



Edward Vogler II

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Kimberly Ashton

**TITLE OPINION FOR  
RICHMOND PARK I, a condominium**

**June 22, 2017**

This opinion is provided to:

State of Florida  
Department of Business and Professional Regulation  
Division of Condominiums, Timeshares, and Mobil Homes  
1940 North Monroe Street – Northwood Centre  
Tallahassee, Florida 32399-1033

In Re: Richmond Park I, a condominium

I, Edward Vogler II, am an attorney licensed to practice in the State of Florida, and I have this 18<sup>th</sup> day of May, 2017, examined title to the real property described in Exhibit “A,” attached hereto and incorporated herein, (the “Property”).

The address of the Property is 2305 Richmond Park Lane, Naples, Florida 34120.

The record fee simple title to the above-described property is vested in **Neal Communities on the Braden River, LLC**, a Florida limited liability company, by virtue of (i) that certain Special Warranty Deed, as recorded in Official Records Book 5307, Page 6692, and (ii) that certain Articles of Merger whereby Richmond Park Investors, LLC merged into Neal Communities on the Braden River, LLC, a Florida limited liability company, effective March 9, 2017.

The Developer of Richmond Park I, a condominium, is Neal Communities on the Braden River, LLC.

This Title Opinion is based upon my review of (i) that certain Title Opinion provided to Board of County Commissioner’s, dated May 19, 2016; together with (ii) my review of the Public Records in and for Collier County, Florida, from the date of the aforementioned Title Opinion, through and including May 18, 2017, at 5:00 P.M.

The undersigned does hereby certify that I have read the foregoing statement and that to the best of my knowledge, information and belief formed after reasonable inquiry, this statement accurately describes the Developers interest in the Property.

Respectfully submitted,

Vogler Ashton, PLLC

By:



Edward Vogler II, ~~its~~ President  
Florida Bar No. 038970  
2411-A Manatee Ave. W.  
Bradenton, FL 34205  
941-388-9400 x104

Date of Execution: June 22, 2017

**EXHIBIT "A"**

Parcel A:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 48 South, Range 26 East, Collier County, Florida, LESS AND EXCEPT the North 100 feet thereof previously dedicated for road right of way.

LESS AND EXCEPT that portion taken by Collier County, Florida, in that certain Stipulated Order of Taking recorded in Official Records Book 3302, Pages 3228 through 3233, of the Public Records of Collier County, Florida.

LESS AND EXCEPT that portion taken by Collier County, Florida, in that certain Stipulated Order of Taking recorded in Official Records Book 4366, Pages 789 through 795, of the Public Records of Collier County, Florida.

Parcel B:

The West 200.00 feet less and except the Northerly 88.92 feet of the following described property:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 48 South, Range 26 East, Collier County, Florida; subject to an easement for road right of way over and across the East 30 feet thereof, and EXCEPTING the North 100 feet thereof previously dedicated for road right of way.

ALSO DESCRIBED BY THE SURVEYOR'S DESCRIPTION AS FOLLOWS

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, THENCE ALONG THE EAST LINE OF SAID SECTION 26 SOUTH 02°18'18" EAST, A DISTANCE OF 189.07 FEET; THENCE DEPARTING SAID EAST LINE OF SECTION 26, NORTH 89°57'53" WEST, A DISTANCE OF 54.94 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 846 (IMMOKALEE ROAD, RIGHT OF WAY WIDTH VARIES) AND THE WESTERLY RIGHT OF WAY OF WOODCREST DRIVE (RIGHT OF WAY WIDTH VARIES) AND TO THE POINT OF BEGINNING ; THENCE ALONG SAID WESTERLY RIGHT OF WAY OF WOODCREST DRIVE THE FOLLOWING THREE COURSES: COURSE ONE: SOUTH 02°19'40" EAST, A DISTANCE OF 896.16 FEET; COURSE TWO: THENCE SOUTH 88°30'22" WEST, A DISTANCE OF 10.00 FEET; COURSE THREE: THENCE SOUTH 02°19'40" EAST, A DISTANCE OF 251.91 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF WOODCREST DRIVE, AND ALONG THE NORTHERLY BOUNDARY OF TRACT 11 OF BENT CREEK PRESERVE, AS RECORDED IN PLAT BOOK 55 PAGES 61 THROUGH 75, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, NORTH 89°59'05" WEST, A DISTANCE OF 595.31 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF LOTS 21 THROUGH 6 AND TRACT 2 OF SAID BENT CREEK PRESERVE, NORTH 02°19'18" WEST, A DISTANCE OF 1,148.54 FEET AND TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 846 (IMMOKALEE ROAD); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 89°57'53" EAST, A DISTANCE OF 605.20 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15.89 ACRES, OR 691,995 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD, RECORDED AND UNRECORDED. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, AS BEARING SOUTH 02°18'18" EAST.