4'.
5) IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 125107-0292-D, DATED 6/16/2006, THIS PROPERTY IS IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM SAID MAP. INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP, WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
7) THE COMMON AREAS SHOWN HEREON, WHICH INCLUDE ALL PRIVATE RIGHTS-OF-WAY, PUBLIC UTILITY EASEMENTS, AND DRAINAGE EASEMENTS, WILL BE CONVEYED TO THE GAINESVILLE COHOUSING HOMEOWNERS' ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT. DISSOLUTION OF THE GAINESVILLE COHOUSING HOMEOWNER'S ASSOCIATION MUST BE APPROVED BY THE CITY OF GAINESVILLE.



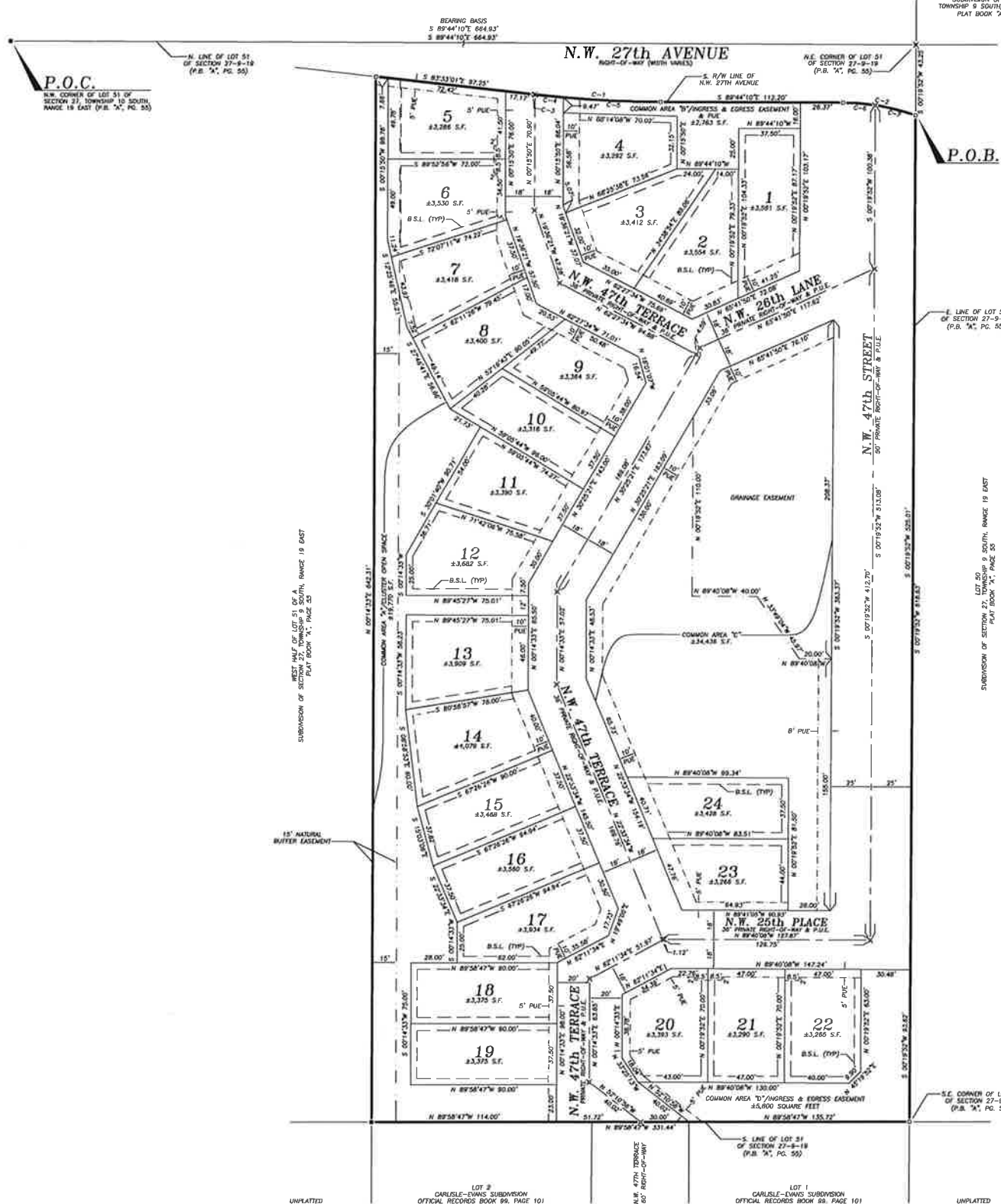
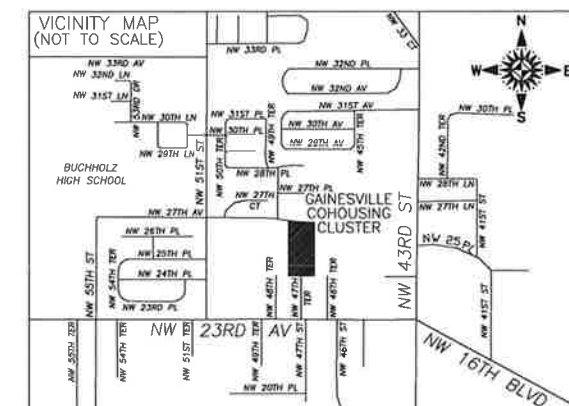
GAINESVILLE COHOUSING

A CLUSTER SUBDIVISION LYING IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



PLAT BOOK \_\_\_\_, PAGE \_\_\_\_

THIS IS NOT A BOUNDARY SURVEY SHEET 1 OF 1



OWNERS CERTIFICATION & DEDICATION:

GAINESVILLE COHOUSING, LLC, DOES HEREBY CERTIFY TO BE THE OWNER OF THE LANDS DESCRIBED HEREIN, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED, AND TO BE KNOWN AS "GAINESVILLE COHOUSING", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON.

BROOKS H. NELSON MANAGING MEMBER, GAINESVILLE COHOUSING, LLC
WITNESS WITNESS

STATE OF FLORIDA, COUNTY OF ALACHUA:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BROOKS H. NELSON, MANAGING MEMBER, GAINESVILLE COHOUSING, LLC, KNOWN TO ME TO BE THE PERSONS HEREIN EXPRESSED AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE THEREIN EXPRESSED.

WITNESS BY MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_, 2015.
NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES: \_\_\_\_

CERTIFICATION OF APPROVAL FOR CITY OF GAINESVILLE, FLORIDA:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS:

Form with sections: SURVEYING REQUIREMENTS, ENGINEERING REQUIREMENTS, ACCEPTED BY THE DEVELOPMENT REVIEW BOARD, DIRECTOR OF PUBLIC WORKS, FORM AND LEGALITY OF DEDICATION, CITY ATTORNEY, UTILITY REQUIREMENTS, GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES, AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS, CITY MANAGER, ACCEPTED BY CITY COMMISSION, CLERK OF CITY COMMISSION, RECEIVED AND FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_, 2015, CLERK DEPUTY CLERK.

CERTIFICATE OF LAND SURVEYOR:

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "GAINESVILLE COHOUSING" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID PLAT AND SURVEY COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1, FLORIDA STATUTES.

JAMES E. BRINKMAN, PROFESSIONAL SURVEYOR AND MAPPER DATE
FLORIDA REGISTRATION NO. 5582

BRINKMAN SURVEYING & MAPPING, INC.

FLORIDA LICENSED BUSINESS NO. 6894
4607 N.W. 8th STREET SUITE C, GAINESVILLE, FL 32609
PHONE: (352) 374-7707 FAX: (352) 374-8757