

Fidelity National Title Insurance Company

3301 Windy Ridge Parkway
(888) 497-9904



PROPERTY INFORMATION REPORT

Order No.: FL252306021JC

Addressee: UCF Facilities and Business Operations
3528 North Perseus Loop
Orlando, FL 32816

First Title, LLC has caused to be made a search of the Public Records of Orange County, Florida, from May 31, 1993, through May 31, 2023 08:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above described real property is/are:

University of Central Florida Real Estate Foundation, LLC, a Florida limited liability company by virtue of Special Warranty Deed recorded March 3, 2008 in Official Records [Book 9614, Page 407](#), of the Public Records of Orange County, Florida.

INFORMATIONAL MATTERS:

1. Orange County/Lake Nona Corporation Water and Wastewater Utilities Agreement Contract No. 86-SW-01 dated August 11, 1986 by and between Orange County, a political subdivision of the State of Florida, and Lake Nona Corporation, a Florida corporation, recorded August 25, 1986 in Official Records [Book 3814, Page 2159](#); First Amendment to Orange County/Lake Nona Corporation Water and Wastewater Utilities Agreement Contract No. SW-86-01 dated August 15, 1988 and recorded August 25, 1988 in Official Records [Book 4008, Page 3245](#); Lake Nona Utility Agreement dated June 30, 1994 by and between the City of Orlando, a municipal corporation organized under the laws of the State of Florida, and Lake Nona Corporation, a Florida corporation, recorded July 5, 1994 in Official Records [Book 4764, Page 1185](#); First Amendment to Lake Nona Utility Agreement dated September 28, 1998 by and between the City of Orlando, Florida, a municipal corporation organized under the laws of the State of Florida, and Lake Nona Property Holdings, Inc., a Florida corporation, recorded November 20, 1998 in Official Records [Book 5620, Page 2327](#); Second Amendment to Lake Nona Utility Agreement by and between the City of Orlando, a municipal corporation organized under the laws of the State of Florida, Lake Nona Property Holdings, Inc., a Florida corporation, successor in interest to Lake Nona Corporation, and Lake Nona Land Company, a Florida corporation, recorded November 20, 1998 in Official Records [Book 5620, Page 2331](#); and Third Amendment to Lake Nona Utility Agreement by and between the City of Orlando, Florida, a municipal corporation organized under the laws of the State of Florida, and Lake Nona Property Holdings, Inc., a Florida corporation, recorded September 29, 2000 in Official Records [Book 6097, Page 4121](#), all in the Public Records of Orange County, Florida.

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2. Declaration of Covenant and Waiver dated November 12, 1987 by Lake Nona Corporation, recorded February 29, 1988 in Official Records [Book 3961, Page 1078](#), Public Records of Orange County, Florida.
3. Declaration and Dedication of Avigation Easement dated November 12, 1987 by Lake Nona Corporation, recorded February 29, 1988 in Official Records [Book 3961, Page 1089](#), as affected by that certain Amendment to Declaration and Dedication of Avigation Easement recorded July 23, 2008 in Official Records [Book 9735, Page 3416](#), both of the Public Records of Orange County, Florida.
4. Stipulated Final Judgment recorded August 5, 1994 in Official Records [Book 4778, Page 1036](#), under Case No. CI-91-692 and CI-91-4738; First Amendment to Schedule A recorded November 20, 1998 in Official Records [Book 5620, Page 2336](#), both of the Public Records of Orange County, Florida.
5. Developer's Agreement dated May 4, 1994 by and between the City of Orlando, Lake Nona Corporation and Orlando Utilities Commission, recorded July 16, 1996 in Official Records [Book 5090, Page 924](#), as affected by that certain Partial Release of Developer's Agreement recorded December 29, 2008 in Official Records [Book 9807, Page 5592](#), both of the Public Records of Orange County, Florida.
6. Unrecorded Development and Funding Agreement for the Central Florida Greenway Interchange at Lake Nona Planned Development by and between the City of Orlando and Lake Nona Land Company dated June 18, 2001, as may be amended from time to time.
7. Notice of Establishment of the Boggy Creek Improvement District, a Community Development District recorded December 20, 2001 in Official Records [Book 6417, Page 3725](#); Notice of Boundary Amendment of the Boggy Creek Improvement District recorded January 12, 2004 in Official Records [Book 7261, Page 3561](#); Notice of Boundary Amendment of the Boggy Creek Improvement District recorded March 31, 2006 in Official Records [Book 8559, Page 221](#), Notice of Boundary Amendment of the Boggy Creek Improvement District recorded June 3, 2008 in Official Records [Book 9706, Page 10830](#); Notice of Boundary Amendment of the Boggy Creek Improvement District recorded November 11, 2016 in Official Records [Instrument 20160591805](#), all in the Public Records of Orange County, Florida.
8. Interlocal Agreement dated January 15, 2002 between City of Orlando, Florida and Boggy Creek Improvement District, recorded February 7, 2002 in Official Records [Book 6452, Page 6958](#); First Amendment to Interlocal Agreement dated March 27, 2003 between City of Orlando, Florida and Boggy Creek Improvement District, recorded April 11, 2003 in Official Records [Book 6865, Page 2178](#); Second Amendment to Interlocal Agreement dated February 13, 2006 between the City of Orlando, Florida and the Boggy Creek Improvement District Regarding the Exercise of Powers and Cooperation on Various Projects and Services, recorded August 11, 2006 in Official Records [Book 8800, Page 4934](#); Third Amendment to Interlocal Agreement dated May 19, 2008 between the City of Orlando, Florida and the Boggy Creek Improvement District Regarding the Exercise of Powers and Cooperation on Various Projects and Services, recorded June 12, 2008 in Official Records [Book 9711, Page 2576](#), all in the Public Records of Orange County, Florida.

