

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Anthony Robinette, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Pondella Road strap # 114424L1280000020 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
NA	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

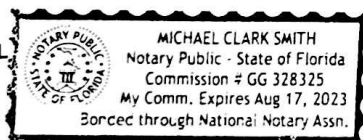
Anthony Robinette
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF Pineas

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 2/28/2023 (date) by Anthony Robinette (name of person providing oath or affirmation), who is personally known to me or who has produced Driver's Lic. (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

Bolaños Truxton, P.A.

2121 Ponce De Leon Boulevard
Suite 600
Coral Gables, Florida 33134
Telephone: (305) 567-0424
Facsimile: (305) 567-0423

12800 University Drive
Suite 350
Ft. Myers, Florida 33907
Telephone: (239) 437-5421
Facsimile: (239) 437-5797

Reply to Ft. Myers

Email: GTruxton@bolanostruxton.com

March 17, 2023

Lee County Board of
County Commissioners
P.O. Box 398
Fort Myers, Florida 33902

Re: Compass One Holdings, LLC, a Florida limited liability company

Dear Commissioners:

We are furnishing you with this opinion of title in connection with your review of the zoning application for that certain real property situated in Lee County, Florida, which is more specifically described on Exhibit "A" hereto (the "Property").

I am an attorney licensed and eligible to practice law in the State of Florida. In rendering the opinion set forth herein, we have reviewed (i) the Owner's Policy of Title Insurance issued by Old Republic National Title Insurance Company, with a policy date of August 20, 2021, Policy Number OXFL-09051986; and (ii) Title Search Report prepared by First American Title Insurance Company, dated January 6, 2023. We have also conducted a search of the public records of Lee County, Florida, including, but not limited to, the chain of title, tax history information, and other such documents as we have deemed relevant in rendering this opinion. We have also reviewed corporate filings with the Florida Department of State.

Based on the foregoing, we are of the opinion that, as of January 6, 2023, fee simple title to the Property was vested in Compass One Holdings, LLC, a Tennessee limited liability company, which was subsequently merged into Compass One Holdings, LLC, a Florida limited liability company, as the surviving entity, as evidenced by the Certificate of Merger filed with the Florida Department of State as of March 14, 2023, such that title is vested in:

Compass One Holdings, LLC, a Florida limited liability company, as successor by merger to Compass One Holdings, LLC, a Tennessee limited liability company.

The Property is subject to the following encumbrances:

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1. Mortgages: None.
2. Easements:
 - a. Easements shown on the Plat of Ft. Myers Palmetto recorded on February 21, 2017 as Official Records Instrument No. 2017000037448 including: a five (5) foot Sidewalk Easement along the northern boundary of the Property; and a ten (10) foot Public Utility Easement located along the eastern boundary of the property adjacent to Hammock Bridge Square Drive.
 - b. Right-of-Way Easement in favor of Lee County Electric Co-Operative, Inc. dated November 16, 1973 recorded in Official Records Book. 1011, Page 394, as modified by Cancellation of Right-of-Way Easement dated October 7, 1983 recorded in Official Records Book 1714, Pg. 655, located in the southern tip of the Property;
 - c. Grant of Perpetual Public Waterline Utility Easement dated July 2, 2010 and recorded on January 14, 2011 in Official Records Instrument No. 2011000011661 in favor of Lee County, a political subdivision of the State of Florida five (5) feet wide along the northern boundary of the Property adjacent to the southern right-of-way of Pondella Road.
3. Real Estate Taxes. Taxes for the year 2022 were paid in the amount of \$1,878.28 under Account No. 11-44-24-L1-28000.0020.
4. General Exceptions. Real estate taxes and assessments to be paid in 2022 and subsequent years; easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the land; rights or claims or parties in possession not shown by the public records; any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records; rights of tenants occupying all or part of the Property under unrecorded leases or rental agreements; any claim that any portion of the Property is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land; any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the Property; and county ordinances.
5. Special Exceptions:
 - a. Declaration of Covenants, Conditions, Restrictions and Easements of Palmetto Properties dated September 13, 2016 and recorded on February 21, 2017 as Official Records Instrument No. 2017000037471, and rerecorded on April 16, 2017 as Official Records Instrument No. 2017000089928;

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- b. Memorandum of Lease Agreement dated December 4, 2003 and recorded on December 11, 2003 in Official Records Book 4145, Page 1337 noticing the lease of a portion of the Property to The Lamar Companies;
- c. Terms and conditions of Drainage Easement Agreement in favor of North Fort Myers Associates, recorded on October 25, 1983, in OR Book 1695 at Page 295. This easement appears to be located off of the Property and benefits the Property;
- d. Terms and Conditions of Easement Agreement with Covenants and Restrictions dated August 22, 2016 and recorded on September 16, 2016 in Official Records Instrument No. 2016000197120 as amended by First Amendment to Easement Agreement with Covenants and Restrictions dated December 15, 2016 and recorded on December 20, 2016 in Official Records Instrument No. 2016000267544 granting an access easement in favor of the Property over Hancock Bridge Square Drive and imposing certain use restrictions on the Property.

All recording references are to the public records of Lee County, Florida.

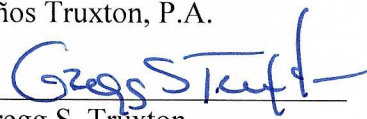
In rendering the opinions expressed herein, we have assumed, without investigation, the authenticity of all agreements, documents and instructions submitted to us as originals, the conformity to the originals of all agreements, documents and instruments submitted to us as copies of originals and the genuineness of all signatures set forth on all originals and copies of all agreements, documents and instruments submitted to us.

This opinion is being issued to you solely in connection with your efforts to review of the aforementioned application covering the Property. This opinion may be relied on by you and your legal counsel in connection with the foregoing application. Neither this opinion nor the substance hereof may be communicated to or relied upon by any other person or entity for any reason whatsoever without our prior express written consent.

Sincerely,

Bolaños Truxton, P.A.

By:



Gregg S. Truxton

Florida Bar No. 309206

cc: Client

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EXHIBIT “A”

The “Property”

Lot 2 of FT. MYERS PALMETTO, according to the Plat thereof as recorded in Instrument No. 2017000037448, of the Public Records of LEE County, Florida.