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July 21, 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 Crosstown Parkway ROW, Verano DRI**

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 31, 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, and Quit Claim Deeds recorded on July 5, 2018 in Official Records Book 4153, Page 1012, and Official Records Book 4153, Page 1024, all 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 Numbers 3333-800-0001-000/5 and 4304-111-0000-000/6.

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.



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Steven R. Parson, Esq.  
Shutts & Bowen LLP  
525 Okeechobee Blvd., Suite 1100  
West Palm Beach, FL 33401  
(561) 650-8557

## **EXHIBIT "A"**

### **PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF OPEN SPACE TRACT 1, TRADITION PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 5 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A PORTION OF O.L. PEACOCK CANAL PARCEL, ACCORDING TO THE OFFICIAL RECORD BOOK 1745, PAGES 1955 THROUGH 1972, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE SOUTHWESTERLY CORNER OF TRACT R-32 OF TRADITION PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 5 THROUGH 9, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT OF CURVATURE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1475.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°10'52" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°44'13", A DISTANCE OF 121.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°26'39" WEST, A DISTANCE OF 309.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1425.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°19'24", A DISTANCE OF 331.36 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTHERLY LIMITS OF O.L. PEACOCK CANAL PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 1745, PAGES 1955 THROUGH 1972, INCLUSIVE, OF SAID PUBLIC RECORDS; THE FOLLOWING TWO (2) COURSES BEING BY SAID NORTHERLY LIMITS OF O.L. PEACOCK CANAL PARCEL; (1) THENCE NORTH 74°54'36" EAST, A DISTANCE OF 197.87 FEET; (2) THENCE NORTH 76°11'52" EAST, A DISTANCE OF 419.21 FEET; THENCE SOUTH 86°26'39" EAST, DEPARTING SAID NORTHERLY LIMITS OF O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 50.11 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LIMITS OF ACCESS AND UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 3156, PAGES 1262 THROUGH 1275, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1325.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 03°32'43" EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°24'27", A DISTANCE OF 194.43 FEET TO A POINT NON-TANGENCY; SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTHWESTERLY BOUNDARY LINE OF TRADITION PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 5 THROUGH 9, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 76°03'51" WEST, DEPARTING SAID SOUTHERLY LIMITS OF ACCESS AND UTILITY EASEMENT, A DISTANCE OF 87.41 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LIMITS OF TRACT R-32 OF SAID PLAT OF TRADITION PLAT NO. 32; THENCE SOUTH 01°21'48" EAST, DEPARTING SAID NORTHWESTERLY BOUNDARY LINE OF TRADITION PLAT NO. 32, AND ALONG THE WESTERLY LIMITS OF TRACT R-32, A DISTANCE OF 133.44 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 63,412 SQUARE FEET OR 1.455 ACRES, MORE OR LESS.

**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:** 28830.0096i

**FATIC File Number:** 1062-6016349

**Searched from:** Earliest possible records

**Through:** May 31, 2022 at 8:00 a.m.

**Legal Description:**

A PARCEL OF LAND BEING A PORTION OF OPEN SPACE TRACT 1, TRADITION PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT [BOOK 62, PAGES 5 THROUGH 9](#), INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A PORTION OF O.L. PEACOCK CANAL PARCEL, ACCORDING TO THE OFFICIAL RECORD [BOOK 1745, PAGES 1955 THROUGH 1972](#), INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF TRACT R-32 OF TRADITION PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT [BOOK 62, PAGES 5 THROUGH 9](#), INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT OF CURVATURE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1475.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°10'52" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°44'13", A DISTANCE OF 121.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°26'39" WEST, A DISTANCE OF 309.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1425.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°19'24", A DISTANCE OF 331.36 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTHERLY LIMITS OF O.L. PEACOCK CANAL PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 1745, PAGES 1955 THROUGH 1972, INCLUSIVE, OF SAID PUBLIC RECORDS; THE FOLLOWING TWO (2) COURSES BEING BY SAID NORTHERLY LIMITS OF O.L. PEACOCK CANAL PARCEL; (1) THENCE NORTH 74°54'36" EAST, A DISTANCE OF 197.87 FEET; (2) THENCE NORTH 76°11'52" EAST, A DISTANCE OF 419.21 FEET; THENCE SOUTH 86°26'39" EAST, DEPARTING SAID NORTHERLY LIMITS OF O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 50.11 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LIMITS OF ACCESS AND UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD [BOOK 3156, PAGES 1262 THROUGH 1275](#), INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1325.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 03°32'43" EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°24'27", A DISTANCE OF 194.43 FEET TO A POINT NON-TANGENCY; SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTHWESTERLY BOUNDARY LINE

OF TRADITION PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT [BOOK 62, PAGES 5 THROUGH 9](#), INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 76°03'51" WEST, DEPARTING SAID SOUTHERLY LIMITS OF ACCESS AND UTILITY EASEMENT, A DISTANCE OF 87.41 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LIMITS OF TRACT R-32 OF SAID PLAT OF TRADITION PLAT NO. 32; THENCE SOUTH 01°21'48" EAST, DEPARTING SAID NORTHWESTERLY BOUNDARY LINE OF TRADITION PLAT NO. 32, AND ALONG THE WESTERLY LIMITS OF TRACT R-32, A DISTANCE OF 133.44 FEET TO THE POINT OF BEGINNING.

