



# ALLIANT NATIONAL TITLE INSURANCE COMPANY

Agent File Number: PIR CYPRESS BAY WEST  
PHASE 2 MODEL CENTER

Alliant File Number: 20140504

## Property Information Report

April 29,, 2025

Agent Name: DHI Title of Florida, Inc.  
12276 San Jose Blvd., Suite 739  
Jacksonville, Florida 32223  
Attn: Rachel Broadbent

Re: PIR CYPRESS BAY WEST PHASE 2 MODEL CENTER

Search Effective: April 16, 2025 at 8:00 AM

**Owner of Record:** FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation  
By Virtue of: Special Warranty Deed recorded in Official Records Book 9292, Page 1408 of the Public Records of Brevard County, Florida.

**Legal Description:** SEE EXHIBIT "A" ATTACHED

### Mortgage Information:

Mortgage in favor of D.R. Horton, Inc., a Delaware corporation from Forestar (USA) Real Estate Group Inc., a Delaware corporation dated October 23, 2023 and recorded November 21, 2023 in Official Records Book 9937, Page 2310 of the Public Records of Brevard County, Florida, in the original amount of \$813,700.00.

**Judgment and Lien Information:** NONE

### Tax Information:

2024 Tax Year Parcel/Folio No.: Multiple I.D.'s  
Status of 2024 Taxes: Paid

\*NOTE: Tract REC-1 is Assessed under Cypress Bay West at Waterstone Community Association Inc. however no deed of conveyance was found recorded. Parcel I.D. Number 30-37-04-51-\*-REC.1

### Informational:

Plat recorded in [Plat Book 6, Page 77](#), of the Public Records of Brevard County, Florida.

Plat recorded in [Plat Book 73, Page 53 through 61](#), of the Public Records of Brevard County, Florida.



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Shared Facilities Declaration recorded in [Official Records Book 5905, Page 2240](#), together with Assignment of Shared Facilities Declaration recorded in [Official Records Book 6113, Page 2321](#), of the Public Records of Brevard County, Florida.

Assignment and Assumption of Development Rights recorded in [Official Records Book 5905, Page 2251](#), of the Public Records of Brevard County, Florida.

Easement Agreement recorded in [Official Records Book 9156, Page 2642](#); and Amended and Restated Easement Agreement recorded in [Official Records Book 9292, Page 1424](#) of the Public Records of Brevard County, Florida.

Memorandum of Agreement recorded in [Official Records Book 9292, Page 1396](#) of the Public Records of Brevard County, Florida.

Stormwater Drainage Easement Agreement recorded in [Official Records Book 9292, Page 1415](#) of the Public Records of Brevard County, Florida.

Notice of Establishment of the Cypress Bay West Community Development District recorded in [Official Records Book 9445, Page 2900](#) of the Public Records of Brevard County, Florida.

Ordinance 2022-14 recorded in [Official Records Book 9463, Page 2432](#) of the Public Records of Brevard County, Florida.

Declaration of Consent recorded in [Official Records Book 9555, Page 2887](#) of the Public Records of Brevard County, Florida.

Development Agreement recorded in [Official Records Book 9596, Page 798](#) of the Public Records of Brevard County, Florida.

Neighborhood Declaration of Protective Covenants, Restrictions and Easements recorded in [Official Records Book 9739, Page 2358](#) of the Public Records of Brevard County, Florida.

City of Palm Bay Water and Wastewater System Agreement recorded in [Official Records Book 9758, Page 1165](#) of the Public Records of Brevard County, Florida.

Easement Agreement recorded in [Official Records Book 9848, page 1896](#) of the Public Records of Brevard County, Florida.

Collateral Assignment Agreement recorded in [Official Records Book 9850, Page 1055](#) and Declaration of Consent recorded in [Official Records Book 9850, Page 1065](#) of the Public Records of Brevard County, Florida.



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Addendum to Utilities Agreement recorded in Official Records Book 10043, Page 889 of the Public Records of Brevard County, Florida.

Supplemental Declaration to Neighborhood Declaration of Protective Covenants, Restrictions and Easements recorded in Official Records Book 10132, Page 370 of the Public Records of Brevard County, Florida.

The above-captioned property has been searched only by the above description and by no other description or name. This report purposely omits restrictions, easements, subdivision agreements and any reference to mortgages, judgments and/or liens which appear to be satisfied of record or have expired pursuant to Florida Statutes.

This report does not reflect those documents, if any, which may have been recorded prior (other than an assumed mortgage) or subsequent to the time period covered herein and which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the subject property.

This report is not title insurance. Pursuant to s. [627.7843](#), Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This Company expressly disclaims any liability for loss or damage resulting from reliance on this certificate in excess of the fee paid to ALLIANT NATIONAL TITLE INSURANCE COMPANY.

This report is certified true, correct, and complete.

ALLIANT NATIONAL TITLE INSURANCE COMPANY

*Tena B. Browne*

Tena B. Browne, CLS  
Senior Commercial Title Examiner

