

PROPERTY INFORMATION REPORT

Certified to: REAL ESTATE SERVICES

ORDER DATE: August 29, 2025

SEARCH DATE: 60 years up to August 18, 2025.

LEGAL DESCRIPTION

PARCEL I.D. NO.: 412132101002 and 422302255007

Parcel 1:

Lots 7, 12 and 13, Block 15, Rotonda Sands North Replat Unit 1 - Commercial Lots Unit No. 7, a subdivision according to the map or plat thereof, as recorded in Plat Book 15, Pages 60A and 60B, of the Public Records of Charlotte County, Florida.

Parcel 2:

Lot 37, Block 133, Tropical Gulf Acres, a subdivision according to the map or plat thereof, as recorded in Plat Book 3, Pages 99-A through 99-I, of the Public Records of Charlotte County, Florida.

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

R.P. Hughes & Company, LLC, a Florida limited liability company, and Caribbean Soul Enterprises, LLC, a Florida limited liability company, as their interest may appear, as to Parcel 1, and Chris Hamlet as to Parcel 2

ADDRESS: 102 HARNESS RD, Placida, FL 33946 and 12194 LE JEUNE DR., Punta Gorda, FL 33955

DEED ADDRESS, IF DIFFERENT: **AS TO PARCEL 2:** 110 NE 24th Terrace, Cape Coral, FL 33909

PROPERTY ADDRESS: 102 HARNESS RD, Placida, FL 33946 and 12194 LE JEUNE DR., Punta Gorda, FL 33955

2024 TAXES in the amount of

PARCEL 1: \$0.00

PARCEL 2: \$460.52

CURRENT ASSESSED VALUE:

PARCEL 1: \$223,340.00

PARCEL 2: \$7,402.00

HOMESTEAD EXEMPTION: NO

UNPAID OR OMITTED YEARS:

PARCEL 1: NONE

PARCEL 2: 2024

OUTSTANDING CERTIFICATES:

PARCEL 1: NONE

PARCEL 2: CERTIFICATE # 11648

AND SAID PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES, IF ANY:

As to Parcel 1:

Claim of Lien for Unpaid Assessments by Rotonda Sands Conservation Association, Inc., a Florida corporation, recorded March 6, 2023, in Official Records Instrument Number 3229835, as amended by Amended Claim of Lien for Unpaid Assessments recorded March 23, 2023, in Official Records Instrument Number 3238792, of the Public Records of Charlotte County, Florida.

Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-22-00406 recorded September 11, 2023, in Official Records Instrument Number 3313561, of the Public Records of Charlotte County, Florida.

Claim of Lien for Unpaid Assessments by Rotonda Sands Conservation Association, Inc., a Florida corporation, recorded November 27, 2023, in Official Records Instrument Number 3341731, of the Public Records of Charlotte County, Florida.

Claim of Lien for Unpaid Assessments by Rotonda Sands Conservation Association, Inc., a Florida corporation, recorded November 27, 2023, in Official Records Instrument Number 3341732, of the Public Records of Charlotte County, Florida.

Second Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-22-00406 recorded December 12, 2023, in Official Records Instrument Number 3347834, of the Public Records of Charlotte County, Florida.

Final Judgment entered in case styled Rotonda Sands Conservation Association, Inc., Plaintiff vs. R. P. Hughes & Company, LLC, Defendant, under Case No. 2023-CC-000010, recorded June 5, 2024, in Official Records Instrument Number 3413477, amended by Amended Final Judgment recorded April 30, 2025, in Official Records Instrument Number 3521358, and thereafter by Amended Final Judgment recorded May 1, 2025, in Official Records Instrument Number 3521930, of the Public Records of Charlotte County, Florida.

Third Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-22-00406 recorded April 9, 2024, in Official Records Instrument Number 3391410, of the Public Records of Charlotte County, Florida.

Fourth Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-22-00406 recorded August 14, 2024, in Official Records Instrument Number 3438236, of the Public Records of Charlotte County, Florida.