**1. Last Grantee of Record for Period Searched:**

Mattamy Palm Beach LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in [Book 4153, Page 856](#), Quit Claim Deed recorded in [Book 4153, Page 1012](#) and [Book 4153, Page 1027](#).

**2. Unsatisfied Encumbrances:**

Type of Instrument:

O.R. Book:

Page:

None of record.

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

Type of Instrument:

O.R. Book:

Page:



- a. North Borrow Canal Drainage, Irrigation and Ingress/Egress Easement Agreement recorded July 17, 1997 in [Book 1088, Page 1056](#), as affected by Partial Release recorded June 6, 2002 in [Book 1536, Page 1538](#).
- b. Ordinance No. 99-001, Amending Land Development Code, recorded in O.R. [Book 1203, Page 1026](#).
- c. Developer Agreement recorded February 21, 2000 in [Book 1281, Page 382](#).
- d. Ordinance No. 00-002, Amending Libraries Impact Fees, recorded in [Book 1301, Page 2302](#).
- e. Preliminary Development Agreement for the Westchester Development of Regional Impact recorded May 17, 2001 in [Book 1394, Page 641](#); together with and as affected by: Development Agreement between the Board of County Commissioners of St. Lucie County and Westchester Development Company, Phase I recorded September 25, 2001 in [Book 1437, page 2741](#); Resolution 02-142 recorded August 6, 2002 in [Book 1563, Page 1107](#), Resolution 02-141 recorded August 6, 2002 in [Book 1563, Page 1115](#), Notice of Adoption of the Development Order for the Tradition Development of Regional Impact recorded October 1, 2003 in [Book 1810, Page 1990](#); Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded December 2, 2003 in [Book 1853, page 2387](#); Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded February 28, 2006 in [Book 2496, page 1459](#); Notice of Adoption of the Development Order for The Southern Grove Development of Regional Impact as recorded October 30, 2006 in [Book 2689, Page 189](#), Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact as recorded July 26, 2007 in [Book 2856, page 932](#); Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact as recorded August 21, 2007 in [Book 2868, Page 1267](#), 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 [Book 2889, Page 650](#), Settlement Agreement Including Impact Fee Credit Agreement by and between St. Lucie County, Florida and Development Entities as recorded November 20, 2007 in [Book 2906, Page 1203](#), Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact as recorded September 9, 2008 in [Book 3012, Page 1942](#); Notice of Adoption of the City of Port St. Lucie Resolution 09-R34 Correcting a Scrivener's Error in Resolution 08-R82, the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded March 13, 2009 in [Book 3069, Page 418](#); Corrective Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded March 13, 2009 in [Book 3069, Page 423](#); Impact Fee Pre-Payment Agreement recorded November 6, 2009 in [Book 3143, Page 1301](#) ; Notice of Assignment of Impact Fees recorded November 9, 2009 in [Book 3143, Page 2986](#) as re-recorded December 4, 2009 in [Book 3150, Page 2025](#), Impact Fee Pre- Payment Agreement recorded December 17, 2009 in [Book 3154, Page 2521](#); Impact Fee Pre-Payment Agreement recorded December 17, 2009 in [Book 3154, Page 2556](#); Amendment recorded September 14, 2010 in [Book 3229, Page 1122](#); Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded September 16, 2010 in [Book 3230, Page 1951](#); Assignment of Land Use Entitlements recorded September 19, 2011 in [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 [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 [Book 3466, Page 342](#), Notice of Assignment of Impact Fees recorded April 15, 2014 in [Book 3621, Page 2909](#); Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded April 16, 2015 in [Book 3736, Page 440](#), Notice of Assignment of Impact Fees recorded May 8, 2015 in [Book 3744, Page 734](#); Notice of Adoption recorded January 13, 2016 in [Book 3826, Page 2235](#), Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded May 4, 2016 in [Book 3864, Page 1840](#), Notice of Assignment of Impact Fees recorded February 28, 2017 in [Book 3968, Page 17](#), Assignment and Certificate recorded December 1, 2017 in [Book 4070, Page 1051](#), Assignment and Certificate recorded December 11, 2017 in [Book 4074, Page 426](#), and Amended and Restated Assignment and Certificate recorded January 24, 2018 in [Book 4090, Page 655](#), as affected by

