

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. LEN-RIVERWOODPH3, covering the period from the beginning through the 6th day of December, 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 2024 and subsequent years, which are not yet due and payable.
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 Right Agreement by and between Palm Vista Preserve, LLC, a Florida limited liability company and Palm Vista Holdings, LLC, a Florida limited liability company in Official Records Book 5468, Page 6896, as affected by First Amendment in Official Records Book 5507, Page 1769 and Corrected First Amendment in Official Records Book 5509, Page 439.
5. Declaration of Easements in Official Records Book 6149, Page 2612, as supplemented by 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 by and between DRP FL 6, LLC, a Delaware limited liability company and Lennar Homes, LLC, a Florida limited liability company in Official Records Book 9521, Page 2902.
9. Non-Exclusive Easement Agreement by and between ASCOT Palm Bay Holdings, LLC, a Florida limited liability company and Palm Vista Preserve, LLC, a Florida limited liability company in Official Records Book 9679, Page 2273.
10. Ordinance 2022-126 in Official Records Book 9720, Page 776.
11. Grant of Master Telecommunications Easement in favor of Fision X, LLC, a Delaware limited liability company in Official Records Book 9840, Page 1304.
12. Notice of Establishment of the Everlands II Community Development District in Official Records Book 9846, Page 2388.
13. Ordinance 2023-27 in Official Records Book 9899, Page 2701.

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 2nd day of January, 2024.



Jonathan S. Marcus
Attorney at Law
Florida Bar No. 333591
Holland & Knight LLP
P.O. Box 14070 (Zip Code 33302-4070)
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301
Telephone: (954) 468-7804

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 2nd day of January, 2024, by Jonathan S. Marcus, who is personally known to me.



Notary Public

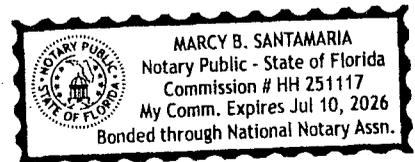


EXHIBIT "A"

RIVERWOOD AT EVERLANDS - PHASE 3

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

BEGIN AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCEL C-1 IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF RIVERWOOD AT EVERLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK __, PAGE __, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 1, THE FOLLOWING TWENTY ONE (21) COURSES AND DISTANCES: 1) THENCE S89°19'54"E, A DISTANCE OF 295.73 FEET; 2) THENCE S00°40'06"W, A DISTANCE OF 80.80 FEET; 3) THENCE S63°40'39"E, A DISTANCE OF 120.00 FEET; 4) THENCE S71°38'50"E, A DISTANCE OF 50.49 FEET; 5) THENCE S63°40'39"E, A DISTANCE OF 120.00 FEET; 6) THENCE S26°19'21"W, A DISTANCE OF 237.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 114°21'45", A CHORD BEARING OF S30°51'32"E, AND A CHORD LENGTH OF 168.08 FEET), A DISTANCE OF 199.60 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 16°16'51", A CHORD BEARING OF S79°53'59"E, AND A CHORD LENGTH OF 189.74 FEET), A DISTANCE OF 190.38 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 9) THENCE N20°22'44"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 20.01 FEET; 10) THENCE N69°37'16"W, A DISTANCE OF 120.00 FEET; 11) THENCE N01°08'06"E, A DISTANCE OF 58.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 218°29'16", A CHORD BEARING OF S69°37'16"E, AND A CHORD LENGTH OF 328.56 FEET), A DISTANCE OF 663.52 FEET TO THE END OF SAID CURVE; 13) THENCE S39°37'23"W A DISTANCE OF 58.49 FEET; 14) THENCE N69°37'16"W, A DISTANCE OF 120.00 FEET; 15) THENCE S20°22'44"W, A DISTANCE OF 20.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 16) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 24°03'54", A CHORD BEARING OF S55°27'00"E, AND A CHORD LENGTH OF 279.35 FEET), A DISTANCE OF 281.41 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 17) THENCE S46°34'57"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 18) THENCE ALONG

THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 4°16'43", A CHORD BEARING OF S41°16'42"E, AND A CHORD LENGTH OF 41.06 FEET), A DISTANCE OF 41.07 FEET TO A POINT OF REVERSE CURVATURE; 19) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 9°10'29", A CHORD BEARING OF S43°43'34"E, AND A CHORD LENGTH OF 47.99 FEET), A DISTANCE OF 48.04 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 20) THENCE N41°41'11"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 21) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 29°40'14", A CHORD BEARING OF S63°08'55"E, AND A CHORD LENGTH OF 92.17 FEET), A DISTANCE OF 93.21 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S12°00'58"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 290.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 35°10'19", A CHORD BEARING OF N60°23'53"W, AND A CHORD LENGTH OF 284.01 FEET), A DISTANCE OF 288.52 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 9°40'37", A CHORD BEARING OF S34°25'02"W, AND A CHORD LENGTH OF 42.17 FEET), A DISTANCE OF 42.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S60°25'16"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 28°54'41", A CHORD BEARING OF S15°07'27"W, AND A CHORD LENGTH OF 112.33 FEET), A DISTANCE OF 113.54 FEET TO THE END OF SAID CURVE; THENCE S00°40'06"W, A DISTANCE OF 41.32 FEET; THENCE S89°19'54"E, A DISTANCE OF 62.36 FEET; THENCE S00°40'06"W, A DISTANCE OF 60.00 FEET; THENCE N89°19'54"W, A DISTANCE OF 62.36 FEET; THENCE S00°40'06"W, A DISTANCE OF 267.45 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCELS C-2 THROUGH C-5, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 5750, PAGE 7946; THENCE CONTINUE S00°40'06"W, ALONG THE WEST BOUNDARY OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, A DISTANCE OF 800.00 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5 AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EMERSON DRIVE, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA ; THENCE N89°19'54"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCELS C-6 THROUGH C-9 IN SAID OFFICIAL RECORDS BOOK 5750, PAGE 7946; THENCE N00°40'06"E, ALONG THE EAST

LINE OF SAID COMMERCIAL PARCELS C-6 THROUGH C-9, A DISTANCE OF 800.00 TO THE NORTHEAST CORNER OF SAID COMMERCIAL PARCELS C-6 THROUGH C-9; THENCE N00°40'06"E, A DISTANCE OF 368.77 FEET TO BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 28°54'38", A CHORD BEARING OF N15°07'25"E, AND A CHORD LENGTH OF 162.25 FEET), A DISTANCE OF 163.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N60°25'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 255.47 FEET; THENCE N89°17'00"W, A DISTANCE OF 829.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A 200.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°43'00"W ALONG SAID EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A DISTANCE OF 581.32 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCEL C-1; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCEL C-1, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE N89°19'54"W, A DISTANCE OF 182.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 7°14'51", A CHORD BEARING OF S85°42'28"E, AND A CHORD LENGTH OF 117.56 FEET), A DISTANCE OF 117.64 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTH; 3) THENCE N00°42'13"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 307.33 FEET TO THE POINT OF BEGINNING. CONTAINING 23.54 ACRES, MORE