

ATTORNEY'S OPINION OF TITLE

May 1, 2023

Elizabeth L. Hertz, Esq.
Deputy City Attorney
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Re: Deed for N/S A Road Right-of-Way in Verano
Portion of Parcel ID No. 3331-131-0001-000-6

Dear Ms. Hertz:

With the understanding that this Opinion of Title ("Opinion") is furnished to the City of Port St. Lucie (the "City") as inducement for acceptance of a right-of-way deed from PSL Land Investments LLC for the real property legally described on Exhibit "A" attached hereto and made a part hereof (the "Property"), it is hereby certified that we have reviewed that certain Chicago Title Insurance Company Property Information Report Order No. 11100300 (the "Report", a copy of which is attached hereto as Exhibit "B") in connection with the Property, which reflects a comprehensive search of the Public Records of St. Lucie County, Florida through April 11, 2023 at 8:00 AM.

As of April 11, 2023 at 8:00 AM, record title to the Property is in **PSL Land Investments LLC, a Florida limited liability company**. The Property is free and clear of any mortgages and does not have any other liens or encumbrances against it which prohibit the delivery of a right-of-way deed to the City or prevent its use as a right of way. This Opinion is based solely on our review of the Report.

I HEREBY CERTIFY that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted,

GUNSTER, YOAKLEY & STEWART, P.A.

By: Robert M. Graham

Print Name Robert M. Graham

Florida Bar No. 273562

EXHIBIT "A"

Legal Description of the Property

PARCEL 1:

COMMENCE AT THE MOST SOUTHERLY SOUTHWESTERLY CORNER OF VERANO SOUTH - POD G - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS, ALSO BEGIN A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°53'07"W.; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°15'45", A DISTANCE OF 105.04 FEET TO THE POINT OF BEGINNING PARCEL - 1; THENCE CONTINUE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°03'46", A DISTANCE OF 25.11 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.39°07'36"E., DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.55 FEET TO A POINT ON THE WESTERLY LINE OF NORTH-SOUTH "A" ROADWAY RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 4817, PAGE 2829, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1895.00 FEET, AND A RADIAL BEARING OF S.83°48'47"W., AT SAID INTERSECTION, SAID POINT HEREON KNOWN AS REFERENCE POINT "A"; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°45'50", A DISTANCE OF 25.26 FEET TO THE POINT OF BEGINNING PARCEL - 1.

PARCEL 2:

COMMENCE AT SAID REFERENCE POINT "A", BEING A POINT ON THE WESTERLY LINE OF NORTH-SOUTH "A" ROADWAY RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 4817, PAGE 2829, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1895.00 FEET, AND A RADIAL BEARING OF S.83°48'47"W.; THENCE NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'27", A DISTANCE OF 299.57 FEET TO A POINT OF TANGENCY; THENCE N.15°14'40"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 112.19 FEET TO THE POINT OF BEGINNING PARCEL - 2; THENCE N.60°14'40"W., DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE N.15°14'40"W., A DISTANCE OF 80.00 FEET; THENCE N.29°45'20"E., A DISTANCE OF 35.36 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S.15°14'40"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING PARCEL - 2.

EXHIBIT “B”

See Property Information Report Attached

PROPERTY INFORMATION REPORT

Order No.: 11100300

Customer Reference Number Updated File 11031536

Addressee:

Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive Suite 500
West Palm Beach, FL 33401
561-655-1980
561-655-5677

Chicago Title Insurance Company has caused to be made a search of the Public Records of St. Lucie County, Florida, ("Public Records"), from 01/19/2022, through 04/11/2023 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

PARCEL 1:

COMMENCE AT THE MOST SOUTHERLY SOUTHWESTERLY CORNER OF VERANO SOUTH - POD G - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS, ALSO BEGIN A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°53'07"W.; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°15'45", A DISTANCE OF 105.04 FEET TO THE POINT OF BEGINNING PARCEL - 1; THENCE CONTINUE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°03'46", A DISTANCE OF 25.11 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.39°07'36"E., DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.55 FEET TO A POINT ON THE WESTERLY LINE OF NORTH-SOUTH "A" ROADWAY RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 4817, PAGE 2829, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1895.00 FEET, AND A RADIAL BEARING OF S.83°48'47"W., AT SAID INTERSECTION, SAID POINT HEREON KNOWN AS REFERENCE POINT "A"; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°45'50", A DISTANCE OF 25.26 FEET TO THE POINT OF BEGINNING PARCEL - 1.

PARCEL 2:

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As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

PSL Land Investments LLC, a Florida limited liability company by virtue of that Special Warranty Deed recorded in Official Records Book 4558, Page 1957.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. NO ENCUMBRANCES FOUND OF RECORD.