Assignment and Assumption of Development Rights recorded July 5, 2018 in [Book 4153, Page 873](#), and Assignment and Assumption recorded July 5, 2018 in [Book 4153, Page 889](#), as modified by Modification to Assignment and Assumption of Developers Rights recorded March 9, 2022 in [Book 4787, Page 234](#).

f. Notice of Establishment of the Westchester No. 1 Community District recorded October 19, 2001 in [Book 1446, Page 1324](#), Notice of Establishment of the Westchester No. 2 Community District recorded October 19, 2001 in [Book 1446, Page 1329](#), Notice of Establishment of the Westchester No. 3 Community District recorded October 19, 2001 in [Book 1446, Page 1336](#), Notice of Establishment of the Westchester No. 4 Community District recorded October 19, 2001 in [Book 1446, Page 1344](#); together with and as affected by:

Ordinance 01-012 recorded October 31, 2001 in [Book 1450, Page 1148](#) (CDD 3); Ordinance 01-013 recorded October 31, 2001 in [Book 1450, Page 1170](#) (CDD 4); Ordinance 01-010 recorded October 31, 2001 in [Book 1450, Page 1182](#) (CDD1); Ordinance 01-011 recorded October 31, 2001 in [Book 1450, Page 1218](#) (CDD2); Ordinance No. 02-010 recorded April 2, 2002 in [Book 1509, Page 1574](#) (CDD1); Ordinance 02-013 recorded April 2, 2002 in [Book 1509, Page 1582](#) (CDD 4); Ordinance 02-012 recorded April 2, 2002 in [Book 1509, Page 1593](#) (CDD 3); Ordinance 02-012 recorded April 2, 2002 in [Book 1509, Page 1604](#) (CDD 2);

Interlocal Agreement between St. Lucie County and Westchester Community Development Districts Number One through Four recorded April 24, 2002 in [Book 1518, Page 2469](#);

District Development Interlocal Agreement recorded May 8, 2002 in [Book 1525, Page 866](#);  
Final Judgment Validating Bonds recorded June 3, 2002 in [Book 1535, Page 80](#), and Final Judgment Validating Bonds recorded June 3, 2002 in [Book 1535, Page 89](#);

Interlocal Agreement among the Westchester Community Development District No. .1, the St. Lucie County Property Appraiser, and St. Lucie County Tax Collector recorded September 23, 2002 in [Book 1584, Page 452](#);

Agreement to Dedicate-Community Infrastructure recorded February 14, 2003 in [Book 1659, Page 2439](#);  
Ordinance 03-003 recorded February 17, 2003 in [Book 1660, Page 219](#);

Ordinance 03-004 recorded February 18, 2003 in [Book 1660, Page 983](#), First Amendment to Interlocal Agreement between St. Lucie County and Westchester Community Development Districts Number One through Four recorded March 21, 2003 in [Book 1678, Page 1](#); Notice of Establishment of the Westchester Community District No. 1 recorded April 16, 2003 in [Book 1694, Page 388](#);  
Notice of Establishment of the Westchester Community District No. 2 recorded April 16, 2003 in [Book 1694, Page 393](#); Notice of Establishment of the Westchester Community Development District No. 3 recorded April 16, 2003 in [Book 1694, Page 401](#), Notice of Establishment of the Westchester Community Development District No. 4 recorded April 16, 2003 in [Book 1694, Page 411](#), Notice of Establishment of the Westchester Community Development District No. 5 recorded April 16, 2003 in [Book 1694, Page 422](#), Notice of Establishment of the Westchester Community Development District No. 6 recorded April 16, 2003 in [Book 1694, Page 425](#),  
First Amendment to Agreement to Dedicate-Community Infrastructure recorded December 30, 2003 in [Book 1871, Page 2586](#); Declaration of Consent to Imposition of Special Assessments recorded in [Book 1881, Page 2114](#). (CDD 1-5) Notice of Special Assessments for Series 2003 Bonds recorded in [Book 1881, Page 2139](#). (CDD 1-5)

First Amendment to Interlocal Agreement recorded February 12, 2004 in [Book 1899, Page 932](#);

Ordinance No. 06-037 recorded September 7, 2006 in [Book 2651, Page 13](#),  
Ordinance No. 06-036 recorded September 7, 2006 in [Book 2651, Page 23](#),  
Ordinance No. 06-035, Amending Ordinance No. 01-012, establishing the Westchester Community Development District No. 3, as amended, recorded September 7, 2006 in [Book 2651, Page 34](#), as affected by Ordinance No. 14-007 recorded February 26, 2014 in [Book 3607, Page 614](#);  
Ordinance No. 06-034, Amending Ordinance No. 01-011, establishing the Westchester Community Development District No. 2, as amended, recorded September 7, 2006 in [Book 2651, Page 48](#); Ordinance No. 06-033 recorded September 7, 2006 in [Book 2651, Page 57](#);

