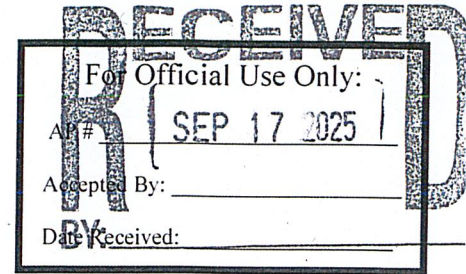


DeSoto County
Board of County Commissioners
Development Department-Planning & Zoning
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Office: 863-993-4806
www.desotobocc.com



CERTIFIED LOT SPLIT APPLICATION

Certified Lots shall mean any division of land that splits unplatted land from the parent parcel, or Lot of Record to create parcels of land that meet the minimum dimensional requirements of the zoning district as of May 27, 2025, and are consistent with the LDR and Comprehensive Plan.

1. Property Owner M. Lewis Hall, III, as Trustee of the M. Lewis Hall, III U/A dated March 23, 2015
Address 8637 SE Bull Road, Arcadia, FL zip 34266
Phone 941-321-7734 email address lhall@williamsparker.com
2. Agent/Applicant if different than property owner (property owner must sign application or an authorization form)
N/A
Address _____ zip _____
Phone _____ email address _____
3. Surveyor John M. Clyatt, PSM
Address P.O. Box 780, Bartow, FL zip 33831
Phone 863-670-9600 email address jcllyatt@301South.net

NOTE: If the applicant/owner is a corporation, trust, LLC, Professional Association or similar type of organization, please provide documentation from the corporation, trust, etc., indicating that you have the authority to execute this affidavit on behalf of said organization.

Subject property address: 8134 SE Hall Drive, Arcadia, Florida 34266

Subject property Parcel ID number(s): 08-39-26-0000-0010-0000

Existing improvements: None

Property Acreage: 11.86 Zoning District: A-10 Future Land Use Designation: Rural/agriculture

Adjacent Zoning/FLU: North: A 10 / Rural East: A 10 / Rural
South: A 10 / Rural West: A 10 / Rural
A 5

Qualifications for a Certified Lot Split.

- (1) Certified Lots shall mean any division of land that splits unplatted land from the parent parcel or Lot of Record to create parcels of land (maximum of two) that meet the minimum dimensional requirements of the zoning district as of May 27, 2025, and are consistent with the LDR and Comprehensive Plan. The remainder of the parent parcel must also meet the minimum LDR and Comprehensive Plan standards.
- (2) Each Certified Lot shall be buildable per the current zoning of the proposed parcel(s) and have existing access to a public or private street constructed in conformance with the DeSoto County or State of Florida Engineering Standards or is listed in the official inventory of County maintained streets. The County Engineer may require shared driveways for these lots.
- (3) It does not involve the establishment of a new street. Creation of a new public or private street shall require a Major Subdivision as set forth in Division 3 of this Article.
- (4) The land proposed to be split is not within an existing recorded or unrecorded platted subdivision, nor can the lot be a part of previously subdivided land, pursuant to the procedures set forth herein.
- (5) Properties that are located within the Conservation Overlay Future Land Use Category of the Comprehensive Plan, shall meet the standards of said overlay, and all State permitting requirements.

Certified Lot Split Application Checklist An accurately completed application and ALL items on the checklist are required. If the submittal does not include ALL documents, the application will be considered incomplete and returned to the applicant.			APPLICANT	STAFF
1. Completed Application	Yes			✓
2. Application Fee - \$200	Yes			
3. Affidavit of Ownership/Agent Authorization Form (if applicable)	N/A			—
4. Copy of Property Deed. If the applicant does not own the property, notarized written consent from the owner is required.	Yes			✓
5. Copy of the official Property Appraiser's map showing the subject property and all properties within 200 feet. (Available on DeSoto County Property Appraiser website).	Yes			✓
6. Title Opinion of an attorney at law licensed in Florida or a property information report. Description in Title Opinion and/or information report must match description on the survey.	Yes			✓
7. Certified Boundary Survey (signed & sealed) and Legal Description(s) created within 1-year of application. * The survey must be titled, ' Boundary Survey for Certified Lot Split ' and include the following, or a note that states why the item is not applicable: i. North Arrow, Scale, Legend, Key Map, and Legal Description(s); ii. Dimensions of the proposed parcel(s) and all property lines, and the lot area for each parcel, including permanent reference monuments (PRMs); iii. All structures located within 50' of new lot lines; iv. Existing onsite and contiguous driveways, well/septic, and public utilities; v. Existing easements, platted and maintained rights-of-way within and contiguous to proposed certified lots or a note stating that none exist.	Yes			✓

