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June 7, 2022

ATTORNEY'S OPINION OF TITLE

City of Port St. Lucie, Florida
City Attorney's Office
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984
Attention: Elizabeth Hertz, Esq.

Re: Conveyance of Tract RW1, Kenley Plat

Dear Ms. Hertz:

Pursuant to the requirements of Florida Statutes, Chapter 177, you are advised that, in our opinion, the fee simple marketable title to those lands described in **Exhibit "A"** attached hereto (the "**Property**") is vested, as of May 14, 2022, at 8:00 a.m., in the name of Mattamy Palm Beach LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded on July 5, 2018 in Official Records Book 4153, Page 856, of the Public Records of St. Lucie County, Florida.

There are no mortgages encumbering the Property. There are no encumbrances affecting the Property that would prevent its use for a potable water well site.

Property taxes have been paid for 2021 and prior years under Parcel Identification Number 4327-701-0001-000-5.

Our opinion is based solely on the review of the title evidence attached hereto as **Exhibit "B"**.

This Opinion of Title is being furnished to the City of Port St. Lucie, Florida in connection with approval and acceptance of a Special Warranty Deed for the Property and for no other purpose.

FURTHER AFFIANT SAYETH NAUGHT.



Steven R. Parson, Esq.
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EXHIBIT "A"

PROPERTY DESCRIPTION

Tract RW1 of Kenley, according to the plat thereof recorded in Plat Book 104, Page 16, of the Public Records of St. Lucie County, Florida.

EXHIBIT "B"
TITLE EVIDENCE

First American Title Insurance Company
13450 West Sunrise Blvd., Suite 300
Sunrise, Florida 33323
Phone: (954)839-2900 FAX: (888)596-5085

TITLE SEARCH REPORT

Prepared for: Shutts & Bowen LLP
525 Okeechobee Blvd., Suite 1100
West Palm Beach, FL 33401

Customer File Number: 28830.0096a

FATIC File Number: 1062-5892500 - **Update 01**

Searched from: Earliest possible records **Through:** May 14, 2022 at 8:00 a.m.

Legal Description:

A PORTION OF TRACT "A", SOUTHERN GROVE PARCEL 28 REPLAT, AS RECORDED IN PLAT BOOK 95, PAGE 27, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT "A" OF THE ABOVE MENTIONED SOUTHERN GROVE PARCEL 28 REPLAT, THENCE NORTH 09°00'00" EAST, A DISTANCE OF 823.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 26° 33' 21", FOR AN ARC LENGTH OF 1355.70 FEET, HAVING A RADIUS OF 2925.00 FEET, AND WHOSE CHORD BEARS SOUTH 76° 43' 19" EAST FOR A DISTANCE OF 1343.60 FEET; THENCE SOUTH 63°26'39" EAST, A DISTANCE OF 1026.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 16° 22' 19", FOR AN ARC LENGTH OF 878.66 FEET, HAVING A RADIUS OF 3075.00 FEET, AND WHOSE CHORD BEARS SOUTH 71. 37' 48" EAST FOR A DISTANCE OF 875.67 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 05°25'21" WEST, A DISTANCE OF 29.13 FEET; THENCE, SOUTH 87°58'29" EAST, A DISTANCE OF 43.36 FEET; THENCE, SOUTH 77°24'45" EAST, A DISTANCE OF 20.61 FEET; THENCE, SOUTH 66°30'16" EAST, A DISTANCE OF 43.66 FEET; THENCE, NORTH 24°42'40" EAST, A DISTANCE OF 37.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH AN ANGLE OF 2° 11' 40", FOR AN ARC LENGTH OF 117.78 FEET, HAVING A RADIUS OF 3075.00 FEET, AND WHOSE CHORD BEARS NORTH SO· 54' 48" WEST FOR A DISTANCE OF 117.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,086 SQUARE FEET OR 0.071 ACRES OF LAND, MORE OR LESS.

NOW KNOWN AS A PORTION OF THE PLAT OF KENLEY, RECORDED IN PLAT BOOK 104, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

1. Last Grantee of Record for Period Searched:

MATTAMY PALM BEACH LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded July 05, 2018 in Official Records Book 4153, Page 856, of the Public Records of Saint Lucie County, Florida.

