



Order Number: 4678650  
Customer Reference: Addison Park at Town Center

October 14, 2014

Addressee:  
Board of County Commissioners  
Development Services  
4020 Lewis Speedway  
St. Augustine, Florida 32084

### PLAT CERTIFICATION REPORT

Proposed Plat of: ADDISON PARK AT TOWN CENTER

In accordance with Section 177.041, Florida Statutes this will certify that Commonwealth Land Title Insurance Company has made a search of Public Records of St. Johns County, Florida, through October 13, 2014 at 8:00 AM on real property described and shown on the proposed plat which description reads as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of TC Development, LLC, a Florida limited liability company by virtue of that Special Warranty Deed recorded in Official Records Book 3422, page 1351.

The search has revealed the following:

1. Notice of DRI Development Order (Nocatee) as set out in instrument recorded October 1, 2001 in Official Records Book 1656, page 1887; First Amendment recorded March 12, 2007 in Official Records Book 2881, page 156; Modification recorded July 20, 2009 in Official Records Book 3219, page 725; Modification recorded January 20, 2010 in Official Records Book 3279, page 486; Modification recorded October 26, 2010 in Official Records Book 3369, page 258; and Modification recorded November 7, 2012 in Official Records Book 3640, page 998.
2. Notice of Establishment of the Tolomato Community Development District as set out in instrument recorded August 18, 2004 in Official Records Book 2263, page 1747; Validation recorded December 21, 2004 in Official Records Book 2340, page 1966.
3. Developer and Utility Service Agreement between SONOC Company, LLC and JEA, as set out in instrument recorded January 20, 2005 in Official Records Book 2359, page 1979, as amended by First Amendment recorded April 16, 2010 in Official Records Book 3305, page 571.
4. Tolomato Community Development District Notice of Imposition of Special Assessments for Master Infrastructure Improvements as set out in instrument recorded February 24, 2005 in Official Records Book 2381, page 524.
5. Unrecorded Installation and Service Agreement by and between Comcast of Greater Florida/Georgia, Inc. and SONOC Company, LLC dated June 2, 2006; First Amendment dated April 12, 2007; Second Amendment dated September 22, 2009.



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6. Impact Fee Credit Agreement (Park Impact Fees) as set out in instrument recorded January 19, 2007 in Official Records Book 2853, page 731.
7. Impact Fee Credit Agreement (Road Impact Fees) as set out in instrument recorded January 19, 2007 in Official Records Book 2853, page 749, and recorded July 14, 2011 in Official Records Book 3454, page 1954.
8. Tolomato Community Development District's Notice of Special Assessments for Master Infrastructure Improvements as set out in instrument recorded June 14, 2007 in Official Records Book 2934, page 154.
9. Tolomato Community Development District's Supplemental Notice of Special Assessments for Neighborhood Improvements as set out in instrument recorded June 14, 2007 in Official Records Book 2934, page 166.
10. Landowner's Declaration of Covenant and Consent to Amend the External Boundaries of the Tolomato Community Development District and/or to Merger with the Split Pine Community Development District recorded August 9, 2007 in Official Records Book 2965, page 211.
11. Declaration of Consent to Jurisdiction of Tolomato Community Development District and to Imposition of Service 2007 Special Assessments as set out in instrument recorded November 30, 2007 in Official Records Book 3013, page 1247.
12. Declaration of Restricted Use and Right of First Refusal as set out in instrument recorded December 21, 2007 in Official Records Book 3022, page 1747.
13. Merger Implementation Agreement by and between the Tolomato Community Development District and the Split Pine Community Development District, naming the Tolomato Community Development District the surviving entity, as set out in instrument recorded March 5, 2010 in Official Records Book 3292, page 1673.
14. Notice of Merger of the Split Pine Community Development District into and with the Tolomato Community Development District as set out in instrument recorded March 19, 2010 in Official Records Book 3296, page 1812.
15. First Amended Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Tolomato Community Development District as set out in instrument recorded April 19, 2010 in Official Records Book 3305, page 1930.
16. Master Drainage Easement Agreement between NTC-REG, LLC, a Delaware limited liability company, SONOC Company, LLC, a Delaware limited liability company, TC Development, LLC, a Florida limited liability company; and Tolomato Community Development District as set out in instrument recorded March 15, 2011 in Official Records Book 3418, page 348.
17. Assignment of Development Rights from SONOC Company, LLC to TC Development, LLC recorded April 12, 2011 in Official Records Book 3427, page 150; Amendment recorded September 24, 2012 in Official Records Book 3618, page 1378.
18. Declaration between SONOC Company, LLC and TC Development, LLC recorded April 12, 2011 in Official Records Book 3427, page 157.

- 19. Roadway Drainage Easement by and between TC Development, LLC, Tolomato Community Development District, and St. Johns County, Florida as set out in instrument recorded October 25, 2012 in Official Records Book 3633, page 1428. NOTE: This easement shall automatically terminate upon the dedication of any part of the Easement Property to Grantee for right-of-way purposes.
- 20. Easement in favor of Florida Power & Light Company as set out in instrument recorded November 28, 2012 in Official Records Book 3648, page 1631.
- 21. Easement in favor of Florida Power & Light Company as set out in instrument recorded March 15, 2013 in Official Records Book 3700, page 1303.
- 22. Declaration of Exclusive Use by and between TC Development, LLC, SONOC Company, LLC, and First Coast Energy, LLP as set out in instrument recorded October 18, 2013 in Official Records Book 3804, page 115.
- 23. TAXES: All taxes covering the property have been paid through tax year 2013 and all prior years.

NOTE: All recording references in this commitment/policy shall refer to the public records of St. Johns County, Florida, unless otherwise noted.

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 constructed as an opinion, warranty, or guarantee of title or other similar assurance, nor 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 above addressee only, and it may not be used or relied upon by any other party.

This report may not be used for the purpose of issuing a title insurance commitment or policy. In accordance with Section 627.7843, Florida Statutes the liability the Company may sustain for providing incorrect information in the report shall be the actual loss or damage of the addresses named above, up to a maximum amount of \$1,000.00.

File No.: 4678650

By: Malinda Zeidman  
 Authorized Signature