

OPINION OF TITLE

To: CITY OF PALM BAY

With the understanding that this Opinion of Title is being issued to the City of Palm Bay, Florida, as inducement for acceptance of a proposed final subdivision plat ("Plat") covering the real property, hereinafter described, it is hereby certified that I have examined Doma Title Insurance, Inc. Property Information Report under File No. 2023-04276-FL Rev. 1, covering the period from the beginning through the 7th day of November, 2023, at the hour of 5:00 p.m. This certification of ownership is being issued to the City of Palm Bay, Florida, in accordance with the Uniform Title Standards of the Real Property and Trust Law Section of the Florida Bar, and Chapter 177.041, Florida Statutes. The legal description for the land subject to the above captioned Plat is more particularly described as follows (the "Real Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

DRP FL 6, LLC, a Delaware limited liability company (the "Company")

Subject to the following encumbrances, liens, and other exceptions:

1. RECORDED MORTGAGES:

None.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

None.

3. GENERAL EXCEPTIONS:

1. All taxes for the year 2023, and subsequent years.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority.

6. Any claim that any portion of said lands are sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands and lands accreted to such lands.
7. Any lien provided by County Ordinance or 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 property.

4. **SPECIAL EXCEPTIONS:**

1. Ordinance No. 85-49 in Official Records Book 2756, Page 10.
2. Ordinance No. 2003-32 in Official Records Book 5030, Page 541.
3. Ordinance No. 2004-37 in Official Records Book 5352, Page 1548.
4. Reserved Easements and License Rights Agreement in Official Records Book 5468, Page 6896. First Amendment to Reserved Easements and License Rights Agreement in Official Records Book 5507, Page 1769. Corrected First Amendment to Reserved Easements and License Rights Agreement in Official Records Book 5509, Page 439.
5. Declaration of Easements in Official Records Book 6149, Page 2612. Supplemental Drainage Easement Expansion or Relocation Agreement in Official Records Book 8915, Page 1507.
6. Resolution 2021-66 in Official Records Book 9362, Page 1684.
7. Declaration for Everlands in Official Records Book 9466, Page 1511.
8. Memorandum of Option Agreement in Official Records Book 9521, Page 2902.
9. Recorded Notice of Environmental Resource Permit in Official Records Book 9527, Page 2708.
10. Non-Exclusive Easement Agreement in Official Records Book 9679, Page 2273.
11. Ordinance 2022-126 in Official Records Book 9720, Page 776.
12. Notice of Commencement in Official Records Book 9771, Page 781.
13. Notice of Establishment of the Everlands II Community Development District in Official Records Book 9846, Page 2388.

All recordings herein refer to the Public Records of Brevard County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following parties must join in the Plat in order to make the plat a valid and binding covenant on the lands described herein:

<u>Name</u>	<u>Interest</u>
DRP FL 6, LLC, a Delaware limited liability company	Owner

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable Plat.

Respectfully submitted this 22nd day of November, 2023.

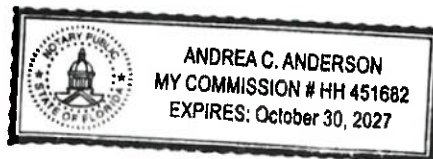


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STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 22nd day of November, 2023, by Nicholas G. Milano, who is personally known to me.





Notary Public

EXHIBIT "A"

PALM VISTA NORTHEAST QUADRANT – PHASE 2

A PARCEL OF LAND IN SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF COMMERCIAL PARCEL C-1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (SAID POINT ALSO BEING A POINT ON THE CURVED EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 4°35'55", A CHORD LENGTH OF 96.29 AND A CHORD BEARING OF N13°33'23"W), A DISTANCE OF 96.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 21°02'56", A CHORD LENGTH OF 292.25 FEET AND A CHORD BEARING OF N05°12'22"W), A DISTANCE OF 293.90 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N05°19'06"E A DISTANCE OF 244.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF RIVERWOOD AT EVERLANDS – PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N05°19'06"E A DISTANCE OF 59.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 4°38'01", A CHORD LENGTH OF 97.02 FEET AND A CHORD BEARING OF N03°00'05"E), A DISTANCE OF 97.04 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°41'05"E A DISTANCE OF 582.19 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL FIFTY FOUR; THENCE S89°37'12"E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 33.57 FEET TO THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE N89°46'53"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1973.79 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S00°46'00"W ALONG SAID WEST LINE A DISTANCE OF 613.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S89°46'47"W A DISTANCE OF 658.09 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS – PHASE 1); THENCE ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS – PHASE 1, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES; 1) THENCE N00°46'54"E, (SAID LINE ALSO BEING THE WEST LINE OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21), A DISTANCE OF 85.80 FEET; 2) THENCE N73°35'34"W, A DISTANCE OF 146.61 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 5°10'55", A CHORD BEARING OF N18°59'54"E, AND A CHORD LENGTH OF 46.56 FEET), A DISTANCE OF 46.58 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 4) THENCE N68°24'39"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 170.00 FEET TO A NON-TANGENT

INTERSECTION WITH A CURVE TO THE LEFT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 28°24'01", A CHORD BEARING OF S07°23'21"W, AND A CHORD LENGTH OF 336.07 FEET), A DISTANCE OF 339.54 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; 6) THENCE N83°11'20"E ALONG SAID NON-TANGENT LINE TO THE NORTHEAST, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 3°07'31", A CHORD BEARING OF S05°14'54"E, AND A CHORD LENGTH OF 62.72 FEET), A DISTANCE OF 62.73 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 2370.00 FEET, A CENTRAL ANGLE OF 9°25'25", A CHORD BEARING OF N82°17'54"W, AND A CHORD LENGTH OF 389.36 FEET), A DISTANCE OF 389.80 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; 9) THENCE S02°59'24"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET; 10) THENCE S12°19'25"W, A DISTANCE OF 50.69 FEET; 11) THENCE S02°46'33"W, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 2080.00 FEET, A CENTRAL ANGLE OF 8°10'27", A CHORD BEARING OF S88°41'19"W, AND A CHORD LENGTH OF 296.50 FEET), A DISTANCE OF 296.75 FEET TO A POINT OF REVERSE CURVATURE; 13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 79°49'00", A CHORD BEARING OF N55°29'24"W, AND A CHORD LENGTH OF 449.09 FEET), A DISTANCE OF 487.57 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; 14) THENCE N84°40'54"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 83.01 FEET TO THE POINT OF BEGINNING.