

# COMMITMENT FOR TITLE INSURANCE

C9657507

**T.A. TITLE INSURANCE COMPANY**  
AN E.S.O.P. COMPANY  
HOME OFFICE-2 VETERANS SQUARE, 2ND FLOOR  
MEDIA, PA 19063-3191



GLOBAL TITLE COMPANY  
4760 N. TAMiami TRAIL #22  
NAPLES, FLORIDA 33940

**T.A. Title Insurance Company**, a Pennsylvania corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate 180 days after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, **T.A. Title Insurance Company** has caused this Commitment to be signed and sealed as of the date shown on Schedule A hereof and this Commitment to become valid when countersigned by an authorized signatory.

**T.A. TITLE INSURANCE COMPANY**

Lana Kaye Dargai  
AUTHORIZED SIGNATORY

**LANA KAYE DARGAI**



[Signature]

President

[Signature]

Secretary



# Collier County

## CERTIFICATE OF COMPLETION

This Certificate is issued pursuant to the requirements of the Florida Building Code, certifying that at the time of issuance this structure was in compliance with the various ordinances of the County regulating building construction for use for the following:

Per FBC section 111.5, a certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

Permit Number: CDP2004032944  
Permitted Address: 4727 7th AVE SW, Naples

Date Issued: March 27, 2026  
Parcel: 36610110008

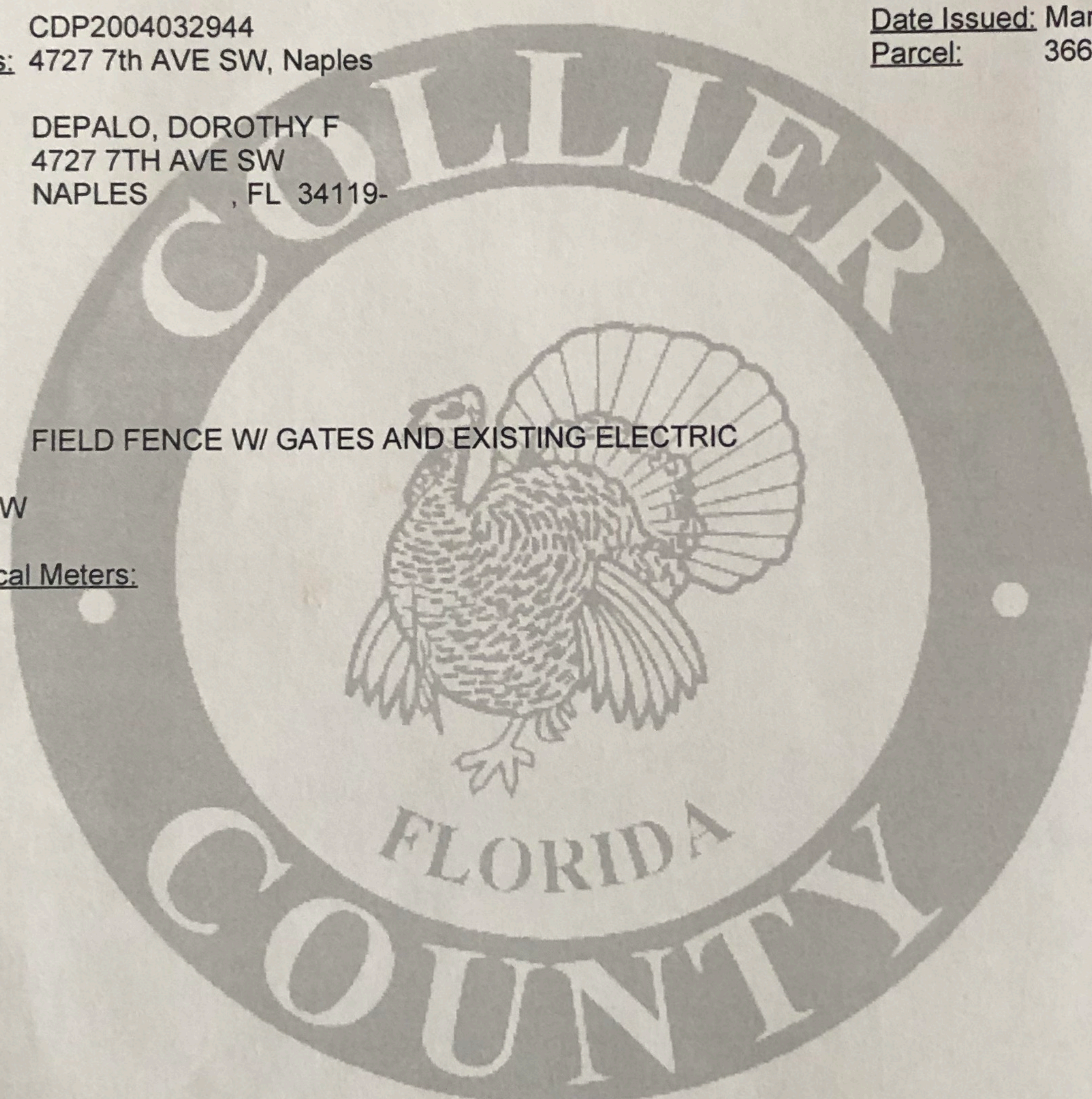
Owner Information: DEPALO, DOROTHY F  
4727 7TH AVE SW  
NAPLES, FL 34119-