Second Amendment to District Development Interlocal Agreement as recorded March 1, 2007 in [Book 2770, Page 1562](#);

Notice of Establishment of the Tradition Community Development District No. 5 recorded October 24, 2006 in [Book 2685, Page 699](#);

Notice of Establishment of the Tradition Community Development District No. 7 recorded October 24, 2006 in [Book 2685, Page 706](#);

Notice of Establishment of the Tradition Community Development District No. 8 recorded October 24, 2006 in [Book 2685, Page 714](#);

Notice of Establishment of the Tradition Community Development District No. 9 recorded October 24, 2006 in [Book 2685, Page 722](#);

Notice of Establishment of the Tradition Community Development District No. 10 recorded October 24, 2006 in [Book 2685, Page 730](#);

Ordinance No. 07-042 recorded September 12, 2007 in [Book 2878, Page 2012](#); Ordinance No. 07-043, amending and affecting Tradition Community Development District No. 2 recorded September 12, 2007 in [Book 2878, Page 2041](#);

Notice of Financing Plan and Maintenance of Improvements Tradition Community Development District Nos. 1 through 10 recorded November 13, 2012 in [Book 3453, Page 643](#); Ordinance 14-006 recorded February 26, 2014 in [Book 3607, Page 627](#);

Lien of Record of Tradition Community Development District No. 1 recorded April 24, 2014 in [Book 3624, Page 2814](#);

Amended and Restated Notice of Financing Plan and Maintenance of Improvements Tradition Community Development District Nos. 1 through 10 October 23, 2014 in [Book 3684, Page 473](#);

Agreement to Dedicate and Complete-Public Infrastructure by and between Tradition Land Company, LLC/f/k/a PSL Acquisitions I, LLC, and Southern Grove Community Development District No. 5 as recorded December 18, 2014 in [Book 3700, Page 1922](#);

True-Up Agreement by Tradition Land Company, LLCT/f/k/a PSL Acquisitions I, LLC, an Iowa limited liability company and the Southern Grove Community Development District No. 5 recorded December 18, 2014 in [Book 3700, Page 1930](#);

Interlocal Agreement to Maintain Landscaping and Related Improvements lying within Certain Arterial and Collector Road Rights-Of-Way Tradition Community Development District Nos. 1-10 recorded April 24, 2015 in [Book 3739, Page 622](#), as affected by First Amendment recorded October 5, 2016 in [Book 3919, Page 679](#).

g. Deed of Conservation Easement in favor of South Florida Water Management District recorded January 29, 2002 in O.R. [Book 1485, Page 708](#).

h. Easement Agreement, Gatlin Boulevard Extension, recorded June 6, 2002 in [Book 1536, Page 1703](#).

i. Terms, conditions, provisions, easements, rights and obligations contained in that Reservoir Access Easement Agreement by and between A. Duda And Sons, Inc., a Florida corporation, Westchester Development Company, LLC, a Florida limited liability company, and Horizons St. Lucie Development, LLC, a Florida limited liability company, recorded on June 6, 2002 in O.R. [Book 1536, Page 1754](#).

j. Declaration of Drainage, Irrigation and Ingress and Egress Easement recorded October 18, 2002 in O.R. [Book 1597, Page 2764](#).

k. City of Port St. Lucie Utility Systems Department Commercial Service Agreement/Permits to Connect as recorded December 17, 2002 in [Book 1628, Page 329](#), recorded December 17, 2002 [Book 1628, Page 338](#), recorded in July 16, 2003 in [Book 1753, Page 2042](#), recorded July 29, 2003 in [Book 1762, Page 72](#) (Portion Plat 1), recorded February 18, 2004 in [Book 1902, Page 1991](#) (Plat 16), recorded April 9, 2004 in



[Book 1938, Page 2409](#) (Plat 11), 2101-1691 City of Port St. Lucie Utility Systems Department Commercial Service Agreement / Permit to Connect recorded November 30, 2004 in O.R. [Book 2101, Page 1691](#). (Plat 23 – Tradition Pkwy. Ph. II); recorded December 14, 2004 in [Book 2115, Page 471](#) (Plat 30), recorded in [Book 2182, Page 1227](#) (Plat 18), recorded in [Book 2182, Page 1234](#) (Plat 15), recorded September 19, 2003 in [Book 1802, Page 1753](#), as affected by Modification recorded June 8, 2005 in [Book 2265, Page 2874](#). (TND 8); recorded November 4, 2003 in [Book 1836, Page 596](#), as affected by Modification recorded June 8, 2005 in [Book 2265, Page 2878](#), and Revised Affidavit recorded August 31, 2005 in [Book 2348, Page 584](#). (TND 9; recorded March 3, 2006 in [Book 2499, Page 2857](#), recorded July 20, 2006 in [Book 2616, Page 1042](#), recorded July 20, 2006 in [Book 2616, Page 1054](#) (Plat 36), recorded September 5, 2006 in [Book 2648, Page 552](#). (B-1, Towncenter Park 1, TND 12); recorded December 7, 2016 in [Book 2716, Page 1087](#) (Plat 36), and O.R. [Book 2992, Page 2146](#), recorded February 2, 2009 in O.R. [Book 3056, Page 1265](#). (Traditions Plat 24 and Plat 37, Parkway Extensions) as affected by that Merged, Amended and Restated Utility Service Agreement for by and between the City of Port St. Lucie and PSL Acquisitions, LLC, an Iowa limited liability company d/b/a PSL Acquisitions 1, LLC recorded May 4, 2012 in O.R. [Book 3386, Page 1776](#).