One paper copy (Survey 24" x 36" & Documents 8 ½" x 11") and a digital copy (on a flash drive) shall be provided for all items listed on the checklist for the initial submittal. Resubmittals shall contain all requested items in the same format. Each digital document must be scanned as a separate pdf document (application, legal description, easements, plans, etc.)

***Additional survey information may be requested to confirm that the remainder of the parent parcel complies with the LDR and Comprehensive Plan.**

PROCESS

Completeness Review
Approval Letter Delivered

TIMING

Up to 5 business days
Within 5 business days of all comments being addressed

Once the approval letter has been issued, you must take the approval letter along with the signed and sealed survey to the Clerk of Courts for recording (due to the poor image quality, the documents must be physically taken to the Clerk of Courts, not e-filed). Once recorded you must bring the original recorded documents to our office for us to scan.

AGENT AUTHORIZATION

This is to certify that I am the owner, or the owner's duly authorized agent, of the property identified herein and all information files herewith is true and accurate to the best of my knowledge and belief. I understand that failure to submit a complete application will be cause for not accepting and returning the application for completion per LDR sec. 20-1345(c) (2)

NOTE: An Affidavit of Ownership/Agent Authorization form must be completed if an agent is used.

M. Lewis Hall III, Trustee M. Lewis Hall III, Trustee 9/16/2025
Signature of Property Owner/Agent Printed Name of Property Owner/Agent Date
M. Lewis Hall, III, as Trustee of the M. Lewis Hall, III, Trust U/A dated March 23, 2015

Signature of Property Owner/Agent

Printed Name of Property Owner/Agent

Date

State of Florida

County of ~~DeSoto~~ Sarasota

The foregoing instrument was subscribed and sworn (or affirmed) before me via [☒] physical presence OR []

online notarizations, this 16th day of September, 2025

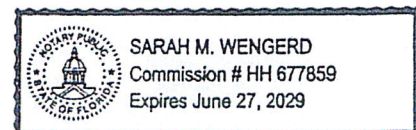
by M. Lewis Hall, III, who is personally known to me [☒] or showed identification [].

Type of Identification shown if applicable: _____

Sarah M. Wengerd

Public Notary-State of Florida

SEAL



CONSIDERATION \$ 10.00
DOC TAX \$0.70
RECORD \$ 39.50

PARCEL ID NO.

Prepared by and return to:



50 Central Avenue, Eighth Floor
Sarasota, Florida 34236
(941) 366-4800
Attention: M. Lewis Hall, III

QUITCLAIM DEED

This Indenture, made August 11th, 2025, by and between Don Thomas Hall, individually and as Co-Trustee and M. Lewis Hall, III, individually and as Co-Trustee of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015 and The Muriel F. Hall Trust Agreement dated July 23, 2015, hereinafter referred to as Grantors, whose post office address is 8134 SE Hall Drive, Arcadia, Florida 34266 and M. Lewis Hall, III as Trustee of the M. Lewis Hall, III. Trust U/A dated March 23, 2015, hereinafter referred to as Grantee, whose post office address is 8637 SE Bull Road, Arcadia, Florida 34266.

