



PHILLIPS, HAYDEN & LABBEE, LLP

March 27, 2024

VIA EMAIL ONLY

City of Palm Bay
Land Development Division
120 Malabar Road SE
Palm Bay, FL 32907
Email: landdevelopmentweb@pbfl.org

Re: PROPOSED PLAT OF PALM BAY STORNOW
Owner: Palm Bay StorNow, LLC
Address: Malabar Road SW, Palm Bay, Brevard County, FL
Parcel I.D. No.: 28-36-32-00-750
Our File No.: 10074-0002

Ladies and Gentlemen:

This letter will certify that Phillips, Hayden & Labbee, LLP (the “Law Firm”), as agent for Chicago Title Insurance Company (the “Title Company”), has made a search of the Public Records of Brevard County, Florida, through March 19, 2024 at 5:00 p.m. (the “Effective Date”) on real property described and shown on the proposed Plat of Palm Bay StorNow (the “Property”). 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 Section 177.041, Florida Statutes.

The legal description of the Property reads as follows:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9633, PAGE 490, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND RUN S89°44'45"W, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 269.04 FEET; THENCE N00°41'13"E A DISTANCE OF 33.00 FEET; THENCE S89°44'45"W, A DISTANCE OF 1254.14 FEET; THENCE N00°40'13"E, A DISTANCE OF 17.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6507, PAGE 2110, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S89°44'45"W, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD, A DISTANCE OF 624.58 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS

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BOOK 6507, PAGE 2110; THENCE S00°40'13"W, A DISTANCE OF 17.00 FEET; THENCE S89°44'45"W, AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 343.32 FEET; THENCE N00°44'27"E, PARALLEL TO AND 75.00 FEET EAST OF, (AS MEASURED PERPENDICULARLY), THE EAST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NUMBER 6, A DISTANCE OF 449.91 FEET; THENCE N89°44'45"E, PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID MALABAR ROAD, A DISTANCE OF 967.35 FEET; THENCE S00°40'13"W A DISTANCE OF 432.90 FEET TO THE POINT OF BEGINNING.

As of the Effective Date, we find that the record fee simple owner of the Property is Palm Bay StorNow, LLC, a Florida limited liability company, by virtue of Warranty Deed recorded in Official Records Book 9633, Page 490, of the Public Records of Brevard County, Florida. Palm Bay StorNow, LLC is the same entity that appears as owner in the dedication of the proposed Plat of Palm Bay StorNow.

The title search has revealed the following liens affecting title to the Property:

1. Notice of Commencement recorded November 1, 2023 in Official Records Book 9921, Page 2654, of the Public Records of Brevard County, Florida.

The title search has revealed the following other matters affecting title to the Property:

1. Resolution 2022-11 of the City of Palm Bay recorded in Official Records Book 9463, Page 2469, of the Public Records of Brevard County, Florida;
2. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 9853, Page 535, of the Public Records of Brevard County, Florida;
3. City of Palm Bay Water and Wastewater System Agreement recorded in Official Records Book 9880, Page 1287, of the Public Records of Brevard County, Florida.

Please do not hesitate to contact me directly with any questions you may have regarding any of the foregoing.

Sincerely,

PHILLIPS, HAYDEN & LABBEE, LLP

David R. Phillips

David R. Phillips, Esq.

Email: david@phlfirm.com

cc: Palm Bay StorNow, LLC (via email only)