l. 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 [Book 1642, Page 1802](#).

m. Annexation and Development Agreement by and between Westchester Development Company, LLC, a Florida limited liability company; Horizons St. Lucie Development, LLC, a Florida limited liability company; Bernard A. Egan Groves, Inc., a Florida corporation; A. Duda & Sons, Inc., a Florida corporation and the City of Port St. Lucie, a Florida municipal corporation as recorded January 28, 2003 in [Book 1648, Page 2879](#), as affected by Fifth Amendment recorded January 8, 2010 in [Book 3160, Page 2856](#).

n. Covenants, conditions, restrictions and other matters, including provisions creating easements and/or assessments contained in Community Charter for Tradition recorded in Official Records [Book 1700, Page 868](#), as affected by:

First Supplement to Community Charter for Tradition recorded in [Book 1828, Page 2776](#), Second Supplement recorded in [Book 1876, Page 955](#), Third Supplement recorded in [Book 1933, Page 2042](#), Fourth Supplement recorded in [Book 1928, Page 297](#), Fifth Supplement recorded in [Book 1932, Page 528](#), Sixth Supplement recorded in [Book 1965, Page 1624](#), Seventh Supplement recorded in [Book 2065, Page 2167](#), Eighth Supplement recorded in [Book 2088, Page 642](#), Ninth Supplement recorded in [Book 2126, Page 715](#); Tenth Supplement recorded in [Book 2123, Page 434](#); 8th Supplement recorded in [Book 2274, Page 1742](#); 11th Supplement recorded in [Book 2340, Page 1583](#); 13th Supplement recorded in [Book 2441, Page 953](#); 14th Supplement recorded in [Book 2465, Page 2375](#); 19TH Supplement recorded October 3, 2016 in [Book 2669, Page 2516](#); 15th Supplement recorded in [Book 2699, Page 608](#); First Amendment recorded November 13, 2006 in [Book 2700, Page 117](#); Amendment recorded June 8, 2007 in [Book 2831, Page 2138](#); Amendment recorded June 30, 2008 in [Book 2990, Page 279](#); Amendment recorded September 24, 2008 in [Book 3017, Page 219](#); Amendment recorded December 9, 2008 in [Book 3040, Page 2278](#); Amendment recorded June 29, 2009 in [Book 3103, Page 1260](#); Amendment recorded January 12, 2010 in [Book 3161, Page 2262](#); Amendment recorded March 17, 2010 in [Book 3179, Page 718](#); Assignment of Founder's Rights recorded September 19, 2011 in [Book 3325, Page 1273](#); Supplement to Community Charter for Tradition recorded February 27, 2014 in [Book 3607, Page 2974](#); Certificate of Amendment recorded February 27, 2015 in [Book 3720, Page 2573](#); Supplement to Community Charter for Tradition recorded September 7, 2016 in [Book 3909, Page 2000](#); Certificate of Amendment recorded June 27, 2017 in [Book 4012, Page 2885](#), Amendment to Amended and Restated Community Charter in recorded November 6, 2020 in [Book 4504, Page 612](#), Amendment to Amended and Restated Community Charter in recorded November 13, 2020 in [Book 4507, Page 2248](#), and Corrected Amendment to Amended and Restated Community Charter in recorded November 19, 2020 in [Book 4510, Page 135](#), and Amendment to Amended and Restated Community Charter in recorded July 2, 2021 in [Book 4641, Page 1596](#).

o. Drainage and Irrigation Easement between Tradition Development Company, LLC and Reserve Homes Ltd., L.P recorded July 2, 2003 in O.R. [Book 1745, Page 1955](#). (Over Peacock Canal)

p. Terms, conditions, provisions and other matters contained in the unrecorded Capacity Agreement dated January 31, 2001 between Tradition f/k/a Westchester Development Company f/k/a St. Lucie Farms, Inc. and the City of Port St. Lucie, Florida, as affected by that unrecorded Second Capacity Agreement between Tradition, Horizons and the City, as evidenced and affected by Designation Agreement executed by Tradition Development Company, LLC, Horizons St. Lucie Development, LLC, and Reserve Homes, Ltd., L.P., recorded July 2, 2003 in O.R. [Book 1745, Page 2036](#).