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9. Ordinance Establishing a Community Development District, to be known as the Boggy Creek Improvement District recorded June 27, 2002 in Official Records [Book 6554, Page 1847](#); Ordinance Expanding a Community Development District, Known as the Boggy Creek Improvement District, recorded April 11, 2003 in Official Records [Book 6865, Page 2169](#), both of the Public Records of Orange County, Florida.
10. Notice of Establishment of the Greenway Improvement District, a Community Development District, recorded March 14, 2003 in Official Records [Book 6827, Page 2173](#); Notice of Boundary Amendment of the Greenway Improvement District, recorded March 31, 2006 in Official Records [Book 8559, Page 265](#); Notice of Boundary Amendment of the Greenway Improvement District, recorded June 3, 2008 in Official Records [Book 9706, Page 10823](#), Notice of Boundary Amendment of the Greenway Improvement District, recorded all in the Public Records of Orange County, Florida.
11. Ordinance Establishing a Community Development District, to be known as the Greenway Improvement District, recorded April 11 , 2003 in Official Records [Book 6865, Page 2196](#), Public Records of Orange County, Florida.
12. Interlocal Agreement dated March 27, 2003 between City of Orlando, Florida and Greenway Improvement District, recorded April 11, 2003 in Official Records [Book 6865, Page 2207](#); First Amendment to Interlocal Agreement between the City of Orlando, Florida and Greenway Improvement District Regarding the Exercise of Powers and Cooperation on Various Projects and Services, recorded August 11, 2006 in Official Records [Book 8800, Page 4579](#), Second Amendment to Interlocal Agreement between the City of Orlando, Florida and Greenway Improvement District Regarding the Exercise of Powers and Cooperation on Various Projects and Services recorded June 12, 2008 in Official Records [Book 9711, Page 2572](#), all of the Public Records of Orange County, Florida.
13. An Ordinance of the City of Orlando, Florida, Amending and Restating the Development Requirements for the Lake Nona Planned Development, recorded January 11, 2008 in Official Records [Book 9563, Page 1304](#), as affected by that certain Amendment recorded March 26, 2008 in Official Records [Book 9640, Page 1912](#), as affected by that certain Amendment recorded August 23, 2012 in Official Records [Book 10430, Page 5591](#), as affected by that certain Amendment recorded November 27, 2013 in Official Records [Book 10670, Page 3237](#), as affected by that certain Amendment recorded September 11, 2015 in Official Records [Book 10982, Page 938](#), as affected by that certain Amended and Restated Developer's Agreement Regarding Lake Nona recorded February 3, 2017 in Official Records [Instrument 20170067108](#), all of the Public Records of Orange County, Florida.
14. Interlocal Agreement among the Boggy Creek Improvement District, the Myrtle Creek Improvement District and the Greenway Improvement District Regarding the Construction, Management and Financing of Certain Infrastructure Improvements, recorded May 25, 2006 in Official Records [Book 8663, Page 1398](#); First Amendment to Interlocal Agreement among the Boggy Creek Improvement District, the Myrtle Creek Improvement District and the Greenway Improvement District Regarding the Construction, Management and Financing of Certain Infrastructure Improvements, recorded

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August 2, 2006 in Official Records [Book 8782, Page 3865](#), all in the Public Records of Orange County, Florida.

