



June 20, 2024

The City of Palm Bay
120 Malbar Road
Palm Bay, FL 32907

RE: Plat of Richmond Cove – Updated Title Opinion
City of Palm Bay, Brevard County, Florida

Dear Ladies and Gentlemen:

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, Probate 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 on **Exhibit “A”** attached hereto (the “Real Property”).

In connection with our examination of this title, we have relied solely upon the following:

Plat Property Information Report prepared by Old Republic National Title Insurance Company under File Number ORT #23003285, effective through June 10, 2024, at 5:00 p.m. and attached hereto (the “Title Report”). As of June 10, 2024, the fee simple title to the Real Property is vested in the following:

Holiday Builders, Inc., a Florida corporation

by virtue of that Warranty Deed from RKF Residential Development Properties, LLC, a Florida limited liability company to Holiday Builders, Inc., a Florida corporation recorded on June 6, 2022, in O.R. Book 9525, Page 2892, Public Records of Brevard County, Florida,

and the Property is further subject to the following encumbrances:

1. Ordinance recorded in O.R. Book 2756, Page 10, Public Records of Brevard County, Florida.
2. Subject property lies within the boundaries of the Melbourne-Tillman Drainage District and is subject to the rules and regulations thereof; and may be subject to future assessments by same, including, but not limited to those matters filed of public record as set forth in O.R. Book 3074, Page 2296, O.R. Book 3074, Page 2304, O.R. Book 3074, Page 2312, O.R. Book 3074, Page 2337, O.R. Book 3074, Page 2358 and O.R. Book 3074, Page 2366, Public Records of Brevard County, Florida.

3. Ordinance recorded in O.R. Book 9463, Page 2441, Public Records of Brevard County, Florida.

4. Resolution recorded in O.R. Book 9523, Page 2756, Public Records of Brevard County, Florida.

NOTE: 2023 Taxes in the gross amount of \$12,668.26 are paid.

This opinion of title set forth above is subject to the following limitations:

1. Matters recorded in jurisdictions outside of Brevard County, Florida.
2. Matters recorded subsequent to June 10, 2024.

Should you have any questions with regard to the matters reflected in this opinion, please do not hesitate to contact the undersigned. This title opinion letter is made for the express purpose of furnishing title information to the City of Palm Bay, Florida and no other person or entity shall have any rights to rely on this opinion without the express written consent of Roetzel & Andress, LPA.

Yours truly,

ROETZEL & ANDRESS, LPA

A handwritten signature in black ink, appearing to read "Sean M. Ellis", with a stylized flourish at the end.

Sean M. Ellis

Enclosure

Exhibit "A"
Legal Description of the Real Property

THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SUBJECT TO RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 13;

THENCE NORTH 00°00'13" EAST ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 337.04 FEET;

THENCE, NORTH 88°30'19" EAST A DISTANCE OF 43.02 FEET TO THE EAST LINE OF THE MELBOURNE TILLMAN WATER CONTROL DISTRICT CANAL NO. 13 AND THE POINT OF BEGINNING;

THENCE, NORTH 00°00'13" EAST ALONG THE EAST LINE OF SAID CANAL A DISTANCE OF 1011.13 FEET TO THE SOUTHWEST CORNER OF A DRAINAGE RIGHT OF WAY ACCORDING TO THE PLAT OF PORT MALABAR UNIT THIRTY TWO, RECORDED IN PLAT BOOK 17, PAGE 34 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

THENCE, NORTH 88°12'50" EAST ALONG THE SOUTH LINE OF SAID DRAINAGE RIGHT OF WAY AND THE NORTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 1253.15 FEET TO THE WEST RIGHT OF WAY LINE OF GAYNOR DRIVE PER OFFICIAL RECORDS BOOK 8803, PAGE 606 OF SAID PUBLIC RECORDS;

THENCE, SOUTH 00° 04' 06" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1017.54 FEET TO THE NORTHEAST CORNER OF BLOCK 1575 OF SAID PORT MALABAR UNIT THIRTY TWO AND THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13;

THENCE, SOUTH 88°30'19" WEST ALONG THE NORTH LINE OF SAID BLOCK 1575 AND THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 1251.82 FEET TO THE POINT OF BEGINNING.

PLAT PROPERTY INFORMATION REPORT

Revision 3

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

HB Title, Inc
Lynne Martin
2285 W. Eau Gallie Blvd
Melbourne, FL 32935

Attention: Lynn Martin

Re: ORT # 23003285

This is to certify that we have searched the public records of Brevard County, Florida, through June 10, 2024 @ 5:00 p.m. to the extent the same are maintained in the Office of the Clerk of the Circuit Court, on the property described in the caption of the proposed plat of:

Richmond Cove

and more particularly described in attached legal description and that said search reveals record title to said lands to be vested in Holiday Builders, Inc., a Florida corporation, by virtue of Warranty Deed recorded in O.R. Book 9525 Page 2892.

Our search reveals the following encumbrances and/or exceptions to title which are not satisfied or released of record:

1. Warranty Deed from RKF Residential Development Properties, LLC., a Florida limited liability company to Holiday Builders, Inc., a Florida corporation recorded on June 6, 2022 in O.R. Book 9525, Page 2892 , Public Records of Brevard County, Florida.

Other matters of record:

2. Ordinance recorded in O.R. Book 2756, Page 10, Public Records of Brevard County, Florida.
3. Subject property lies within the boundaries of the Melbourne-Tillman Drainage District and is subject to the rules and regulations thereof; and may be subject to future assessments by same, including, but not limited to those matters filed of public record as set forth in O.R. Book 3074, Page 2296, O.R. Book 3074, Page 2304, O.R. Book 3074, Page 2312, O.R. Book 3074, Page 2337, O.R. Book 3074, Page 2358 and O.R. Book 3074, Page 2366, Public Records of Brevard County, Florida.
4. Ordinance recorded in O.R. Book 9463, Page 2441, Public Records of Brevard County , Florida.
5. Resolution recorded in O.R. Book 9523, Page 2756, Public Records of Brevard County , Florida.

Taxes for the year 2023 in the gross amount of \$12,668.26 are PAID. Tax ID Number 29-36-13-00-251.

TAX INFORMATION:

Parcel No.:29-36-13-00-251
2023 taxes are PAID in the gross amount of \$12,668.26, and WAS NOT homestead.

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

151 Southhall Lane Suite #250 Maitland FL 32751

Phone: 407-647-1915 Fax:

recipient(s) of the property information report.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY


Authorized Signatory

EXHIBIT A

THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SUBJECT TO RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS,

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