q. Terms, conditions, provisions and other matters contained in Resolution No. 02-143, to the Future Land Use Map, dated March 24, 2003, and that Land Use Allocation Agreement between Tradition Development Company, LLC and Reserve Homes, Ltd., L.P., recorded July 2, 2003 in O.R. [Book 1745, Page 2042](#).

r. Declaration of Restrictive Covenant between Tradition Development Company, LLC and Reserve Homes Ltd., L.P., recorded July 2, 2003 in O.R. [1745, Page 2061](#).

s. Commercial Charter for TRADITION recorded November 23, 2004 in [Book 2098, Page 1697](#), as amended or affected by:

First Supplement to Commercial Charter for Tradition recorded June 8, 2006 in [Book 2584, Page 2025](#), Second Supplement to Commercial Charter for Tradition recorded June 20, 2006 in [Book 2592, Page 2701](#), Third Supplement to Commercial Charter for Tradition recorded July 6, 2006 in [Book 2605, Page 870](#), Fourth Supplement to Commercial Charter for Tradition recorded July 6, 2006 in [Book 2605, Page 903](#), First Amendment to Commercial Charter for Tradition recorded July 6, 2006 in [Book 2605, Page 908](#), Consent to Use by and between Tradition Development Company, LLC, a Florida limited liability company and Tradition Commercial Association, Inc., a Florida corporation not for profit as recorded July 6, 2006 in [Book 2605, Page 919](#), Fifth Supplement and Second Amendment to Commercial Charter for Tradition recorded September 7, 2006 in [Book 2650, Page 2111](#), Consent to Use recorded October 2, 2006 in [Book 2668, Page 382](#), Seventh Supplement to Commercial Charter for Tradition recorded December 29, 2006 in [Book 2729, Page 2333](#), Twentieth Supplement to Community Charter for Tradition recorded January 2, 2007 in [Book 2730, Page 2180](#), Amendment to Commercial Charter for Tradition recorded January 3, 2007 in [Book 2731, Page 2869](#), Second Amendment to Commercial Charter for Tradition recorded March 9, 2007 in [Book 2776, Page 1541](#), Eighth Supplement to Commercial Charter for Tradition recorded March 9, 2007 in [Book 2776, Page 1546](#), Supplement to Commercial Charter for Tradition recorded September 27, 2007 in [Book 2885, Page 1351](#), Supplement to Commercial Charter for Tradition recorded December 12, 2007 in [Book 2914, Page 2047](#), Amendment to Commercial Charter for Tradition recorded December 17, 2007 in [Book 2916, Page 1973](#), Amendment to Commercial Charter for Tradition recorded January 2, 2008 in [Book 2923, Page 550](#), Amendment to the Commercial Charter for Tradition recorded April 17, 2008 in [Book 2963, Page 369](#), Corrective Amendment to Commercial Charter for Tradition recorded April 22, 2008 in [Book 2964, Page 1931](#), Supplement to Commercial Charter for Tradition recorded June 16, 2008 in [Book 2984, Page 2233](#), Amended and Restated Consent to Use recorded June 16, 2008 in [Book 2984, Page 2242](#), Supplement to Commercial Charter for Tradition recorded August 4, 2008 in [Book 3001, Page 2250](#), Amendment to Commercial Charter for Tradition recorded September 24, 2008 in [Book 3017, Page 224](#), Supplement to Commercial Charter for Tradition recorded December 23, 2008 in [Book 3045, Page 1132](#), Supplement to Commercial Charter for Tradition recorded January 14, 2009 in [Book 3051, Page 1686](#), Amendment to Commercial Charter for Tradition recorded January 20, 2009 in [Book 3052, Page 1102](#), Supplement and Amendment to Commercial Charter for Tradition recorded June 18, 2009 in [Book 3101, Page 51](#), Supplement and Amendment to Commercial Charter for Tradition recorded December 30, 2009 in [Book 3158, Page 2213](#), Amendment to the Commercial Charter for Tradition recorded January 12, 2010 in [Book 3161, Page 2290](#), Supplement to Commercial Charter for Tradition recorded March 29, 2010 in [Book 3183, Page 1096](#), Amendment to Commercial Charter for Tradition recorded June 14, 2010 in [Book 3204, Page 1260](#), Amendment to Commercial Charter for Tradition recorded June 14, 2010 in [Book 3204, Page 1268](#), Supplement to Commercial Charter for Tradition recorded November 5, 2010 in [Book 3243, Page 651](#), Supplement to Commercial Charter for Tradition recorded December 30, 2010 in [Book 3257, Page 89](#), Supplement to Commercial Charter for Tradition recorded March 7, 2011 in [Book 3274](#),