Witnesseth: Grantors, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, do hereby release, remise and quitclaim to Grantee any and all of the right, title and interest of Grantors in and to the following described property situate in Desoto County, Florida:

A parcel of land situated in Section 7, Township 39 South, Range 26 East, DeSoto County, Florida, described as follows:

Commence at a concrete monument marking the southeast corner of said Section 7; thence North 89°28'53" West along the south line of said Section 7, a distance of 581.54 feet to the Point of Beginning; thence continuing North 89°28'53": West along said south line, a distance of 760.00 feet; thence departing said south line, North 00°31'07" East, a distance of 573.16 feet; thence North 02°11'39" West a distance of 226.87 feet to a point on the south line of a 60 feet wide ingress/egress easement recorded in instrument no. 200814005356 of the Public Records of DeSoto County, Florida; thence North 83°28'09" East along said south line a distance of 300.00 feet; thence South 10°34'08" East a distance of 101.78 feet; thence South 20°49'47" East a distance of 175.60 feet; thence South 89°28'53" East and parallel with said south line of section 7, a distance of 389.51 feet; thence South 00°31'07" West, a distance of 573.16 feet to the Point of Beginning.

Containing 11.86 acres.

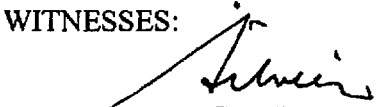
Grantors certify, warrant, and covenant that neither Grantors nor any beneficiary of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015, or The Muriel F. Hall Trust Agreement dated July 23, 2015, reside on the above-described property or any property adjacent thereto and the above described property does not constitute any part of the Grantors' homestead under the laws of the State of Florida.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.


As used herein, the terms "Grantors" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

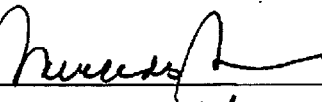
In Witness Whereof, Grantors have signed and sealed this deed the date above written.

WITNESSES:


Witness Name: Mark Silverio

Witness Address: 255 8th Street
South Naples, FL 34102


Don Thomas Hall, individually
and as Co-Trustee of The M.
Lewis Hall, Jr. Trust Agreement
dated July 23, 2015 and The
Muriel F. Hall Trust Agreement
dated July 23, 2015


Witness Name: Mercedes Morciva
Witness Address: 255 8th Street
South Naples, FL 34102

ADDITIONAL SIGNATURES ON NEXT PAGE

Jennifer Hawkins Oyola
Witness Name: Jennifer Hawkins Oyola

Witness Address: 50 Central Ave., 8th Floor
Sarasota, FL 34236

M. Lewis Hall, III

M. Lewis Hall, III, individually
and as Co-Trustee of The M.
Lewis Hall, Jr. Trust Agreement
dated July 23, 2015 and The
Muriel F. Hall Trust Agreement
dated July 23, 2015

Sarah M. Wengerd
Witness Name: Sarah M. Wengerd

Witness Address: 2218 Arden Drive
Sarasota, FL 34232

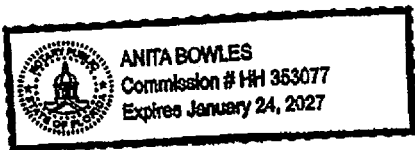
STATE OF FLORIDA

COUNTY OF DESOTO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of July 2025 by Don Thomas Hall, Individually and as Co-Trustee of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015 and The Muriel F. Hall Trust Agreement dated July 23, 2015, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Anita Bowles
Signature of Notary Public

(Notary Seal)



Anita Bowles
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my
commission expires on 1/24/27.

ADDITIONAL NOTARY ACKNOWLEDGEMENT ON NEXT PAGE

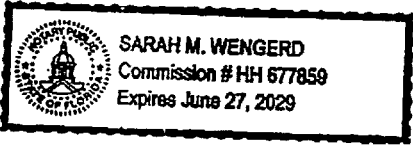
STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of August 2025 by M. Lewis Hall, III, Individually and as Co-Trustee of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015 and The Muriel F. Hall Trust Agreement dated July 23, 2015 , who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

