

## **Ownership and Encumbrance Report**

***First American Issuing Office:***

First American Title Insurance Company National  
Commercial Services  
200 West Madison Street, Suite 800  
Chicago, IL 60606

***File No.:*** NCS-1259413-CHI2

***Prepared For:***

Lakeshore Management, LLC  
8800 N. Bronx Avenue, Suite 200  
Skokie, IL 60077

***Legal Description:***

Parcel 1:

That part of the West 183.14 feet of the East 278.58 feet of the SW 1/4 of Section 17, Township 30 South, Range 17 East, described as follows:

Tract I:

From the SE corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 95.44 feet to a Point of Beginning; thence continue South 89°42'32" West 183.14 feet; thence run North 00°02'32" East 1011.92 feet; thence run North 89°42'32" East 30 feet; thence run South 00°02'32" West 225.92 feet; thence run North 89 degrees 42'32" East 153.14 feet; thence run South 00°02'32" West 786 feet to the Point of Beginning, Pinellas County, Florida.

Less that portion described as follows:

From the SE corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 278.58 feet; thence run North 00°02'32" East 660 feet to a Point of Beginning; thence continue North 00°02'32" East 351.92 feet thence North 89°42'32" East 30 feet; thence South 00°02'32" West 351.92 feet; thence South 89°42'32" West 30 feet to a Point of Beginning, Pinellas County, Florida.

Tract II:

From the SE corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 278.58 feet thence run North 00°02'32" East 660 feet to a Point of Beginning; thence continue North 00°02'32" East 351.92 feet; thence North 89°42'32" East 30 feet thence South 00°02'32" West 351.92 feet; thence South 89°42'32" West 30 feet to a Point of Beginning, Pinellas County, Florida.

Parcel 2:

The East 95.44 feet of that part of the SE 1/4 of the SW 1/4 of Section 17, Township 30 South, Range 17 East lying South of the Tampa and St. Petersburg railroad Co. Right-of-way.

Less that part described as follows:

From the SE corner of the SW 1/4 of said Section 17, Township 30 South, Range 17 East, run North 00°02'32" East along the North/South center line of said Section 17, 854.75 feet to a Point of Beginning; Run thence North 00°02'32" East 300 feet to the Southerly line of Gandy Boulevard, thence South 72°40'47" West along the Southerly line of Gandy Boulevard 100 feet; thence South 00°02'32" West 300 feet; thence North 72°40'47" East 100 feet to Point of Beginning, Pinellas County, Florida.

*First American Title Insurance Company*

Parcel 3:

Tract I:

From the Southeast corner of the Southwest 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 374.02 feet to the Point of Beginning; thence run South 89°42'32" West 95.44 feet thence run North 00°02'32" East 739.98 feet; thence North 89°42'32" East 95.44 feet; thence South 00°02'32" West 739.98 feet to Point of Beginning.

Tract II:

From the Southeast corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 278.58 feet to Point of Beginning; thence run South 89°42'32" West 95.44 feet; thence run North 00°02'32" East 739.98 feet to point of intersection with South line of lands conveyed to Chester B. Warrick and wife by deed filed January 4, 1950, Clerk's Instrument No. 906547; thence run North 89°42'32" East 95.44 feet along the South boundary of said Warrick land; thence run South 00°02'32" West 739.98 feet to Point of Beginning.

And

That part of the West 183.14 feet of the East 278.58 feet of the SW 1/4 of Section 17, Township 30 South, Range 17 East, lying South of Gandy Boulevard described as follows:

From the Southeast corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East; Run South 89°42'32" West 278.58 feet; thence run North 00°02'32" East 660 feet to a Point of Beginning; thence continue North 00°02'32" East 409.27 feet; thence run North 72°40'47" East 31.43 feet; thence run South 00°02'32" West 418.46 feet; thence run South 89°42'32" West 30 feet to Point of Beginning.

Srd#1-45.1, 145.2, 1456-r right of way less that part of:

Commence at the SE corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East; Run thence South 89°42'32" West 95.44 feet to a Point of Beginning, continue thence South 89°42'32" West 183.14 feet; thence North 00°02'32" East; 1069.27 feet to the Southerly boundary of sr 600, thence Northeasterly along said boundary 31.43 feet; thence run South 00°02'32" West 292.47 feet; thence North 89°42'32" East 153.14 feet thence South 00°02'32" West 786 feet to the Point of Beginning.

Lying with the following metes and bounds description:

Commence on the East boundary of the SW 1/4 of Section 17, Township 30 South, Range 17 East at a point 1273.68 feet North of the SE corner of said Section 17, run thence South 72°29'28" West 282.05 feet; thence South 00°18'32" East 119.34 feet to a Point of Beginning; Run thence South 72 degrees 29'28" West 49.40 feet; thence South 47°57'09" East 23.27 feet; thence South 00°18'32" East 26.97 feet; thence North 89°41'28" East 60 feet; thence North 00°18'32" West 66.55 feet; thence South 72°29'28" West 31.40 feet to the Point of Beginning.

Tract IV:

The South 150 feet of the following described tract:

From the Southeast corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 278.58 feet to a point; thence North 00°02'32" East 739.98 feet to a Point of Beginning; From said Point of Beginning, run North 00°02'32" East 329.29 feet to the Southerly boundary line of Gandy boulevard, thence South 72°40'47" West along Southerly boundary line of Gandy boulevard a distance of 100 feet; thence South 00°02'32" West 300 feet; thence North 89°42'32" East 95.44 feet to the Point of Beginning, Pinellas County, Florida.

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1. **Grantee(s) In Last Deed of Record:**

TWIN CITY MHC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED, FILED OCTOBER 04, 2021, RECORDED IN BOOK 21745, PAGE 32 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

2. **Encumbrances/Matters Affecting Title** (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary), (unless such document is released or satisfied of record):

(X) Exhibit Attached    () Exhibit Not Attached.

| <b><u>Type of Instrument</u></b>                                                                 | <b><u>O.R. Book</u></b> | <b><u>Page<br/>or<br/>Instrument<br/>No.</u></b> |
|--------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------|
| 01. Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing | 21756                   | 91                                               |
| 02. Notice of Commencement (01/06/2025)                                                          | 23023                   | 2483                                             |
| 03. Notice of Commencement (02/04/2025)                                                          | 23052                   | 1373                                             |
| 04. Notice of Commencement (02/18/2025)                                                          | 23064                   | 2599                                             |
| 05. Notice of Commencement (04/09/2025)                                                          | 23123                   | 2246                                             |

Copies of the Encumbrances/Matters Affecting Title ( X ) are ( ) are not included with this Report.

Ad Valorem Real Estate Taxes for Tax Parcel Number 17-30-17-00000-340-0800 for tax year 2024

Gross Tax: \$44,820.47 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

### **Certificate**

This Ownership and Encumbrance Report ("Report") is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from October 04, 2021 at 2:44 p.m. to April 13, 2025 at 8:00 a.m.

The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Pinellas County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of \$1,000.00 pursuant to Section 627.7843(3), Florida Statutes. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.

*First American Title Insurance Company*

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By: Laura Hardy

Dated: April 29, 2025

THIS REPORT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS REPORT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.