THE FOLLOWING ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY:

- A. Permanent Easement Circuit Court Minutes Book 24, Page 478.
- B. Special Warranty Deed from Florida Power & Light Company recorded in Official Records Book 348, Page 993.
- C. Easement in favor of Florida Power & Light Company recorded in Official Records Book 590, Page 828.
- D. Electric Utility Easement in favor of Florida Power & Light Company, recorded in Official Records Book 710, Page 101.
- E. Electric Utility Easement in favor of Florida Power & Light Company, recorded in Official Records Book 710, Page 106.
- F. Electric Utility Easement in favor of Florida Power & Light Company, recorded in Official Records Book 768, Page 927, originally being recorded in Official Records Book 767, Page 2676.
- G. Easement Agreement, recorded in Official Records Book 1536, Page 1644.
- H. Utility Easement Agreement, recorded in Official Records Book 1536, Page 1734, as affected by Termination of Utility Easement Agreement recorded in Official Records Book 4712, Page 1477.
- I. Reservoir Access Easement Agreement, recorded in Official Records Book 1536, Page 1754.
- J. Annexation and Development Agreement, recorded in Official Records Book 1648, Page 2879.
- K. Access Easement Agreement, recorded in Official Records Book 1745, Page 1686.
- L. Access Easement Agreement, recorded in Official Records Book 1745, Page 1881.
- M. Access Easement Agreement recorded in Official Records Book 1745, Page 1913.
- N. Drainage and Irrigation Easement recorded in Official Records Book 1745, Page 1955.
- O. Drainage and Irrigation Easement, recorded in Official Records Book 1745, Page 1973.
- P. Reservoir Restrictive Covenant and Access Easement Agreement recorded in Official Records Book 1745, Page 2002.
- Q. Designation Agreement, recorded in Official Records Book 1745, Page 2036.
- R. Land Use Allocation Agreement recorded in Official Records Book 1745, Page 2042.

- S. Declaration of Restrictive Covenant recorded in Official Records Book 1745, Page 2061.
- T. RIF 04-002 Road Impact Fee Credit Agreement Number One recorded in Official Records Book 1966, Page 2164.
- U. South Florida Water Management District Environmental Resource Permit Notice recorded in Official Records Book 2082, Page 945.
- V. Educational Facilities Impact Fee Credit Agreement recorded in Official Records Book 2307, Page 1498, as amended and restated by that certain Amended and Restated Educational Facilities Impact Fee Credit Agreement Between Reserve Homes Ltd., L.P., and the School Board of St. Lucie County, Florida, recorded in Official Records Book 4581, Page 956.
- W. Notice of Establishment of the Montage Reserve #4 Community Development District, recorded in Official Records Book 2336, Page 2628, together with Supplement recorded in Official Records Book 2500, Page 1051 and Second Supplement to Notice of Establishment of Montage Reserve #4 Community Development District, Now Known As Verano #4 Community Development District recorded July 29, 2021 in Official Records Book 4656, Page 2021 (recites wrong page for first Notice of Establishment).
- X. City of Port St. Lucie Utility Systems Department Water and Wastewater Service Agreement / Permit to Connect, recorded in Official Records Book 2402, Page 1476, together with Amendment recorded in Official Records Book 2887, Page 1582.
- Y. District Interlocal Agreement recorded in Official Records Book 2457, Page 247.
- Z. Notice of Adoption of Development Order for the PGA Village (a/k/a Verano) Development of Regional Impact recorded in Official Records Book 2528, Page 1210.
- AA. Declaration of Consent to Imposition of Special Assessments recorded in Official Records Book 2541, Page 2344.
- BB. Agreement to Dedicate and Complete-Public Infrastructure recorded in Official Records Book 2561, Page 1517.
- CC. Interlocal Agreement to Provide Maintenance of Stormwater Management System and Verano Community Development Districts recorded in Official Records Book 2682, Page 2441.
- DD. Impact Fee Pre-Payment Agreement, recorded in Official Records Book 2773, Page 636.
- EE. Club Verano Membership Plan, and recorded in Official Records Book 2803, Page 829, together with Certificate of Amendment and Restatement of Club Verano Membership Plan recorded in Official Records Book 2946, Page 2447, Second Amended and Restated Club Verano Membership Plan recorded in Official Records Book 3211, Page 246, Notice of Club Usage Agreement recorded in Official Records Book 3211, Page 397, Corrective Amendment to Second Amended and Restated Club Verano Membership Plan recorded in Official Records Book 3233, Page 1233, First Amendment to Second Amended and Restated Club Verano Membership Plan recorded in Official Records Book 4001, Page 5, Second Amendment to Second Amended and Restated Club Verano Membership Plan recorded in Official Records Book 4111, Page 1265, and as may be subsequently amended.
- FF. Amended and Restated Fire/EMS Development Agreement for Tradition Development of Regional Impact and Verano (f/k/a PGA Village, f/k/a Montage Reserve) Development of Regional Impact, recorded in Official Records Book 2833, Page 2770.
- GG. Interlocal Agreement Among the Verano Center Community Development District, formerly known as The Montage Reserve Center Community Development District, The St.