Building Official:

Business Name:

Job Description: FIELD FENCE W/ GATES AND EXISTING ELECTRIC  
4727 7TH AVE SW

Number of Electrical Meters:



The described portion of the structure has been inspected for compliance with the requirements of the for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. For buildings and structures in flood hazard areas, documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction. Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.

**SCHEDULE - SECTION I**  
**REQUIREMENTS**

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
  2. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
  3. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
04. PAYMENT OR VERIFICATION FOR THE 1996 AD VALOREM TAXES IN THE AMOUNT OF \$ 1,524.90 IF PAID BY THE END OF DECEMBER.
05. PARTIAL RELEASE OF THAT CERTAIN MORTGAGE EXECUTED BY PETER F. FAGAN AND MELANIE G. FAGAN, HUSBAND AND WIFE, IN FAVOR OF HAROLD VAN EGEREN, DATED JUNE 19, 1996 AND RECORDED JUNE 24, 1996 IN OFFICIAL RECORD BOOK 2198, PAGE 582 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA IN THE ORIGINAL AMOUNT OF \$ 120,000.
06. WARRANTY DEED EXECUTED BY PETER F. FAGAN and MELANIE G. FAGAN, HUSBAND AND WIFE TO DOROTHY DEPALO, CONVEYING THE SUBJECT PROPERTY.
07. SURVEY CERTIFIED IN ACCORDANCE WITH SECTION 627.7842, FLORIDA STATUTES, TO GLOBAL TITLE COMPANY, T.A. TITLE INSURANCE COMPANY, AND DOROTHY DEPALO, PERTAINING TO THE PROPERTY MORE PARTICULARLY DESCRIBED IN SCHEDULE A. UPON RECEIPT OF SAID SURVEY THE SURVEY EXCEPTION AND UNRECORDED EASEMENT EXCEPTION SHALL BE DELETED.

EXCEPTIONS (CONTINUED)

05. SUBJECT TO A RESOLUTION PURSUANT TO CHAPTER 67-1246, LAWS OF FLORIDA, ESTABLISHING THE IMMOKALEE AREA PLANNING DISTRICT AND THE COASTAL AREA PLANNING DISTRICT RECORDED MAY 6, 1976 IN OFFICIAL RECORD BOOK 649, PAGE 1239, AFORESAID INSTRUMENT WAS AMENDED IN OFFICIAL RECORD BOOK 664, PAGE 920, RECORDED OCTOBER 6, 1976, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