Page 842, Amendment to the By-Laws of The Tradition Commercial Association, Inc., a Florida corporation not-for-profit as recorded March 7, 2011 in [Book 3274, Page 846](#), Supplement and Amendment to Commercial Charter for Tradition recorded April 28, 2011 in [Book 3288, Page 1054](#), Assignment of Founder's Rights (Tradition Commercial Charter) to PSL Acquisitions, LLC, an Iowa limited liability company d/b/a PSL Acquisitions I, LLC as recorded September 19, 2011 in [Book 3325, Page 1277](#), Supplement and Amendment to Commercial Charter for Tradition recorded September 30, 2011 in [Book 3328, Page 849](#), Supplement and Amendment to Commercial Charter for Tradition recorded October 5, 2112 in [Book 3439, Page 688](#), Supplement and Amendment to Commercial Charter for Tradition recorded December 10, 2012 in [Book 3461 Page 1570](#), Supplement and Amendment to Commercial Charter for Tradition recorded August 8, 2013 in [Book 3547, Page 1583](#), Supplement to Commercial Charter for Tradition recorded January 2, 2015 in [Book 3704, Page 1617](#), Supplement to Commercial Charter recorded June 16, 2015 in [Book 3757, Page 2243](#), Certificate of Amendment recorded July 9, 2015 in [Book 3766, Page 637](#); Modification of Deed Restrictions recorded July 16, 2015 in [Book 3768, Page 891](#); Supplement to Commercial Charter for Tradition recorded December 30, 2015 in [Book 3822, Page 794](#), Supplement to Commercial Charter for Tradition recorded March 4, 2016 in [Book 3843, Page 863](#), Supplement and Amendment to Commercial Charter for Tradition recorded April 22, 2016 in [Book 3860, Page 2185](#), Supplement and Amendment to Commercial Charter for Tradition recorded April 22, 2016 in [Book 3860, Page 2193](#), Supplement to Commercial Charter for Tradition recorded June 3, 2016 in [Book 3875, Page 2326](#), Supplement to Commercial Charter for Tradition recorded September 1, 2016 in [Book 3908, Page 1193](#), Supplement to Commercial Charter for Tradition recorded September 15, 2016 in [Book 3912, Page 2518](#), Supplement to Commercial Charter for Tradition recorded November 9, 2016 in [Book 3931, Page 209](#), Supplement to Commercial Charter for Tradition recorded December 22, 2016 in [Book 3946, Page 504](#), Supplement to Commercial Charter for Tradition recorded December 22, 2016 in [Book 3946, Page 532](#), Supplement to Commercial Charter for Tradition recorded December 29, 2016 in [Book 3947, Page 2329](#), Supplement to Commercial Charter for Tradition recorded December 29, 2016 in [Book 3947, Page 2825](#), Supplement to Commercial Charter for Tradition recorded December 29, 2016 in [Book 3948, Page 93](#), Supplement to Commercial Charter for Tradition recorded February 1, 2017 in [Book 3959, Page 206](#), Supplement to Commercial Charter for Tradition recorded December 1, 2017 in [Book 4070, Page 1034](#), Supplement to Commercial Charter for Tradition recorded January 30, 2018 in [Book 4092, Page 40 \(A-3\)](#), Amendment to Commercial Charter for Tradition recorded March 20, 2018 in [Book 4109, Page 2918](#), Certificate of Amendment to Commercial Charter for Tradition recorded March 29, 2018 in [Book 4113, Page 2789](#), and Assignment of Founder's Rights recorded July 5, 2018 in [Book 4153, Page 946](#), Assignment of Founder's Rights recorded July 5, 2018 in [Book 4153, Page 969](#).

t. Environmental Resource Permit No. 56-01569-P, 040809-15, as evidenced by Environmental Resource Permit Notice recorded May 16, 2005 in O.R. Book 2244, Page 2348.

u. Declaration of Restrictions by Horizons St. Lucie Development, LLC, Tradition Development Company, LLC and Horizons Acquisition 5, LLC recorded December 29, 2006 in O.R. [Book 2729, Page 2344](#), as affected by First Amendment to Declaration of Restrictions by and between Mann RC, LLC, a Florida limited liability company; Martin Memorial Acquisition, LLC, a Florida limited liability company; Horizons St. Lucie Development, LLC, a Florida limited liability company and Horizons Acquisition 5, LLC, a Florida limited liability company and Tradition Development Company, LLC, a Florida limited liability company as recorded September 4, 2009 in [Book 3124, Page 679](#), and Second Amendment to Declaration of Restrictions recorded February 18, 2016 in [Book 3837, Page 2609](#).

v. 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 June 13, 2007 in [Book 2833, Page 2770](#).