Lucie County Property Appraiser, and the St. Lucie County Tax Collector, recorded in Official Records Book 2870, Page 1608.

HH. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permits recorded in Official Records Book 3144, Page 2540, Official Records Book 3277, Page 2593 and Official Records Book 3297, Page 2149.

II. Interlocal Agreement among the Verano Center Community Development District, the St. Lucie County Property Appraiser, and the St. Lucie Tax Collector, recorded in Official Records Book 3289, Page 1346.

JJ. Notice of Adoption of Subsequent Amendment to an Adopted Development Order pursuant to Florida Statutes Section 380.06(15)(f) recorded in Official Records Book 3451, Page 435.

KK. Amended and Restated Utility Service Agreement by and between the City of Port St. Lucie and Verano Development, LLC, a Delaware limited liability company recorded in Official Records Book 3457, Page 538.

LL. Resolution No. 12-R102 to Amend the PGA Village Development of Regional Impact (DRI) now known as the Verano Development of Regional Impact recorded in Official Records Book 3506, Page 1539.

MM. Ordinance 13-46 approving the Road Impact Fee Agreement between the City of Port St. Lucie, Florida and Verano Development, LLC, recorded September 10, 2013 in Official Records Book 3557, Page 552.

NN. Road Impact Fee Credit Agreement between St. Lucie County, Florida, Reserve Homes Ltd. and Verano Development, LLC, in consideration for Transportation Mitigation and Improvements required by the Development Orders for the Reserve and Verano Developments of Regional Impact recorded in Official Records Book 3589, Page 213 and re-recorded in Official Records Book 3593, Page 2708.

OO. Amended and Restated District Interlocal Agreement recorded April 9, 2015 in Official Records Book 3733, Page 2535.

PP. Agreement to Dedicate and Complete - Public Infrastructure recorded June 30, 2015 in Official Records Book 3762, Page 2389 and re-recorded in Official Records Book 3765, Page 606.

QQ. True-Up Agreement recorded June 30, 2015 in Official Records Book 3762, Page 2407 and re-recorded in Official Records Book 3765, Page 625.

RR. Exclusive Utility Easement recorded in Official Records Book 3933, Page 1908.

SS. Upland Area Monitoring and Management Plat for The Reserve recorded in Official Records Book 4007, Page 466.

TT. Right of Way Occupancy Notice of Permit by the South Florida Water Management District recorded April 4, 2018 in Official Records Book 4115, Page 2094.

UU. Development Agreement recorded September 11, 2018 in Official Records Book 4178, Page 2725.

VV. Recorded Notice of Environmental Resource Permit recorded November 22, 2019 in Official Records Book 4349, Page 1790.

WW. Recorded Notice of Environmental Resource Permit by the South Florida Water Management District recorded December 28, 2020 in Official Records Book 4528, Page 1559.

XX. Temporary Access Easement granted to Florida Power & Light Company recorded March 23, 2021 in Official Records Book 4576, Page 2686.

YY. Amended and Restated Educational Facilities Impact Fee Credit Agreement between Reserve Homes Ltd., L.P., and the School Board of St. Lucie County, Florida, recorded March 30, 2021 in Official Records Book 4581, Page 956, together with Amendment recorded in Official Records Book 4759, Page 1558.

ZZ. Notice of Establishment of the Montage Reserve #5 Community Development District, recorded in Official Records Book 2336, Page 2625, together with Supplement recorded in Official Records Book 2500, Page 1053 and Second Supplement to Notice of Establishment of Montage Reserve #5 Community Development District, Now Known As Verano #4 Community Development District recorded July 29, 2021 in Official Records Book 4656, Page 2029.

AAA. Access Easement recorded January 3, 2023 in Official Records Book 4933, Page 1995.

BBB. Access, Drainage and Water Management Easement recorded January 3, 2023 in Official Records Book 4933, Page 2005.

NOTE: 2022 Real Estate Taxes in the gross amount of \$143,281.09, have been paid under Real Estate Account No. 3331-131-0001-000/6. (which includes additional lands)

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

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 recipient(s) of the property information report.

Chicago Title Insurance Company

Debbie Mattson