



PROPERTY INFORMATION REPORT

Order No.: 11448608

Customer Reference Number G4 Landwerks/Team Savage

Addressee:

Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Place Blvd, Suite 300
Clearwater, FL 33759
727-461-1818
727-441-8617

Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Pinellas County, Florida, ("Public Records"), from 10/20/1993, through 10/31/2023 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

PARCEL I

The East 60.00 feet of the West 370.00 feet of the South 165.00 feet of the Southeast 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida.

PARCEL II

The East 120 feet of the West 490 of the South 165 feet of the SE 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County.

PARCEL III

The West 140 feet of the East 210 feet of the West 310 feet of the South 165 feet of the SE 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida.

PARCEL IV

The East 70 feet of the West 310 feet of the South 165 feet of the Southeast 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida.

PARCEL V

Lot 1, Block U, Curlew City, according to the map or plat thereof, as recorded in Plat Book 51, Page [19](#), of the Public Records of Pinellas County, Florida.

PARCEL VI

The East 210 feet of the West 310 feet of the North 165 feet of the South 330 feet of the Southeast 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida.

PARCEL VII

The East 80 feet of the West 390 feet of the North 165 feet of the South 330 feet of the Southeast 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida.

PARCEL VIII

The East 80 feet of West 470 feet of North 165 feet of South 330 feet of the Southeast 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida, the South 15 feet of the described property is subject to an easement for road purposes.

PARCEL IX

The East 80 feet of the West 550 feet of the North 165 feet of the South 330 feet of the Southeast 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida.

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

G4 Landwerks, LLC, a Florida limited liability company, by virtue of the Statutory Warranty Deed recorded in Official Records Book 22521, Page [550](#), as to Parcel I;
G4 Landwerks, LLC, a Florida limited liability company by virtue of Warranty Deed recorded in Official Records Book 22610, page 1274, as to Parcel II;
G4 Landwerks, LLC, a Florida limited liability company, by virtue of the Special Warranty Deed recorded in Official Records Book 22553, Page [815](#), as to Parcel III
Team Savage, Inc by virtue of Special Warranty Deed recorded in Official Records Book 18067, page [1253](#), as to Parcel IV
Team Savage, Inc., a Florida corporation by virtue of Special Warranty Deed recorded in Official Records Book 16912, page [1394](#), as to Parcels V, VI and VII
Team Savage, Inc., a Florida corporation by virtue of Warranty Deed recorded in Official Records Book 20321, page [598](#), as to Parcel VIII
Team Savage, Inc., a Florida corporation by virtue of Warranty Deed recorded in Official Records Book 20321, page [551](#), as to Parcel IX

The following liens against the said real property recorded in the aforesaid Public Records have been found:

NONE

OTHER MATTERS AFFECTION CAPTIONED PREMISES

1. Ingress and Egress Road Easement over the North 15 feet of said property recorded in Deed Book 1588, page [511](#).
2. Terms and conditions of Memorandum of Lease Agreement to National Advertising Company recorded in Official Records Book 8488, page [1307](#), as affected by Billboard Easement Agreement recorded in Official Records Book 22557, Page [1534](#).
3. Terms and conditions of Memorandum of Lease Agreement to Infinity Outdoor recorded in Official Records Book 13587, page [1384](#), as affected by Billboard Easement Agreement recorded in Official Records Book 22557, Page [1534](#).
4. Easement granted to Florida Power Corporation recorded in Deed Book 1086, page [525](#).
5. Memorandum of Lease by and between Team Savage, Inc and G4 Landwerks, LLC recorded in Official Records Book 22452, page [2466](#).
6. Billboard Easement Agreement by and between G4 Landwerks LLC and SEDKI LLC recorded in Official Records Book 22557, page [1534](#).
7. Curlew City Plat recorded in Plat Book 51, Page [19](#) as affected by the Resolution recorded in Official Records Book 2529, Page [258](#) and Resolution recorded in Official Records Book 22334, page [1871](#).
8. Restrictions recorded in Official Records Book 639, Page [235](#) and Amended Restrictions recorded in Official Records Book 822, Page [305](#).
9. Easement recorded in Official Records Book 19739, Page [631](#).
10. Drainage Easement granted to Pinellas County recorded in Official Records Book 21865, page [2372](#).
11. Drainage & Utility Easement granted to Pinellas County recorded in Official Records Book 21865, page [2378](#).

12. Temporary Ingress and Egress Easement granted to Pinellas County recorded in Official Records Book 21879, page [501](#).

13. Utility Easement granted to Pinellas County recorded in Official Records Book 21865, page [2386](#).

NOTE: 2023 Real Estate Taxes are payable under the following Tax Id's:

[18-28-16-20106-021-0010](#)

[18-28-16-00000-430-0200](#)

[18-28-16-00000-430-0300](#)

[18-28-16-00000-430-0400](#)

[18-28-16-00000-430-0700](#)

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 Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance 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.

Fidelity National Title Insurance Company

Kathy Long

Kathy Long (kathy.long@fnf.com)