Notice of Sheriff's Levy recorded November 6, 2024, in Official Records Instrument Number 3464500, of the Public Records of Charlotte County, Florida.

Fifth Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-22-00406 recorded December 10, 2024, in Official Records Instrument Number 3474849, of the Public Records of Charlotte County, Florida.

The following restrictions, easements and other encumbrances for Parcel 1, with the exception of mortgages and liens, against the said real property recorded in the aforesaid Public Records have been found:

Plat of "Commercial Lots" a Replat of Tract J, Block 12, Tracts K and L, Block 14, and Tract M, Block 15, of Rotonda Sands North Replat Unit-1, recorded in Plat Book 15, Pages 60A and 60B, of the Public Records of Charlotte County, Florida.

Declaration recorded in Official Records Book 358, Page 432, as amended, supplemented and/or affected by instruments recorded in Official Records Book 380, Page 460, in Official Records Book 706, Page 692, in Official Records Book 1162, Page 1991, in Official Records Book 1471, Page 1656, in Official Records Book 1937, Page 931, in Official Records Book 2207, Page 1832, in Official Records Book 3045, Page 1592, in Official Records Book 4075, Page 1618, by Amendment to Restatement of Covenants and Restrictions for Rotonda Sands recorded in Official Records Book 4420, Page 745, and by Restatement of Covenants and Restrictions for Rotonda Sands recorded in Official Records Book 4619, Page 1016, of the Public Records of Charlotte County, Florida.

Easement granted to Rotonda West Utility, recorded in Official Records Book 1023, Page 1470, of the Public Records of Charlotte County, Florida.

Resolution recorded in Official Records Book 1253, Page 1035, of the Public Records of Charlotte County, Florida.

Acceptance of Quit Claim Deed, Bill of Sale and Assignment from Cape Cave Corporation, a Delaware corporation to Rotonda West Utility Corporation, a Florida corporation, recorded in Official Records Book 1347, Page 1271, and Bill of Sale and Assignment recorded in Official Records Book 1347, Page 1273, of the Public Records of Charlotte County, Florida.

Administrative Resolution by Rotonda Sands Conservation Association, Inc., a Florida corporation, recorded in Official Records Book 1382, Page 427, of the Public Records of Charlotte County, Florida.

By-Laws recorded in Official Records Book 1390, Page 1966, as amended and/or affected by instruments recorded in Official Records Book 3542, Page 1707, in Official Records Book 3928, Page 219, in Official Records Book 3928, Page 224, in Official

Records Book 4750, Page 1797, and in Official Records Book 4989, Page 545, of the Public Records of Charlotte County, Florida.

Special Resolution regarding additional rules and regulations for Rotonda Sands recorded in Official Records Book 1576, Page 213, of the Public Records of Charlotte County, Florida.

Resolution No. 2016-127 recorded in Official Records Book 4122, Page 1049, of the Public Records of Charlotte County, Florida.

Resolution No. 2016-147 recorded in Official Records Book 4125, Page 1913, of the Public Records of Charlotte County, Florida.

Architectural and Landscape Design Review and Standards Manual for Commercial Lots for Rotonda Sands Conservation Association recorded in Official Records Book 4687, Page 1023, of the Public Records of Charlotte County, Florida.

An Agreement and Consent to Encroach on County Easement recorded in Official Records Book 4803, Page 368, of the Public Records of Charlotte County, Florida (pertains to Lot 7).

An Agreement and Consent to Encroach on County Easement recorded in Official Records Book 4803, Page 373, of the Public Records of Charlotte County, Florida (pertains to Lot 12).

Notice of Approval for a Special Exception to the Charlotte County Zoning Code recorded November 23, 2022, in Official Records Instrument Number 3176268, of the Public Records of Charlotte County, Florida (pertains to Lots 7 and 12).