w. Settlement Agreement Including Impact Fee Credit Agreement recorded November 20, 2007 in O.R. [Book 2906, Page 1203](#).

x. Amended and Restated District Development Interlocal Agreement recorded June 11, 2008 in O.R. [Book 2983, Page 1074](#) (Traditions CDD 1-10) 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 O.R. [Book 3739, Page 622](#), as affected by First Amendment recorded October 5, 2016 in O.R. [Book 3919, Page 679](#), as affected by Assignment and Transfer recorded in [Book 4581, Page 1012](#).

y. Park and Recreation Impact Fee Credit Agreement recorded in O.R. [Book 3018, Page 747](#).

z. Temporary Easement in favor of City of Port St. Lucie recorded September 29, 2008 in O.R. [Book 3018, Page 773](#).

aa. Impact Fee Pre-Payment Agreements recorded November 6, 2009 in O.R. [Book 3143, Page 1301](#) (Southern), recorded December 17, 2009 in O.R. [Book 3154, Page 2521](#) (Western), and recorded December 17, 2009 in O.R. [Book 3154, Page 2556](#) (Tradition), as affected by Notices of Assignment of Impact Fees recorded December 4, 2009 in O.R. [Book 3150, Page 2025](#), recorded April 15, 2014 in O.R. [Book 3621, Page 2909](#), recorded May 8, 2015 in O.R. [Book 3744, Page 734](#), and recorded February 28, 2017 in O.R. [Book 3968, Page 17](#), and recorded July 5, 2018 in [Book 4153, Page 992](#).

bb. Terms and conditions contained in Permit No. 56-02379-P evidenced by Notice of Environmental Resource or Surface Water Management Permit recorded March 21, 2011 in O.R. [Book 3277, Page 2593](#).

cc. Assignment of Land Use Entitlements in favor of PSL Acquisitions, LLC recorded September 19, 2011 in O.R. [Book 3325, Page 1285](#).

dd. Notice of Financing Plan and Maintenance of Improvements, Traditions Community Development District Nos. 1 through 10 recorded November 13, 2012 in O.R. [Book 3453, Page 643](#), as affected by Amended and Restated Notice of Public Financing and Maintenance Improvements – Tradition Community Development Districts Nos. 1 through 10 recorded October 24, 2014 in O.R. [Book 3684, Page 473](#).

ee. Assignment of Dedications, Reservations, Easements, and Rights-of-Way from Tradition Irrigation Company, LLC to Tradition Community Development District No. 1 recorded August 11, 2017 in [Book 4030, Page 1147](#).

ff. Plat of TRADITION PLAT NO. 32, as recorded in Plat [Book 62, Page 5](#).

gg. Restrictive Covenant recorded March 25, 2004 in [Book 1928, Page 338](#).

hh. Conservation Easement Area Access Easement Agreement between Horizons St. Lucie Development, LLC, Westchester Development Company, LLC, and A. Duda & Sons, Inc. recorded June 6, 2002 in [Book 1536, Page 1789](#).

ii. Utility Easement dated December 5, 2005 from Traditions Development Company, LLC and Horizons St. Lucie Development LLC to the City of Port St. Lucie recorded December 8, 2005 in [Book 2432, Page 2034](#).

jj. Educational Facilities Impact Fee Credit Agreement between Tradition Development Company, LLC and the School Board of St. Lucie County, Florida recorded June 26, 2006 in [Book 2597, Page 2157](#).

mm. Order Granting Minor Site Plan Approval recorded April 2, 2003 in [Book 1697, Page 1169](#).

kk. Access, Ingress/Egress and Utility Easement Agreement recorded December 21, 2009 in [Book 3156, Page 1262](#).

ll. Reservations as to oil, gas or minerals as contained in Deeds recorded December 1, 1938 in Deed Book 93, Pages 434, 436, 438, Deeds recorded November 6, 1939 in Deed Book 95, Pages 68, 69, 71, Deed recorded October 1, 1969 in Book 180, Page 626, and Notice recorded August 12, 1975 in Book 242, Page 1977. NOTE: Right of entry has been release per MRTA.



mm. Access, Drainage, and Water Management Easement recorded July 5, 2018 in [Book 4153, Page 835](#).

nn. Agreement recorded July 5, 2018 in [Book 4153, Page 893](#).

oo. Flowage Easement recorded June 17, 2019 in [Book 4283, Page 2612](#).

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 3333-800-0001-000/5 for tax year 2021

Gross Tax: \$ 0.00 ( ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

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

Real Estate Taxes for Tax Parcel Number 4304-111-0000-000/6 for tax year 2021

Gross Tax: \$ 119.60 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

**Miscellaneous Notes** (including matters affecting the Buyer, if searched):

N/A

**Customer File Number:** 28830.0096i  
**FATIC File Number:** 1062-6016349

## 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 31, 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



as Vice President

Dated: June 09, 2022