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September 29, 2023

City of Palm Bay

Re: Title Opinion Letter

Dear Sir or Madam:

Pursuant to Chapter 177, Florida Statutes, please be advised that I am an attorney at law licensed in Florida and based upon a search report prepared by Stewart Title Guaranty Company.

The examination of the Brevard County public records is through October 19, 2022, at 6:00 A.M. ET, and reveals the following as of this date:

1. The record title holder of the Property is JWH Holdings, LLC, a Florida limited liability company, pursuant to the Special Warranty Deed recorded in Official Records Book 9435, Page 1613, and Receiver's Quitclaim Deed recorded in Official Records Book 9435, Page 1616, of the Public Records of Brevard County, Florida.

2. Unsatisfied mortgages or liens encumbering said property are as follows:

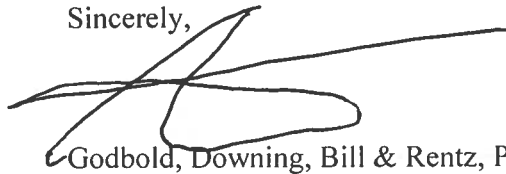
None

3. Underlying rights of way, easements or plats affecting said property are as follows:

- a. Covenants, conditions, easements and restrictions recorded in Official Records Book 4212, Page 3405, of the Public Records of Brevard County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis.
- b. Resolution No. 2004-14, including terms and conditions thereof, as recorded in Official Records Book 5209, Page 315, of the Public Records of Brevard County, Florida.

- c. Articles of Incorporation for Bayside Lakes Commercial Center Property Owners Association, Inc., including terms and conditions thereof, as recorded in Official Records Book 4212, Page 3034, of the Public Records of Brevard County, Florida.
 - d. Memorandum of Option and Development Agreement, including terms and conditions thereof, as recorded in Official Records Book 5704, Page 6422, of the Public Records of Brevard County, Florida.
 - e. Memorandum of Contract Lien, including terms and conditions thereof, as recorded in Official Records 5704, Page 6443, of the Public Records of Brevard County, Florida.
4. Real Estate taxes on said property are payable for Tax Parcel I.D. Number 2962317.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line and a loop.

Godbold, Downing, Bill & Rentz, PA