2. Unsatisfied Encumbrances:

Type of Instrument:

O.R. Book:

Page:

None

3. Easements, Restrictions, and Other Matters affecting the lands described herein:

a. Reservations as to oil, gas or minerals as contained in Deeds recorded December 1, 1938 in Deed Book 93, Page 436, and Deed Book 93, Pages 438, together with and as affected by Deed recorded October 1, 1969 in Official Records Book 180, Page 626, and Notice Pursuant to Section 704.05 and 712, Florida Statutes recorded August 12, 1975 in Official Records Book 242, Page 1977, of the Public Records of St. Lucie County, Florida. NOTE: Right of entry has been released per MRTA.

b. The following matters as shown on that certain Plat of SOUTHERN GROVE PLAT NO. 3, as recorded in Plat Book 61, Page(s) 17-50, of the Public Records of St. Lucie County, Florida.

c. Ordinance No. 95-039, relating to regulation of use & development of land recorded in Official Records Book 981, Page 1615, and in Official Records Book 992, Page 2862, as affected by Ordinance No. 00-002, Amending Libraries Impact Fees, recorded in Official Records Book 1301, Page 2302, of the Public Records of St. Lucie County, Florida.

d. Ordinance No. 99-001, Amending Land Development Code, recorded in Official Records Book 1203, Page 1026, of the Public Records of St. Lucie County, Florida.

e. Resolution No. 02-06, expanding boundaries of the St. Lucie County Mosquito Control District to add Westchester Development of Regional Impact, recorded January 15, 2003 in Official Records Book 1642, Page 1802, of the Public Records of St. Lucie County, Florida.

f. Terms and provisions contained in that certain Amended and Restated Commercial Charter for Tradition and Amended and Restated Articles of Incorporation and Amended and Restated By-Laws of Tradition Commercial Association, Inc. as recorded November 24, 2020 in Official Records Book 4512, Page 1357; and by Supplement to Commercial Charter for Tradition as recorded _____, in Official Records Book _____, Page _____, both of the Public Records of St. Lucie County, Florida.

g. Development Order for The Southern Grove Development of Regional Impact evidenced and affected by Notice of Adoption of the Development Order for The Southern Grove Development of Regional Impact as recorded October 30, 2006 in Official Records Book 2689, Page 189, as amended and restated by that certain Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact as recorded August 21, 2007 in Official Records Book 2868, Page 1267, as affected by that certain Assignment of Land Use Entitlements recorded in Official Records Book 3325, Page 1285, Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded May 18, 2012 in Official Records Book 3391, Page 940, Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded December 20, 2012 in Official Records Book 3466, Page 342; Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded April 16, 2015 in Official Records Book 3736, Page 440; Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded January 13, 2016 in Official Records Book 3826, Page 2235, Assignment and Assumption of Development Rights recorded June 28, 2018 in Official Records Book 4150, Page 2734 (SG DRI to 3rd Party), and as assigned to Mattamy Palm Beach LLC, a Delaware limited liability company by

virtue of that certain Assignment and Assumption of Development Rights recorded July 5, 2018 in Official Records Book 4153, Page 873, Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded in Official Records Book 4372, Page 2238, and Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded in Official Records Book 4557, Page 2275, and Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded April 30, 2021 in Official Records Book 4602, Page 935, and Modification to Assignment and Assumption of Developments Rights recorded March 9, 2022 in Official Records Book 4787, Page 234, of the Public Records of St. Lucie County, Florida.

h. Notice of Establishment of the Southern Grove Community Development District No. 3, recorded May 9, 2007 in Official Records Book 2814, Page 1380 (Parcel 28); Notice of Establishment of the Southern Grove Community Development District No. 5A as recorded May 9, 2007 in Official Records Book 2814, Page 1392; City/District No. 5A Interlocal Agreement recorded February 5, 2009 in Official Records Book 3057, Page 1403; Notice of (1) Merger of Southern Grove Community Development District No. 5 into Southern Grove Community Development District 5A and (2) Change of Name of Southern Grove Community Development District No. 5A to Southern Grove Community Development District No. 5 as recorded November 13, 2009 in Official Records Book 3145, Page 397; Amended and Restated District Development Interlocal Agreement by and among Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6 as recorded May 15, 2013 in Official Records Book 3517, Page 2267; as affected by: Second Amended and Restated District Development Interlocal Agreement by and among Southern Grove Community Development District Nos. 1, 2, 3, 4, 5 and 6 as recorded July 16, 2013 in Official Records Book 3539, Page 672; Partial Assignment of Dedications to Southern Grove Community Development District No. 5 as recorded December 18, 2014 in Official Records Book 3700, Page 1904 and Partial Assignment of Dedications recorded December 18, 2014 in Official Records Book 3700, Page 1910; Partial Assignment of Platted Interests to Provide a Drainage Outfall for the Community Boulevard Drainage System within Southern Grove as recorded June 25, 2019 in Official Records Book 4287, page 2679; Interlocal Agreement among the Port St. Lucie Community Redevelopment Agency, the City of Port St. Lucie and the Southern Grove Community Development District No. 1 recorded May 7, 2014 in Official Records Book 3628, Page 2887; First Amendment to Second Amended and Restated District Development Interlocal Agreement recorded in Book 4347, Page 2572, and Amended and Restated Notice of Public Financing and Maintenance of Improvements - Southern Grove Community Development District Nos. 1 through 6 as recorded November 19, 2019 in Book 4348, Page 333, and Memorandum of Understanding Regarding Surface Water Management Systems Permits for the Southern Grove Community, recorded May 20, 2021 in Official Records Book 4613, Page 2957, of the Public Records of St. Lucie County, Florida.