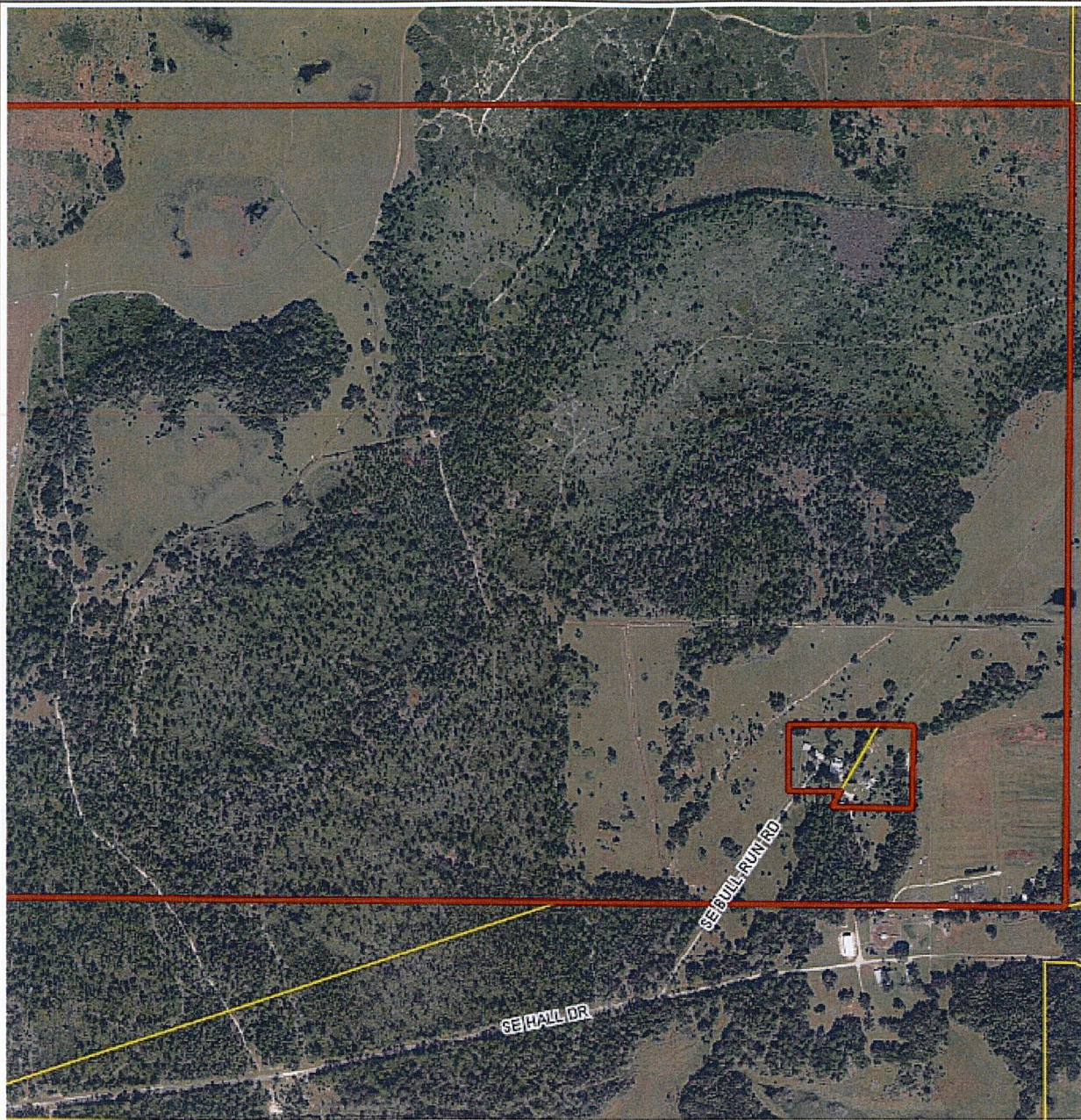
Sarah M. Wengerd
Signature of Notary Public

(Notary Seal)



Sarah M. Wengerd
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 6-27-29



DeSoto County Property Appraiser

David A. Williams, CFA | Arcadia, Florida | 863-993-4866

PARCEL: 07-39-26-0000-0022-0000 (22217) | PASTURELAND 4 (6300) | 569.37 AC

N1/2 & N 9/16 OF S1/2 LESS & EXCEPT BEG NE COR OF SE1/4 TH S 89D59M45S WALG N LI SAID TRACT 660.03 FT
TH S 29D41M27S W 663.66 FT TO POB TH CONT SAME