15. The provisions of that certain unrecorded Gift Agreement by and among Lake Nona Land Company, LLC and University of Central Florida, on behalf of its Board of Trustees, and University of Central Florida Foundation, Incorporated, dated December 26, 2006, as assigned to University of Central Florida Real Estate Foundation, LLC, as amended (the "Gift Agreement") but only to the extent such provisions affect the parties to the Gift Agreement or the Property and , pursuant to the Gift Agreement, expressly survive the transfer of the Property from Grantor to Grantee.
16. Amended and Restated Development Agreement dated February 29, 2008 by and between Lake Nona Land Company, LLC, a Florida limited liability company, University of Central Florida Real Estate Foundation, LLC, a Florida limited liability company, and the University of Central Florida, on behalf of its Board of Trustees, with a limited joinder by Lake Nona Property Holdings, LLC, a Florida limited liability company, recorded March 3, 2008 in Official Records [Book 9614, Page 420](#), as affected by that certain Second Amended and Restated Acknowledgement recorded May 13, 2009 in Official Records [Book 9871, Page 4896](#), both of the Public Records of Orange County, Florida.
17. Amended and Restated Temporary Access and Utilities Easement Agreement dated February 29, 2008 by University of Central Florida, on behalf of its Board of Trustees, and University of Central Florida Real Estate Foundation, LLC, a Florida limited liability company, collectively as Grantor, in favor of Lake Nona Land Company, LLC, a Florida limited liability company, as Grantee, recorded March 3, 2008 in Official Records [Book 9614, Page 454](#), Public Records of Orange County, Florida.
18. Fourth Amended and Restated Development Order for the Lake Nona Development of Regional Impact, recorded December 4, 2007 in Official Records [Book 9522, Page 525](#), First Amendment to the Fourth Amended and Restated Development Order for the Lake Nona Development of Regional Impact recorded March 26, 2008 in Official Records Book 9640, Page 1888, as affected by that certain Assignment of Entitlements recorded January 27, 2012 in Official Records [Book 10323, Page 7530](#), as affected by that certain Assignment of Entitlements recorded January 27, 2012 in Official Records [Book 10323, Page 7537](#), as affected by that certain Second Amendment to the Fourth Amended and Restated Development Order for the Lake Nona Development of Regional Impact recorded July 10, 2012 in Official Records [Book 10406, Page 4222](#), as affected by that certain Third Amendment to the Fourth Amended and Restated Development Order for the Lake Nona Development of Regional Impact recorded November 27, 2013 in Official Records [Book 10670, Page 3145](#), as affected by that certain Fourth Amendment to the Fourth Amended and Restated Development Order for the Lake Nona Development of Regional Impact recorded September 3, 2015 in Official Records [Book 10978, Page 6938](#), as affected by that certain Fifth Amendment to the Fourth Amended and Restated Development Order for the Lake Nona Development of Regional Impact recorded October 26, 2016 on Official Records [Instrument 20160559864](#), as affected by that certain Sixth Amendment to the Fourth Amended and Restated Development Order for the Lake Nona Development of Regional Impact recorded January 26, 2018 in Official Records [Instrument 20180054513](#), as affected by that certain Seventh Amendment to the Fourth Amended and Restated Development Order for the Lake Nona Development of Regional Impact recorded September 15, 2020 in Official Records [Instrument 20200481605](#), as affected by

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that certain Order Approving Rescission of the Lake Nona DRI Development Order recorded September 10, 2021 in Official Records [Instrument 20210553743](#), all of the Public Records of Orange County, Florida.

19. Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community by Lake Nona Land Company, LLC, recorded May 16, 2007 in Official Records [Book 9262, Page 2354](#), as amended by that certain First Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Lake Nona South (Non-Residential) Community recorded March 3, 2008 in Official Records [Book 9614, Page 392](#), as affected by that certain Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded June 17, 2008 in Official Records [Book 9713, Page 5676](#), as affected by that certain Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded November 6, 2008 in Official Records [Book 9786, Page 1942](#), as affected by that certain Assignment and Assumption of Declarant's Rights and Obligations recorded April 8, 2009 in Official Records [Book 9855, Page 5702](#), as affected by that certain Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded November 3, 2009 in Official Records [Book 9957, Page 2681](#), as affected by that certain Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded December 22, 2010 in Official Records [Book 10150, Page 4154](#), as affected by that certain Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded May 9, 2011 in Official Records [Book 10211, Page 4081](#), as affected by that certain Assignment and Assumption of Declarant's Rights and Obligations recorded January 27, 2012 in Official Records [Book 10323, Page 7525](#), as affected by that certain Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded November 15, 2012 in Official Records [Book 10474, Page 9309](#), as affected by that certain Eighth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded December 28, 2012 in Official Records [Book 10496, Page 6517](#), as affected by that certain Eighth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded August 5, 2013 in Official Records [Book 10613, Page 5218](#), as affected by that certain Tenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded October 31, 2014 in Official Records [Book 10828, Page 7540](#), as affected by that certain Eleventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded March 23, 2018 in Official Records [Instrument 20180170029](#), as affected by that certain Twelfth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded August 28, 2018 in Official Records [Instrument 20180511191](#), as affected by that certain Thirteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Lake Nona South (Non-Residential) Community recorded May 23, 2019 in Official Records [Instrument 20190323096](#), all in the Public Records of Orange County, Florida.