i. Educational Facilities Impact Fee Credit Agreement by and between Horizons Acquisition 5, LLC and Horizons St. Lucie Development, LLC and The School Board of St. Lucie County, Florida (Southern Grove DRI) as recorded October 5, 2007 in Official Records Book 2889, Page 650, of the Public Records of St. Lucie County, Florida.

j. Terms and provisions for Waiver and Consent as to Special Assessments as recorded October 8, 2007 in Official Records Book 2889, Page 2823, as affected by: Waiver as to Special Assessments recorded December 27, 2007 in Official Records Book 2920, Page 2681, of the Public Records of St. Lucie County, Florida.

k. Blanket Flowage Easement [Village Parkway-Southern Grove] granted to the City of Port St. Lucie for surface water drainage recorded November 7, 2007 in Official Records Book 2902, Page 1220, as affected by Partial Abandonment & Termination of Blanket Flowage Easement recorded in Official Records Book 4366, Page 1933, and Official Records Book 4536, Page 1874, of the Public Records of St. Lucie County, Florida.

l. Declaration of Restrictions as set forth in instrument recorded January 2, 2008 in Official Records Book 2923, Page 572, as affected by First Amendment to Declaration of Restrictions recorded in Official Records Book 3124, Page 679 and Second Amendment to Declaration of Restrictions recorded in Official Records Book 3837, Page 2609, of the Public Records of St. Lucie County, Florida.

m. Settlement Agreement Including Impact Fee Credit Agreement by and between St. Lucie County, Florida and Development Entities as recorded November 20, 2007 in Official Records Book 2906, Page 1203, of the Public Records of St. Lucie County, Florida.

n. Fire/EMS Development and Impact Fee Agreement recorded December 14, 2007 in Official Records Book 2916, Page 661, as affected by First Amendment recorded in Official Records Book 3062, Page 938, as amended by Amended and Restated Fire/EMS Development and Impact Fee Agreement for Southern Grove Development of Regional Impact and Western Grove Development of Regional Impact, recorded in Official Records Book 4581 Page 182, of the Public Records of St. Lucie County, Florida.

o. Declaration of Restrictions as set forth in instrument recorded December 17, 2007 in Official Records Book 2916, Page 2027 and Corrective Declaration of Restrictions recorded April 22, 2008 in Official Records Book 2964, Page 1919, of the Public Records of St. Lucie County, Florida.

p. Amended and Restated District Development Interlocal Agreement recorded June 11, 2008 in Official Records Book 2983, Page 1074 (Traditions CDD 1-10), as affected by Assignment and Direction recorded March 4, 2009 in Official Records Book 3065, Page 1878; as affected by Notice of Financing Plan and Maintenance of Improvements, Traditions Community Development District Nos. 1 through 10 recorded November 13, 2012 in Official Records Book 3453, Page 643, as amended and restated by Amended and Restated Notice of Public Financing and Maintenance Improvements – Tradition Community Development Districts Nos. 1 through 10 recorded October 24, 2014 in Official Records Book 3684, Page 473, as affected by Interlocal Agreement to Maintain Landscaping and Related Improvements Lying within Certain Arterial and Collector Road Right of Ways – Traditions Community Development District Nos. 1-10 recorded April 24, 2015 in Official Records Book 3739, Page 622, as affected by First Amendment recorded October 5, 2016 in Official Records Book 3919, Page 679; as assigned by Assignment and Transfer of Public Road Credits to Mattamy Palm Beach, LLC and Port St. Lucie Governmental Finance Corporation, recorded March 30, 2021 in Official Records Book 4581. Page 1012; of the Public Records of St. Lucie County, Florida.

q. Declaration of Restrictions as set forth in instrument recorded June 18, 2009 in Official Records Book 3101, Page 127, of the Public Records of St. Lucie County, Florida.