HALL M LEWIS III TR &

Owner: HALL DON T
115 E OAK ST STE 201
ARCADIA, FL 34266
Site: SE BULL RUN RD,
ARCADIA

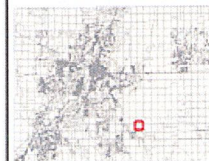
2024 Certified Values

Mkt Lnd	\$0	Appraised	\$72,880
Ag Lnd	\$65,850	Assessed	\$72,880
Bldg	\$0	Exempt	\$25,425
XFOB	\$7,030	county:	\$47,455
Just	\$2,569,195	other:	\$47,455
		Total	
		Taxable	school:\$47,455

Sales Info 6/11/2015 \$100 V (U)

NOTES:

DeSoto County, FL



The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 8/14/2025 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

ATTORNEYS' TITLE FUND SERVICES, INC.

Sarasota
(800) 336-3863

Williams Parker Harrison Dietz & Getzen, PLLC
50 Central Ave, 8th Floor
Sarasota, FL 34236

Date: September 11, 2025
Fund File Number: 1675319
County: DeSoto
Reference: MLH Ranch Property

Dear Fund Member:

We have examined title to the property described in Schedule A attached and prepared these schedules to be used exclusively for the purpose of issuing a commitment or policy of title insurance underwritten by Old Republic National Title Insurance Company.

Please review the schedules before signing and inserting in a 2021 ALTA Commitment (C21) jacket. Subject to your agency authorization, you must:

- A. Add additional requirements and/or exceptions to Schedule B that you find necessary from your analysis of the present transactions.
- B. Evaluate Schedule A and B and issue endorsements as may be appropriate, deleting or modifying the Schedules.
- C. Obtain a 2021 ALTA Commitment (C21) jacket, which must be included with Schedules A & B of the 2021 ALTA Commitment.

Fund Members may download and print the 2021 ALTA Commitment (C21) jacket by [clicking here](#).

External software providers are currently working to update to the 2021 ALTA forms. DoubleTime and ClosingVue allows users to obtain C21 jackets and 2021 ALTA forms electronically in the most current version of the software. You may upgrade for free by going to www.thefund.com/dt. Please contact support@thefund.com with questions.

Our examination of title reflects only those matters recorded in the Official Records Books. You are responsible for such other off-record examinations and checks as you may find necessary pursuant to underwriting procedures. When the interest you are insuring is a personal property interest (such as a mortgage, a leasehold or cooperative interest), a federal tax lien search of the Secretary of State's records may be required. See Fund Title Note 30.02.08.

Where the amount of insurance is \$4 million or under, a 20-year judgment and lien search was not performed on the proposed insured purchaser if a mortgage is not associated with the purchase or if the mortgage appears to be 100% purchase money in nature.

The Fund appreciates this opportunity to be of service. Please contact us if you have any questions.

Sincerely,

Attorneys' Title Fund Services, Inc.
Peggy Frook, Senior Examiner
PFrook@TheFund.com

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment Number: 1675319	Revision Number: None	Issuing Office File Number: MLH Ranch Property	Issuing Agent: 17001
Property Address: FL	Loan ID Number: None	Issuing Office's ALTA Registry ID: None	Issuing Office: Williams Parker Harrison Dietz & Getzen, PLLC

SCHEDULE A

1. Commitment Date: **August 11, 2025 at 11:00 PM**
2. Policy to be issued: Proposed Amount of Insurance:
 - a. OWNER'S: **2021 ALTA® Owner's Policy with Florida Modifications** **\$60,000.00**
Proposed Insured:
The estate or interest to be insured: **Fee Simple**
 - b. MORTGAGEE:
Proposed Insured:
The estate or interest to be insured:
 - c. MORTGAGEE:
Proposed Insured:
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)* **FEE SIMPLE**
4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)* **M. LEWIS HALL, III, as Trustee of the M. LEWIS HALL, III. TRUST U/A dated March 23, 2015** and, as disclosed in the Public Records, has been since *(Date)* **August 11, 2025**
5. The Land is described as follows: **See Exhibit A**

Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111

AUTHORIZED SIGNATORY
Williams Parker Harrison Dietz & Getzen, PLLC
17001

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: **MLH Ranch Property**

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. N/A
5. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
6. Record satisfactory proof of the death of M. Lewis Hall, Jr., deceased.
7. Proof of proper estate tax clearances must be recorded with respect to the Estate of M. Lewis Hall, Jr., deceased.
8. Record satisfactory proof of the death of Muriel F. Hall, deceased.
9. Proof of proper estate tax clearances must be recorded with respect to the Estate of Muriel F. Hall, deceased.
10. Record evidence the Land insured herein was not the homestead of M. Lewis Hall, Jr. or Muriel F. Hall.
11. Recording of Certification of Trust confirming the information as required by Sec. 736.1017(1), F.S., containing the confirmatory statement under Sec. 736.1017(3) (as to the M. Lewis Hall, Jr. Trust Agreement).
12. Recording of Certification of Trust confirming the information as required by Sec. 736.1017(1), F.S., containing the confirmatory statement under Sec. 736.1017(3) (as to the Muriel F. Hall Trust Agreement).
13. No open mortgage(s) were found of record. Agent should confirm with the owner that the property is free and clear.
14. The Property Appraiser reflects that the property is vacant/unimproved. Fund Member must independently verify that the person represented to be the seller is the true owner of the property to be insured.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: MLH Ranch Property

15. FOR INFORMATIONAL PURPOSES ONLY, if the Title Agent has a direct or indirect interest in the transaction, written authorization to issue a commitment/policy should be obtained from The Fund's Legal Department (800-432-9594, ext. 7501) in accordance with the Agreement for Appointment of Policy Issuing Agent for Old Republic National Title Insurance Company.
16. NOTE: Taxes for the year 2024 have been paid on Account Number 08-39-26-0000-0010-0000, the gross amount being \$3,544.44.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-II

Issuing Office File Number: **MLH Ranch Property**

EXCEPTIONS FROM COVERAGE

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2.
 - a. General or special taxes and assessments required to be paid in the year **2025** and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Oil, gas, mineral, or other reservations as set forth in deed by E.N. Belcher and Mamie Belcher recorded in Deed Book [251, Page 178](#), Public Records of DeSoto County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
6. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 1, 2025, in the Official Records as Instrument Number 202514002281, Public Records of DeSoto County, Florida.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part II—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-II

Issuing Office File Number: MLH Ranch Property

7. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 20, 2025, in the Official Records as Instrument Number 202514003873, Public Records of DeSoto County, Florida.
8. Rights of the lessees under unrecorded leases.
9. Any outstanding interests or liens of which no notice has been filed among the official records of DeSoto County, Florida.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part II—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Exhibit A

Commitment Number:

1675319

Issuing Office File Number:

MLH Ranch Property

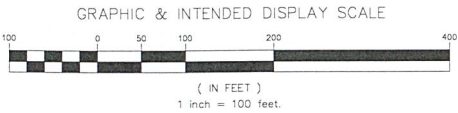
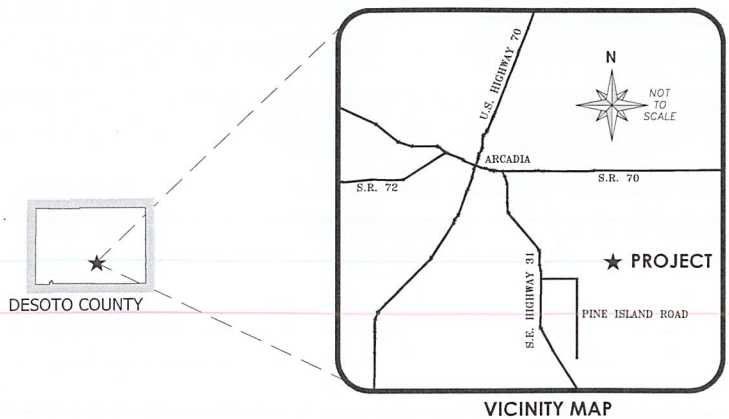
A parcel of land situated in Section 7, Township 39 South, Range 26 East, DeSoto County, Florida, described as follows:

Commence at a concrete monument marking the southeast corner of said Section 7; thence North 89°28'53" West along the south line of said Section 7, a distance of 581.54 feet to the Point of Beginning; thence continuing North 89°28'53": West along said south line, a distance of 760.00 feet; thence departing said south line, North 00°31'07" East, a distance of 573.16 feet; thence North 02°11'39" West a distance of 226.87 feet to a point on the south line of a 60 feet wide ingress/egress easement recorded in instrument no. 200814005356 of the Public Records of DeSoto County, Florida; thence North 83°28'09" East along said south line a distance of 300.00 feet; thence South 10°34'08" East a distance of 101.78 feet; thence South 20°49'47" East a distance of 175.60 feet; thence South 89°28'53" East and parallel with said south line of section 7, a distance of 389.51 feet; thence South 00°31'07" West, a distance of 573.16 feet to the Point of Beginning.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

BOUNDARY SURVEY FOR CERTIFIED LOT SPLIT

LYING IN SECTION 07,
TOWNSHIP 39 SOUTH, RANGE 26 EAST
DE SOTO COUNTY, FLORIDA



LEGAL DESCRIPTION

A parcel of land situated in Section 7, Township 39 South, Range 26 East, DeSoto County, Florida, described as follows:

Commence at a concrete monument marking the southeast corner of said Section 7; thence North 89°28'53" West along the south line of said Section 7, a distance of 581.54 feet to the Point of Beginning; thence continuing North 89°28'53" West along said south line, a distance of 760.00 feet; thence departing said south line, North 00°31'07" East, a distance of 573.16 feet; thence North 02°11'39" West a distance of 226.87 feet to a point on the south line of a 60' wide ingress/egress easement recorded in instrument no. 200814005356 of the Public Records of DeSoto County, Florida; thence North 83°28'09" East along said south line a distance 300.00 feet; thence South 10°34'08" East a distance of 101.78 feet; thence South 20°49'47" East a distance of 175.60 feet; thence South 89°28'53" East and parallel with said south line of section 7, a distance of 389.51 feet; thence South 00°31'07" West, a distance of 573.16 feet to the Point of Beginning.

Containing 11.86 acres.

SURVEYOR's NOTES:

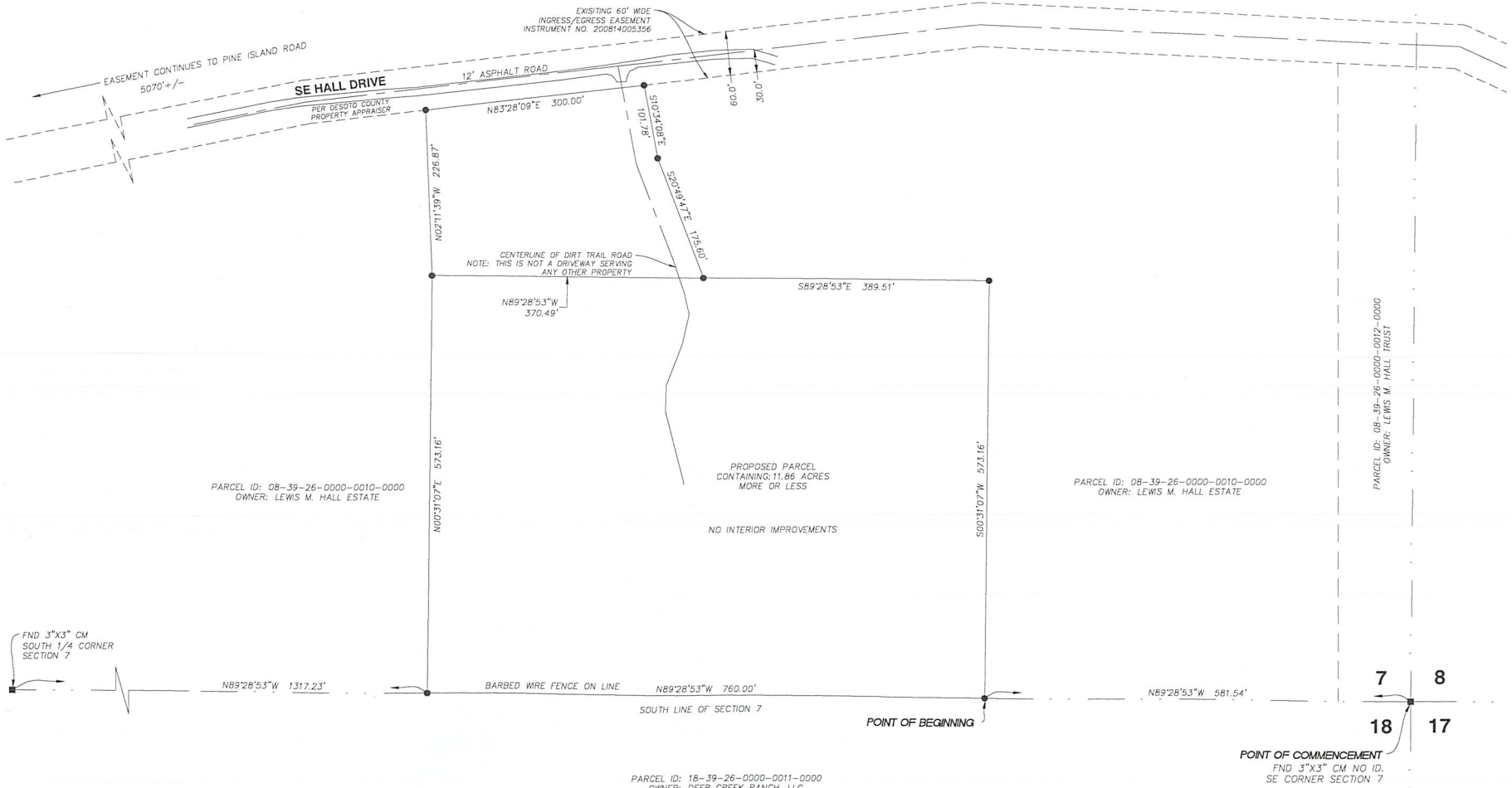
1. North, the Bearings and the Coordinates shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of North 89°28'53" West along the South line of the Section 07, Township 39 South, Range 26 East, DeSoto County, Florida as shown hereon is held as a bearing reference.
2. All measurements are in U.S. Survey Feet.
3. A Title Search was not ordered by or furnished to 30 South, LLC. Easements or encumbrances, if any, that may be made known by a Title Search are not shown on this survey.
4. The Legal description was prepared by 30 South, LLC. per client request and is based on deeds of record and is a portion of DeSoto County Property Appraiser Parcel #08-39-26-0000-0010-0000
5. The parcel information shown hereon was taken from the DeSoto County Property Appraiser website and is shown for informational purposes only.

LEGEND

- FND FOUND
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LB LICENSED BUSINESS
- CM CONCRETE MONUMENT
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- NO. NUMBER
- SET 5/8" STEEL ROD & CAP STAMPED "CORNER LB 8474"

NOTE:

- BASED ON THIS SURVEY DATED 7/8/2025
- 1) THERE ARE NO EXISTING STRUCTURES WITHIN 50- FEET OF THE NEW PROPERTY BOUNDARIES.
 - 2) THERE ARE NO EXISTING ONSITE OR CONTIGUOUS DRIVEWAYS, WELLS/SEPTIC, OR PUBLIC UTILITIES.
 - 3) THERE ARE NO APPARENT EXISTING EASEMENTS CONTIGUOUS TO OR WITHIN THIS PARCEL EXCEPT FOR THE ACCESS EASEMENT NOTED AS SE HALL DRIVE.



John M Clyatt Digitally signed by
John M Clyatt

7/8/2025
SURVEY DATE

JOHN M. CLYATT, P.S.M.
FLORIDA REGISTRATION No. 4092
30 SOUTH, LLC.
FLORIDA REGISTRATION No. LB 8474

BOUNDARY SURVEY
LOCATED IN SECTION 07,
TOWNSHIP 39 SOUTH, RANGE 26 EAST
DE SOTO COUNTY, FLORIDA
PREPARED FOR: LEWIS HALL

PROJECT No.
317
DRAWING No.
784

No.
1
OF
1