

**TITLE MEMO TO THE COMMISSIONERS OF
THE VILLAGE OF ESTERO**

November 20, 2018

From: John Paulich III, Esq.

Re: Estero on the River Property
Trust For Public Land
Village Partners, LLC

The Estero on the River Property consists of fifteen (15) separate parcels legally described in the Title Insurance Commitment and the Title Search Report provided to Steve Sarkozy. Title to each of the parcels has been examined showing apparent title vested in Village Partners, LLC, a Florida limited liability company.

Upon completion of the requirements stated in Schedule B-I of the Title Commitment, title to the property will vest in The Village of Estero. Title will be subject to the Exceptions stated in Schedule B-II of the Title Insurance Commitment. Upon receipt of a satisfactory survey and closing affidavits the standard exceptions contained in B-II, 1 and 2 shall be deleted.

I have been working with TPL's attorney, Mr. Michael Siegel, to identify and prepare documentation to satisfy the B-I requirements. Included is documentation needed for termination of the reservations contained in the deed recorded at Instrument Number 2007000098020. These reservations include a 99 year lease in favor of the College Of Life Foundation, Inc. An unrecorded Amendment and Modification document from August, 2010 relating to the deed requires attention in that it seeks to amend the restrictions and offers a modified life estate to the College of Life Foundation, Inc. for benefit to the College and Charles Dauray. Appropriate releases and evidence of authority will be obtained.

Estoppels for the existing tenants on the property are being obtained by Seller's counsel. The estoppels will be reviewed to ensure that the lease or rent arrangements are not in default. They will also ensure that the tenants are not claiming any other interest in the property.

The Title Search Report tracks the title chain for each of the fifteen parcels as recorded in the Lee County Public Records. The fifteen parcels together comprise the five (5) parcels in the Estero On The River MPD.