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20. Amended and Restated Declaration of Permanent Drainage Easement (Portion of UCF Site) dated February 29, 2008 by Lake Nona Land Company, LLC, a Florida limited liability company, recorded March 3, 2008 in Official Records [Book 9614, Page 374](#), of the Public Records of Orange County, Florida.
21. Amended and Restated Declaration of Perpetual Utility, Landscaping, Pedestrian Access and Multi Use Trail Easement dated February 29, 2008 by Lake Nona Land Company, LLC, a Florida limited liability company, recorded March 3, 2008 in Official Records [Book 9614, Page 356](#), of the Public Records of Orange County, Florida.
22. Amended and Restated Temporary Construction Easement Agreement (Entry 7 Road System and Master Utility Infrastructure System) dated February 29, 2008 by and among University of Central Florida, on behalf of its Board of Trustees, and University of Central Florida Real Estate Foundation, LLC, a Florida limited liability company, collectively as Grantor, in favor of Lake Nona Land Company, LLC, a Florida limited liability company, and Lake Nona Boggy Creek, LLC, a Florida limited liability company, collectively as Grantee, recorded March 3, 2008 in Official Records [Book 9614, Page 469](#), of the Public Records of Orange County, Florida.
23. Amended and Restated Temporary Nonexclusive Construction Easement Agreement (Mass Grading and Master Drainage System) dated February 29, 2008 by and between University of Central Florida, on behalf of its Board of Trustees, and University of Central Florida Real Estate Foundation, LLC, a Florida limited liability company, collectively as Grantor, in favor of Lake Nona Land Company, LLC, a Florida limited liability company, and Lake Nona Boggy Creek, LLC, a Florida limited liability company, collectively as Grantee, recorded March 3, 2008 in Official Records [Book 9614, Page 484](#), of the Public Records of Orange County, Florida.
24. Amended and Restated Temporary Stormwater Drainage Easement Agreement dated February 29, 2008 by and between University of Central Florida, on behalf of its Board of Trustees, and University of Central Florida Real Estate Foundation, LLC, a Florida limited liability company, collectively as Grantor, and Lake Nona Land Company, LLC, a Florida limited liability company, as Grantee, recorded March 3, 2008 in Official Records [Book 9614, Page 500](#), of the Public Records of Orange County, Florida.
25. That certain unrecorded Amended and Restated Acknowledgement (Improvement District Obligations) dated February 29, 2008 by University of Central Florida, on behalf of its Board of Trustees, and University of Central Florida Real Estate Foundation, LLC, a Florida limited liability company, as affected by that certain Second Amended and Restated Acknowledgement recorded May, 13, 2009 in Official Records [Book 9871, Page 4896](#), of the Public Records of Orange County, Florida.
26. Memorandum of Ground Lease dated May 17, 2007 by and between University of Central Florida Real Estate Foundation, LLC and University of Central Florida, recorded May 23, 2007 in Official Records [Book 9272, Page 1762](#); as amended by that certain First Amendment to Memorandum of Ground Lease dated February 29, 2008 recorded March 3, 2008 in Official Records [Book 9614, Page 590](#), both of the Public Records of Orange County, Florida.

