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**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
The City of Palm Bay, BREVARD County, Florida**

FATIC File No.: 110445894

October 2, 2024

A search of the Public Records of BREVARD County, Florida, from January 1, 1937 through September 29, 2024 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of MALABAR SPRINGS PHASE 1 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated July 19, 2022 and recorded July 20, 2022 in Official Records Book 9565, Page 472, Public Records of BREVARD County, Florida.

B. The record title holder is CRE-KL Malabar Owner LLC, a Delaware limited liability company .

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of MALABAR SPRINGS PHASE 1 .

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

1. CRE-KL Malabar Owner LLC Impact Fee Credit Agreement for Proportionate Share Contributions recorded July 16, 2024 in Book 10109, Page 2161.

2. Deposit Release Lien, in favor of Maronda Homes, LLC of Florida, a Florida limited liability company recorded August 19, 2024 in Book 10135, Page 2161.

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

1. Easement Agreement for Perpetual Exclusive Access, Construction, Operation and Maintenance by and between St. Johns River Water Management District and Melbourne -Tillman Water Control District recorded May 20, 2019 in Book 8442, Page 2936.

F. Other information regarding said property includes:

1. Oil, gas and mineral reservations contained in Deed recorded in Deed Book 275, Page 384; Deed Book 313, Page 434; Book 179, Page 4; Book 179, Page 7; Book 206, Page 231; Book 206, Page 237; Book 208, Page 417; Book 209, Page 214; Book 266, Page 628. The right of entry under said reservations has been released or is barred by MRTA.

2. Oil, gas and mineral reservations contained in Deed recorded in Deed Book 318, Page 137 and Book 187, Page 223. The right of entry under said reservations has been released or is barred by MRTA.

3. Reservations contained in Deed from County of Brevard, State of Florida, filed September 14, 1961 in Book 416, Page 646. (without right of entry)
 4. Ordinance No. 2006-51 Providing for the Annexation of Certain Real Property recorded May 25, 2006 in Book 5650, Page 7562.
 5. Resolution 2021-56 Granting Approval for a Planned Unit Development recorded October 22, 2021 in Book 9301, Page 924.
 6. Subject to Automatic phosphates, metals, minerals and petroleum reservations by virtue of Section 270.11(1), F.S. as to the portion of the subject property described in Deed/Conveyance recorded November 29, 2021 in Book 9337, Page 2170. (Note: The company may consider deleting this exception after production of a satisfactory release of the mineral rights to be recorded in the public records or, alternatively, after review and approval of proof that such rights were not reserved or retained by the agency or required to be reserved by the enabling statute of the agency) NOTE: The right of entry has expired based on the subject parcel being less than 20 acres.
 7. Assignment of Plans, Development and Other Rights recorded July 20, 2022 in Book 9565, Page 476.
 8. Notice of Establishment of the Malabar Springs Community Development District recorded December 15, 2022 in Book 9677, Page 2883.
 9. Ordinance 2022-114 recorded December 28, 2022 in Book 9686, Page 801.
 10. Ordinance 2022-117 recorded December 28, 2022 in Book 9686, Page 806.
 11. True-Up Agreement (2024 Bonds) recorded September 10, 2024 in Book 10153, Page 1031.
 12. Malabar Springs Community Development District Disclosure of Public Finance (2024 Bonds) recorded September 10, 2024 in Book 10153, Page 1041.
 13. Collateral Assignment Agreement (2024 Bonds) recorded September 10, 2024 in Book 10153, Page 1045.
 14. Malabar Springs Community Development District Notice of Special Assessments/Government Lien of Record (2024 Bonds) recorded September 10, 2024 in Book 10153, Page 1056.
 15. Malabar Springs Community Development District Declaration of Consent (2024 Bonds) recorded September 10, 2024 in Book 10153, Page 1060.
 16. City of Palm Bay Water and Wastewater System Agreement recorded September 16, 2024 in Book 10158, Page 123.
- SHOWN FOR INFORMATION ONLY:
- Recorded Notice of Environmental Resource Permit recorded January 3, 2024 in Book 9963, Page 2635.
- G. 2023 Ad valorem taxes on said property are Paid for Tax Parcel I. D. Number 2811425, 2811426, 2811427, 2811428.

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BREVARD County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the City of Palm Bay, Florida Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing 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 in the property information report as the recipients of the property information report.

First American Title Insurance Company



By: _____

Authorized Signatory

Exhibit "A"

PART OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3678, PAGE 2048 AND OFFICIAL RECORDS BOOK 3660, PAGE 1644, ALL RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING PART OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID SECTION 32 AND RUN N00°44'16"E, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF SAID SECTION 32, A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD; THENCE S89°44'45"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD, A DISTANCE OF 74.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NO. 6, A 148.00 FOOT WIDE RIGHT-OF-WAY AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S89°44'45"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2501.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NO. 5; THENCE N00°45'00"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5007.86 FEET; THENCE N32°05'43"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 153.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NO. 1, A 225.00 FOOT WIDE RIGHT-OF-WAY; THENCE N89°48'04"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2419.96 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NO. 6; THENCE S00°44'16"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5135.43 FEET TO THE POINT OF BEGINNING.