

EXHIBIT “G” – Permitted Exceptions

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters, which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled or artificially exposed lands and lands accreted to such lands.
7. Taxes for the year 2017 and subsequent years, which are not yet due and payable. NOTE: The Proposed Insured is exempt during its period of ownership.
8. Any Lien provided 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 Insured land.
9. Any County and/or municipal resolution for public improvements or special assessments which are not recorded or are not properly recorded in the public records and which do not provide notice to the owner of record in the public records.
10. Restrictions on Use of Land executed by Chrysler Motors Corporation, a Delaware corporation, dated April 25, 1966 and recorded May 6, 1966 in Official Records Book 2382, Page 28; and as thereafter recorded July 27, 1971 in Official Records Book 3589, Page 966, both of the Public Records of Pinellas County, Florida.
11. Easement from J. D. Howell, individually and as Trustee for William J. McLeod and W. A. McLeod, Jr., and Gladys R. Howell, his wife, to the City of St. Petersburg, Florida, dated July 7, 1964 and recorded December 5, 1966 in Official Records Book 2503, Page 62, of the Public Records of Pinellas County, Florida.
12. Sidewalk Covenant executed by Chrysler Motors Corporation, dated September 1, 1971 and recorded October 1, 1971 in Official Records Book 3634, Page 86, of the Public Records of Pinellas County, Florida.
13. Easement from Chrysler Motors Corporation, a Delaware corporation, to Florida Power Corporation, a Florida corporation, dated February 18, 1972 and recorded May 8, 1972 in Official Records Book 3783, Page 525, of the Public Records of Pinellas County, Florida.
14. Declaration of Restrictive Covenant by and between the William & Melodie Family Limited Partnership, Ltd., and the Florida Department of Environmental Protection, dated January 21, 2001 and recorded July 22, 2001 in Official Records Book 11203, Page 820, of the Public Records of Pinellas County, Florida.
15. Reciprocal Ingress/Egress Easement and Exclusive Parking Agreement by and between BDG 2350, LLC, a Florida limited liability company, and recorded July 21, 2016 in Official Records Book 19274, Page 648, of the Public Records of Pinellas County, Florida.
16. Declaration of Easements and Covenants executed by 2500 34th St, LLC, a Florida limited liability company, dated July 21, 2016 and recorded July 21, 2016 in Official Records Book 19274, Page 880, of the Public Records of Pinellas County, Florida.
17. Restrictions, conditions, reservations, easements and other matters contained on the Plat of Sirmons Estates Chrysler Addition as recorded in Plat Book 67, Page 68, of the Public Records of Pinellas County, Florida

*NOTE: Items 1, 2, 3, 4, 5, 8 and 9 will be deleted upon receipt of fully executed affidavits regarding the issues raised in said items. NOTE: Items 3 and 4 will be deleted upon receipt of a satisfactory survey.