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June 11, 2024

City of Ocala
Urban Planning Department
201 SE 3rd Street
Ocala FL 34471

Re: Plat of CampAlto/Parcel No. 2820-026-003

To Whom It May Concern:

This firm has examined the public records and other matters regarding the property described in the attached Exhibit "A". Based on the foregoing, our opinion on the title as of June 10, 2024, to the subject property is as follows:

A. Fee simple title of record is vested in CampAlto, LLC, a Florida limited liability company as of May 4, 2022, by that Warranty Deed recorded in O. R. Book 7771, Page 960 and in that Quit Claim Deed recorded in O. R. Book 8290, Page 1417 of the Public Records of Marion County, Florida.

B. The mortgages and liens of record are as follows:

1. None

C. Title is subject to the following:

1. Matters appearing on the plat of Caldwell's Addition to the City of Ocala, as per plat thereof recorded in Plat Book E, Page 4 of the Public Records of Marion County, Florida.
2. Developer's Agreement recorded in O. R. Book 8313, Page 1826 of the Public Records of Marion County, Florida.
3. Notice of Commencement recorded in O. R. Book 8321, Page 1936 of the Public Records of Marion County, Florida.
4. Notice of Commencement recorded in O. R. Book 8321, Page 1937 of the Public Records of Marion County, Florida.
5. Notice of Commencement recorded in O. R. Book 8321, Page 1938 of the Public Records of Marion County, Florida.
6. Notice of Commencement recorded in O. R. Book 8321, Page 1939 of the Public Records of Marion County, Florida.
7. Ad valorem taxes for the year 2024 and years subsequent.

D. Taxes are current through 2023.

This opinion is rendered in favor of City of Ocala and should not be relied upon by any other persons or parties.

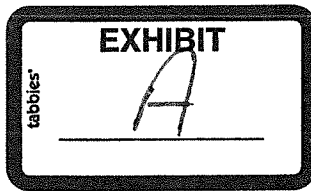
Very truly yours,

WILSON & WILLIAMS, P.A.

A handwritten signature in black ink, appearing to read 'RDW', with a long horizontal flourish extending to the right.

Robert D. Wilson
For the Firm

RDW:sjm



DESCRIPTION:

PER OFFICIAL RECORDS BOOK 7771 AT PAGES 960-961, M.C.R.

COMMENCING AT THE NW CORNER OF LOT X OF CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE EAST 210 FEET, THENCE SOUTH 320 FEET, THENCE WEST 210 FEET, THENCE NORTH 320 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 190 FEET THEREOF.

TOGETHER WITH:

PER OFFICIAL RECORDS BOOK 8290 AT PAGES 1417-1418, M.C.R.

COMMENCING AT THE NW CORNER OF LOT X OF CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 320 FEET FOR THE POINT OF BEGINNING; THENCE EAST 210 FEET; THENCE SOUTH 3.82 FEET; THENCE WEST 210 FEET, THENCE NORTH 3.82 FEET TO THE POINT OF BEGINNING.