r. Impact Fee Pre-Payment Agreement recorded November 6, 2009 in Official Records Book 3143, Page 1301 (Southern Grove DRI); Notice of Assignment of Impact Fees recorded November 9, 2009 in Official Records Book 3143, Page 2986 (Southern Grove to Horizons) as re-recorded December 4, 2009 in Official Records Book 3150, Page 2025 (Southern Grove to Horizons), together with Impact Fee Pre-Payment Agreement recorded December 17, 2009 in Official Records Book 3154, Page 2521 (ALL); Impact Fee Pre-Payment Agreement recorded December 17, 2009 in Official Records Book 3154, Page 2556 (Tradition); Notice of Assignment of Impact Fees recorded April 15, 2014 in Official Records Book 3621, Page 2909 (Tradition to 3rd Party); Notice of Assignment of Impact Fees recorded May 8, 2015 in Official Records Book 3744, Page 734 (Southern Grove to Traditions); Notice of Assignment of Impact Fees recorded February 28, 2017 in Official Records Book 3968, Page 17 (SG to Traditions), Assignment and Certificate recorded December 1, 2017 in Official Records Book 4070, Page 1051 (SG DRI to 3rd Party), Assignment and Certificate recorded December 11, 2017 in Official Records Book 4074, Page 426 (SG DRI to 3rd Party), and Amended and Restated Assignment and Certificate recorded January 24, 2018 in Official Records Book 4090, Page 655 (SG DRI to 3rd Party), and as assigned to Mattamy Palm Beach LLC, a Delaware limited liability company, by virtue of that certain Assignment of Impact Fee Credits recorded July 5, 2018 in Official Records Book 4153, Page 992, of the Public Records of St. Lucie County, Florida.

s. Interlocal Agreement Relating to Irrigation Services and Non-Exclusive Franchise in favor of Tradition Irrigation Company, LLC, as evidenced in and affected by Resolution 11-R06 authorizing an Interlocal Agreement relating to irrigation service with the Developments known as Tradition and Southern Grove recorded March 16, 2011 in Official Records Book 3276, Page 1487, of the Public Records of St. Lucie County, Florida.

t. Public Building Impact Fee Credit Agreement between St. Lucie County and Tradition Land Company, LLC recorded April 14, 2015 in Official Records Book 3735, Page 76, of the Public Records of St. Lucie County, Florida.

u. Use Restriction recorded December 30, 2015 in Official Records Book 3822, Page 798, of the Public Records of St. Lucie County, Florida.

v. Deed restrictions contained in that certain Special Warranty Deed recorded in Official Records Book 4153, Page 856, of the Public Records of St. Lucie County, Florida.

w. Agreement by and between Tradition Land Company, LLC, an Iowa limited liability company, and Mattamy Palm Beach LLC, a Delaware limited liability company recorded July 8, 2015 in Official Records Book 4153, Page 893, of the Public Records of St. Lucie County, Florida.

x. Terms, conditions and obligations contained in that certain Drainage Easement recorded June 28, 2018 in Official Records Book 4150, Page 2743, of the Public Records of St. Lucie County, Florida.

y. Terms and conditions of that Post-Closing Agreement dated June 29, 2018 between Port St. Lucie Governmental Finance Corporation and Tradition Land Company, LLC, recorded June 28, 2018 in Official Records Book 4150, Page 2787, together with and as affected by Assignment and Assumption dated June 29, 2018 between Tradition Land Company, LLC and Mattamy Palm Beach LLC recorded July 5, 2018 in Official Records Book 4153, Page 889, as affected by Founder's Consent recorded September 18, 2018 in Official Records Book 4181, Page 2085, of the Public Records of St. Lucie County, Florida.

z. Restrictive Covenant by and between Mattamy Palm Beach LLC, a Delaware limited liability company, and America Walks at Port St. Lucie, LLC, an Ohio limited liability company, recorded in Official Records Book 4426, Page 199, of the Public Records of St. Lucie County, Florida.

aa. True-Up Agreement dated December 17, 2014 and recorded December 18, 2014 in Official Records Book 3700, Page 1930, of the Public Records of St. Lucie County, Florida.

bb. Matters as shown on that certain Plat of Southern Grove Parcel 28 Replat, as recorded in Plat Book 95, Page(s) 27, of the Public Records of St. Lucie County, Florida.

cc. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 4410, Page 2068, of the Public Records of St. Lucie County, Florida.

dd. Matters as shown on that certain Plat of Kenley, as recorded in Plat Book 104, Page(s) 16, of the Public Records of St. Lucie County, Florida.

Copies of the Encumbrances/Matters Affecting Title (X) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 4327-701-0001-000-5 for tax year 2021
Gross Tax: \$ 493,425.71 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years: None

Customer File Number: 28830.0096a

FATIC File Number: 1062-5892500 - **Update 01**

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from **Earliest possible records to May 14, 2022 at 8:00 a.m.** The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of ST. LUCIE County, Florida, affecting title to the property described therein. 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

A handwritten signature in black ink, appearing to read "Mike Abley".

as Vice President

Dated: May 26, 2022