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27. Ground Sublease Agreement dated June 1, 2007 by and between UCF Health Facilities Corporation, as Ground Sublessee, and The University of Central Florida Board of Trustees, as Ground Sublessor, recorded July 20, 2007 in Official Records [Book 9362, Page 4504](#); as amended by that certain First Amendment to Ground Sublease Agreement recorded March 3, 2008 in Official Records [Book 9614, Page 602](#), both of the Public Records of Orange County, Florida.
28. Assignment of Leases, Rents, Profits and Contracts by UCF Health Facilities Corporation, a Florida not-for-profit corporation, to and in favor of Wells Fargo Bank, N.A., as Trustee, recorded July 20, 2007 in Official Records [Book 9362, Page 4521](#), as amended by that certain First Amendment to Assignment of Leases, Rents, Profit and Contracts recorded March 19, 2008 in Official Records [Book 9633, Page 2522](#), both of the Public Records of Orange County, Florida.
29. Restrictions as contained in that certain Special Warranty Deed dated February 29, 2008, from Lake Nona Land Company, LLC, a Florida limited liability company, as Grantor, to University of Central Florida Real Estate Foundation, LLC, a Florida limited liability company, as Grantee, recorded March 3, 2008 in Official Records [Book 9614, Page 407](#), Public Records of Orange County, Florida.
30. Requirements and restrictions set forth in Chapter 373, Florida Statute and Rule 40E, Florida Administrative Code as evidenced by that certain Environmental Resource Permit Notice recorded March 27, 2008 in Official Records [Book 9640, Page 4208](#), of the Public Records of Orange County, Florida.
31. Requirements and restrictions set forth in Chapter 373, Florida Statute and Rule 40E, Florida Administrative Code as evidenced by that certain Environmental Resource Permit Notice recorded June 11, 2008 in Official Records [Book 9710, Page 5210](#), of the Public Records of Orange County, Florida.
32. Dedication, notes, easements and any other relevant matters shown on the plat of UCF Health Sciences Campus at Lake Nona, according to the plat thereof, as recorded in Plat [Book 73, Page 4](#), of the Public Records of Orange County, Florida.
33. Grant of Non-Exclusive Access & Utilities Easements granted to Bright House Networks, LLC, a Delaware limited liability company recorded April 3, 2009 in Official Records [Book 9853, Page 6386](#), of the Public Records of Orange County, Florida.
34. Orlando Utilities Commission Utility Easement granted to the Orlando Utilities Commission recorded July 1, 2009 in Official Records [Book 9893, Page 238](#), of the Public Records of Orange County, Florida.
35. Grant of Non-Exclusive Access & Utilities Easements granted to Embarq Communications, Inc., d/b/a Century Link Communications, a Delaware corporation recorded July 14, 2010 in Official Records [Book 10075, Page 5661](#), as affected by that certain Corrective Grant of Non-Exclusive Access & Utilities Easements recorded August 11, 2010 in Official Records [Book 10088, Page 1716](#), both of the Public Records of Orange County, Florida.

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36. Grant of Non-Exclusive Utility Easement granted to Peoples Gas System, a Division of Tampa Electric Company, a Florida corporation recorded April 24, 2012 in Official Records [Book 10366, Page 601](#), of the Public Records of Orange County, Florida.
37. Wastewater Credit Agreement Related to Sewer Capacity for Lake Nona South and Central recorded December 19, 2017 in Official Records [Instrument 20170689859](#), of the Public Records of Orange County, Florida.
38. Memorandum of License Agreement recorded May 4, 2018 in Official Records [Instrument 20180266472](#), of the Public Records of Orange County, Florida.
39. Boggy Creek Improvement District's Notice of Imposition of Special Assessments recorded August 9, 2010 in Official Records [Book 10086, Page 5970](#), of the Public Records of Orange County, Florida.

Note: The following is given for informational purposes only without assurance or guarantee:

The 2022 real estate taxes were assessed under [Parcel Number 26-24-30-7650-01000](#) in the Gross Amount of \$49,159.68 and were paid in full June 12, 2023 in the amount of \$55,862.25.

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 construed as an opinion, warranty, or guarantee of title, or 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 Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Company agent for the purpose of issuing a Fidelity National Title Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Fidelity National Title Insurance Company

3301 Windy Ridge Parkway
(888) 497-9904



Fidelity National Title Insurance Company

Darryl Heiden

Authorized Signature

Fidelity National Title Insurance Company

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Exhibit "A"
Legal Description

Lot 1, UCF Health Sciences Campus at Lake Nona, according to the plat thereof as recorded in Plat [Book 73, Page 4](#), of the Public Records of Orange County, Florida.

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Exhibit "B"

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE AND ACKNOWLEDGE THAT PURSUANT TO s. 627.7843, FLORIDA STATUTES, THE MAXIMUM LIABILITY OF THE ISSUER OF THIS PROPERTY INFORMATION REPORT FOR ERRORS OR OMISSIONS IN THIS PROPERTY INFORMATION REPORT IS LIMITED TO THE AMOUNT PAID FOR THIS PROPERTY INFORMATION REPORT, AND IS FURTHER LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

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NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.