



September 13, 2016

City of Alachua
P.O. Box 9
Alachua, FL 32616

Re: Proposed Plat Annulment for Lot 1 of the Plat of Progress Technology Park, Sections 13, 14 and 24, Township 8 South, Range 18 East, Alachua County.

Dear Commissioners:

On behalf of Alachua Foundation Park Holding Company, LLC, I, Brian A. Block, Esq., being an attorney authorized to practice law in the State of Florida, have been asked to furnish an opinion of title with respect to those lands described above, pursuant to the requirements of Section 177.041(2), Florida Statutes.

For the purpose of rendering the opinions as set forth herein, the undersigned has examined the following:

- Title Insurance Policy issued by Providence Title Company, LLC, underwritten by First American Title Insurance Company, Policy No 5011412-0272543e, effective April 20, 2015.
- The Public Records of Alachua County, Florida subsequent to April 20, 2015.
- Land Survey, Project No. 2015-147-S02, prepared by Robert W. Graver, PSM 4239 of Eng Denman and Associates, Inc., dated 6/4/2015.
- Plat of Progress Technology Park, as recorded in Plat Book 28, Page 86-87 of the Public Records of Alachua County, Florida.

Based upon an examination of said title evidence, it is the opinion of the undersigned that the record title to the property described in Exhibit "A" is vested in the name of Alachua Foundation Park Holding Company, LLC, a Florida limited liability company as to a portion of Lot 1 of the Plat of Progress Technology Park, and the remainder of Lot 1 of the Plat of Progress Technology Park is owned by the University of Florida Foundation, Inc., a Florida corporation.

Additionally, according to the Alachua County Tax Collector, the 2015 ad valorem taxes have been paid in full for all parcels referenced above.

Furthermore, based on the aforementioned, there exists no physical evidence or any document recorded in the Public Records of Alachua County, Florida that there exist any encumbrances or liens of record, except for the following:

- Matters appearing on the plat of Progress Technology Park, recorded in Plat Book 28, Pages 86-87.
- Reciprocal Easement and Maintenance Agreement recorded in OR Book 4343, Page 2227, as amended in OR Book 4412, Page 402.
- Easement to the City of Alachua, recorded in OR Book 4350, Page 320.
- Easement to the City of Alachua, recorded in OR Book 4372, Page 141.
- Easement to Clay Electric Cooperative, Inc. recorded in OR Book 4344, Page 1155.
- Easement to Clay Electric Cooperative, Inc. recorded in OR Book 4346, Page 1102.
- Right of First Refusal, recorded in OR Book 4343, Page 2224.
- Notice of Development Order Approving the Development of Regional Impact known as Progress Center recorded in OR Book 1692, Page 1378.
- Notice of Adoption of Amendment to Progress Center Research and Development Park Development Order recorded in OR Book 1863, Page 331.
- Mortgage, Assignment of Rents and Profits and Security Agreement, in favor of Ameris Bank, as recorded in OR Book 4358, Page 636, Collateral Assignment of Leases, Rents & Profits recorded in OR Book 4358, Page 655, and Financing Statement as Recorded in OR Book 4358, Page 659.
- Notice of Commencement recorded in OR Book 4445, Page 1973.

The Opinion of Title is given for the purpose of a proposed annulment of the platting of property as to Lot 1 of the Plat of Progress Technology Park and is for the use of City of Alachua only. No other party shall be entitled to rely on this Opinion of Title.

Very truly yours,

Brian A. Block, Esq.

CC: Causseaux, Hewett & Walpole

Exhibit “A”

Alachua Foundation Park Holding Company, LLC property:

A PORTION OF LOT 1 OF ‘PROGRESS TECHNOLOGY PARK’, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF ‘PROGRESS TECHNOLOGY PARK’, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.’S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32’48” AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDEED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36’19” EAST, 402.89 FEET; THENCE NORTH 05°35’16” EAST, 286.19 FEET; THENCE NORTH 77°10’09” WEST, 50.95 FEET; THENCE NORTH 12°49’51” EAST, 168.13 FEET; THENCE NORTH 84°24’33” WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09’57”, AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDEED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49’26” WEST, 52.69 FEET; THENCE SOUTH 02°15’33” EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19’05” AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDEED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25’06” EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°55’58”, AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDEED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23’21” WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21’30”, AN ARC DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDEED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 13°32’05” WEST, 64.13 FEET; THENCE SOUTH 17°42’49” WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

University of Florida Foundation, Inc. Property:

LOT 1 OF ‘PROGRESS TECHNOLOGY PARK’, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA,

LESS AND EXCEPT

A PORTION OF LOT 1 OF ‘PROGRESS TECHNOLOGY PARK’, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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