As to Parcel 2:

Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-20-01601 recorded March 5, 2021, in Official Records Book 4721, Page 636, of the Public Records of Charlotte County, Florida.

Second Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-20-01601 recorded October 11, 2021, in Official Records Book 4856, Page 591, of the Public Records of Charlotte County, Florida.

Third Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-20-01601 recorded April 8, 2022, in Official Records Book 4961, Page 417, of the Public Records of Charlotte County, Florida.

Fourth Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-20-01601 recorded September 12, 2022, in Official Records Book 5046, Page 1081, of the Public Records of Charlotte County, Florida.

Order Granting Plaintiff's Motion for Temporary Injunction entered in case styled Charlotte County, a political subdivision of the State of Florida, Plaintiff vs. Chris Hamlet, Defendant, under Case No. 24001443CA, recorded August 13, 2024, in Official Records Instrument Number 3437944, of the Public Records of Charlotte County, Florida.

Order Imposing Penalty / Lien issued by the Code Enforcement Special Magistrate under Case No. COD-23-01940 recorded June 6, 2025, in Official Records Instrument Number 3535315, of the Public Records of Charlotte County, Florida.

The following restrictions, easements and other encumbrances for Parcel 2, with the exception of mortgages and liens, against the said real property recorded in the aforesaid Public Records have been found:

Plat of Unit No 7 Tropical Gulf Acres recorded in Plat Book 3, Pages 99-A through 99-I, of the Public Records of Charlotte County, Florida.

Oil, gas, minerals rights described in Fee Simple Deeds recorded in Official Records Book 451, Page 376, and in Official Records Book 590, Page 1019, of the Public Records of Charlotte County, Florida.

Restrictions contained in that certain Warranty Deed recorded in Official Records Book 534, Page 953, of the Public Records of Charlotte County, Florida.

Notice of Capital Project Assessment Lien issued by the Board of County Commissioners of Charlotte County to the owners of property within the Tropical Gulf Acres Street and Drainage Unit recorded September 11, 1990, in Official Records Book 1121, Page 2104, as affected by notice recorded in Official Records Book 1151, Page 1719, of the Public Records of Charlotte County, Florida.

Ordinance Number 2006-031 adopted by the Board of County Commissioners of Charlotte County amending the Tropical Gulf Acres Street and Drainage Unit recorded April 25, 2006, in Official Records Book 2952, Page 2179, of the Public Records of Charlotte County, Florida.

Resolution Number 2007-035 adopted by the Board of County Commissioners of Charlotte County related amongst others to the Tropical Gulf Acres Street and Drainage Municipal Service Benefit Unit recorded March 2, 2007, in Official Records Book 3121, Page 1575, of the Public Records of Charlotte County, Florida.

Resolution Number 2016-127 adopted by the Board of County Commissioners of Charlotte County related amongst others to the Tropical Gulf Acres Street and Drainage Unit recorded September 15, 2016, in Official Records Book 4122, Page 1049, of the Public Records of Charlotte County, Florida.

Resolution Number 2016-128 adopted by the Board of County Commissioners of Charlotte County related amongst others to the Tropical Gulf Acres Street and Drainage Unit recorded September 15, 2016, in Official Records Book 4122, Page 1057, of the Public Records of Charlotte County, Florida.

Resolution Number 2016-127 adopted by the Board of County Commissioners of Charlotte County related amongst others to the Tropical Gulf Acres Street and Drainage Unit recorded September 27, 2016, in Official Records Book 4125, Page 1913, of the Public Records of Charlotte County, Florida.


Land Survey Sketch recorded December 6, 2023, in Official Records Instrument Number 3345653, of the Public Records of Charlotte County, Florida (pertains to subject property).

This is to certify that the legal description and the above information is correct as required under Chapter 197 Florida Statutes. 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.

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Phone: 941-627-1000 Fax 941-255-0684
THE BIG W LAW FIRM

Countersigned:

By:



Robert H. Berntsson

Date: August 29, 2025