06. SUBJECT TO COLLIER COUNTY ORDINANCE NUMBER 75-20 WHICH REGULATES THE INSTALLATION OF WATER DISTRIBUTION AND WASTE WATER COLLECTION SYSTEMS; ORDINANCE NUMBER 75-21 WHICH PROTECTS CERTAIN TREES WITHIN COLLIER COUNTY; AND ORDINANCE NUMBER 75-24 WHICH IS KNOWN AS THE "COLLIER COUNTY ZONING ORDINANCE FOR THE COASTAL AREA PLANNING DISTRICT"; ALL OF WHICH WERE RECORDED MAY 19, 1975, IN OFFICIAL RECORD BOOK 619, PAGES 1177, 1182 AND 1191, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

07. ANY ITEM AS PROVIDED FOR 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 LAND DESCRIBED HEREIN.

08. EASEMENTS RESTRICTIONS AND OTHER MATTERS AFFECTING THE USE OF SUBJECT PROPERTY AS SHOWN ON RECORDED PLAT OF GOLDEN GATE ESTATES, UNIT 1, RECORDED IN PLAT BOOK 4, PAGES 73 THROUGH 74, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

09. SUBJECT PROPERTY LIES WITHIN THE COLLIER COUNTY MANDATORY GARBAGE COLLECTION AREA AND IS SUBJECT TO FUTURE ASSESSMENTS THEREOF.

10. SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS FOR GOLDEN GATE ESTATES UNIT 1 RECORDED IN OFFICIAL RECORD BOOK 97, PAGE 492, AND OFFICIAL RECORD BOOK 105, PAGE 73, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

11. SUBJECT TO RESOLUTION EXECUTED BY BOARD OF COLLIER COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA RECORDED MARCH 13, 1961 IN OFFICIAL RECORD BOOK 80, PAGE 183, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, PERTAINING TO ESTABLISHING SUBURBAN AND AGRICULTURAL SUBDIVISIONS WITHIN COLLIER COUNTY, FLORIDA.

12. COLLIER COUNTY RESOLUTION CREATING THE GOLDEN GATE WATER/SEWER MST DISTRICT RECORDED APRIL 12, 1976 IN OFFICIAL RECORD BOOK 646, PAGE 1838, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

13. SUBJECT TO A 50 FOOT ROAD RIGHT-OF-WAY EASEMENT ACROSS THE SOUTH BOUNDARY OF SUBJECT PROPERTY.

14. SUBJECT TO A 30 FOOT PERIMETER AND 60 FOOT BISECTING EASEMENT OVER, THROUGH, ACROSS AND ALONG THE SUBJECT PROPERTY FOR ROADS, DRAINAGE AND UTILITIES AS RECORDED IN OFFICIAL RECORD BOOK 104, PAGE 239, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

15. SUBJECT TO OIL, GAS AND MINERAL RESERVATIONS AS RECORDED IN DEED BOOK 30, PAGE 86, OFFICIAL RECORD BOOK 47, PAGE 139, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

16. SURVEY CERTIFIED IN ACCORDANCE WITH SECTION 627.7842, FLORIDA STATUTES, TO GLOBAL TITLE COMPANY, T.A. TITLE INSURANCE COMPANY, AND DOROTHY DEPALO, PERTAINING TO THE PROPERTY MORE PARTICULARLY DESCRIBED IN SCHEDULE A. UPON RECEIPT OF SAID SURVEY THE SURVEY EXCEPTION AND UNRECORDED EASEMENT EXCEPTION SHALL BE DELETED.

**SCHEDULE B - SECTION II**

**EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Right or claims of parties in possession of the land not shown by the public records.
2. Any encroachment, easements, or claims of easements, not shown by the public record, measurements, area, content, party walls or other facts which a correct survey of the premises would show.
3. Any liens on your title, arising now or later, for labor and material, not shown by the public record.
4. Taxes, charges and assessments for the year 1997 and subsequent years. Tax I.D. # 36610080002. 1996 Ad Valorem taxes are DUE in the amount of \$ 1,524.90. 1997 Ad Valorem taxes are not yet due and payable.

EXCEPTIONS CONTINUED ON NEXT PAGE