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ATTORNEY'S OPINION OF TITLE

July 22, 2021

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

**RE: ACR ACQUISITION, LLC
NEW EW 4 PAAR DRIVE WEST
NEW EW4 PAAR DRIVE EAST**

Dear Ms. Hertz:

With the understanding that this Opinion of Title (this "Opinion") is furnished to the City of Port St. Lucie (the "City") as an inducement for the City to accept a right of way from ACR Acquisition, LLC ("ACR"), it is hereby certified that we have examined the Chicago Title Insurance Company Property Information Report Order No. 9397537(C) (the "Report," a copy of which is attached hereto as "Exhibit A"), consisting of a search of the Public Records of St. Lucie County, Florida, as contained in the office of the Clerk of the Circuit Court of said County from through June 28, 2021 at 11:00 pm, as to the real property lying and being in St. Lucie County, Florida (as more particularly described in the Report, "Property").

As of the effective date of the Report, the record fee simple title owner of the Property are:

ACR Acquisition, LLC
City of Port St. Lucie (only as to portion abutting N/S "B" Road)

There are no mortgages encumbering the Property. There are no encumbrances affecting the Property being conveyed from ACR to the City that would prevent its use as a right of way.

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Our Opinion is based solely on review of the Report. This Opinion is being furnished to the City in connection approval and acceptance of a special warranty deed from ACR to the City for the Property and for no other purpose.

Sincerely,

SACHS SAX CAPLAN, P.L.



Daniel Kaskel

For the Firm

EXHIBIT "A"

Chicago Title Insurance Company Property Information Report

CHICAGO TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 9397537 (C) Revised 7-22

Reference: 13643.16

Provided for: **Sachs Sax Caplan, P.L.**
Attention: Tiffany Easley
6111 Broken Sound Parkway NW
Suite 200
Boca Raton, Florida 33487

CHICAGO TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of St. Lucie County, Florida through and including the date of June 28, 2021 at 1:00 p.m. on the land described:

NEW EW 4 PAAR ROAD WEST

DESCRIPTION:

BEING A PORTION OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 1 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGE 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY FLORIDA; THENCE, ALONG THE WEST LINE OF SAID SECTION 30, SOUTH $00^{\circ}15'37''$ EAST., A DISTANCE OF 695.24 FEET; THENCE DEPARTING SAID WEST LINE, NORTH $89^{\circ}44'23''$ EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $45^{\circ}03'57''$ EAST, A DISTANCE OF 49.33 FEET; THENCE SOUTH $89^{\circ}52'17''$ EAST, A DISTANCE OF 4749.93 FEET; THENCE NORTH $44^{\circ}45'46''$ EAST, A DISTANCE OF 49.81 TO A POINT OF INTERSECTION WITH WEST LINE OF NS "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA; THENCE, ALONG SAID WEST LINE, SOUTH $00^{\circ}36'15''$ EAST, A DISTANCE OF 220.02 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH $45^{\circ}14'14''$ WEST, A DISTANCE OF 49.18 FEET; THENCE NORTH $89^{\circ}52'17''$ WEST, A DISTANCE OF 4751.25 FEET; THENCE SOUTH $44^{\circ}56'03''$ WEST, A DISTANCE OF 49.67 FEET; THENCE NOTH $00^{\circ}15'37''$ WEST, A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 725,539 SQUARE FEET/16.6561 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-
WAY OF RECORD.

AND

NEW EW4 PAAR ROAD EAST

DESCRIPTION:

BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 3 AND BLOCK 9 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A AND A PORTION OF THAT 150 FOOT RIGHT-OF-WAY OF OLD E/W #4 PAAR DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 774 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 30, S.89°38'41"E., A DISTANCE OF 5273.57 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 30; THENCE ALONG SAID EAST LINE, S.00°17'58"E., A DISTANCE OF 708.59 FEET TO THE POINT OF BEGINNING; THENCE S.89°52'17"E., A DISTANCE OF 3234.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2206.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°10'32", A DISTANCE OF 1046.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2056.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'20", A DISTANCE OF 979.83 FEET; THENCE N.44°26'11"E., A DISTANCE OF 49.43 FEET; THENCE S.00°28'37"E., A DISTANCE OF 220.01 FEET; THENCE N.45°15'27"W., A DISTANCE OF 49.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2206.00 FEET FROM WHICH A RADIAL LINE BEARS N.00°02'17"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°20'32", A DISTANCE OF 1052.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2056.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°10'33", A DISTANCE OF 975.17 FEET TO THE POINT OF TANGENCY; THENCE N.89°52'17"W., A DISTANCE OF 3233.28 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A" AND TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF SECTION 30; THENCE, ALONG SAID EAST LINE, N.00°17'58"W., A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFORESAID REFERENCE POINT "A"; THENCE S.86°31'19"W., A DISTANCE OF 200.31 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 760, PAGE 2258 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE S.44°45'46"W., A DISTANCE OF 32.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF N/S "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 774 OF SAID PUBLIC RECORDS; THENCE, ALONG SAID EAST LINE,

N.00°36'15"W., A DISTANCE OF 220.02 FEET; THENCE S.45°14'14"E., A DISTANCE OF 33.83 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY; THENCE, ALONG SAID WEST LINE, S.00°17'58"E., A DISTANCE OF 173.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 800,156 SQUARE FEET/18.3691 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

Folio No. 4329-501-0003-000-1, 4329-501-0006-000-2, 4329-501-0006-010-5, 4329-501-0021-000-3, 4330-100-0001-000-0, and 4329-501-0007-010-2

That record title to the land as described and shown on the above description is as follows:

Special Warranty Deed filed May 13, 2008, recorded in Official Records Book 2972, Page 774, from ACR Properties, LLC, a Florida limited liability company, to City of Port St. Lucie, a Florida municipal corporation.

Special Warranty Deed filed May 13, 2008, recorded in Official Records Book 2972, Page 802, from Riverland/Kennedy, LLP, a Florida limited liability partnership, to City of Port St. Lucie, a Florida municipal corporation.

Special Warranty Deed filed December 30, 2008, recorded in Official Records Book 3046, Page 2761, from ACR Properties, LLC, a Florida limited liability company, to ACR Acquisition, LLC, a Florida limited liability company.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

NONE

THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS THAT ARE NOT EXAMINED OR REVIEWED.

| <u>INSTRUMENT</u> | <u>FILED</u> | <u>BOOK/PAGE</u> |
|--|-------------------|------------------|
| 1. PLAT | December 13, 1963 | PB 12/50 |
| 2. AGREEMENT | October 21, 1963 | 73/194 |
| 3. WARRANTY DEED | October 24, 1991 | 760/2258 |
| 4. ORDINANCE 04-67 | July 23, 2004 | 2024/1033 |
| 5. ANNEXATION AGREEMENT | January 13, 2005 | 2137/2419 |
| 6. NOTICE OF ADOPTION OF THE DEVELOPMENT ORDER FOR THE WILSON GROVES DEVELOPMENT | | |

| | | |
|--|-------------------|-----------|
| OF REGIONAL IMPACT | February 12, 2007 | 2759/1807 |
| 7. SETTLEMENT AGREEMENT INCLUDING IMPACT FEE CREDIT AGREEMENT | February 27, 2008 | 2942/888 |
| 8. EDUCATIONAL FACILITIES IMPACT FEE CREDIT AGREEMENT BETWEEN ACR PROPERTIES, LLC, AND THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA | August 7, 2008 | 3002/2168 |
| 9. NOTICE OF ADOPTION ON AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE WILSON GROVES DEVELOPMENT OF REGIONAL IMPACT | November 12, 2008 | 3032/1528 |
| 10. FOURTH AMENDMENT TO ANNEXATION AGREEMENT (AMENDING OBLIGATIONS OF WILSON GROVE PARCEL OWNER) | November 19, 2009 | 3146/1432 |
| 11. ACCESS AND UTILITY EASEMENT | July 1, 2010 | 3209/1455 |
| 12. NOTICE OF ADOPTION OF AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE WILSON GROVES DEVELOPMENT OF REGIONAL IMPACT | February 22, 2011 | 3271/914 |

Name search performed on:

Name of the Current Fee Simple Owner

ACR ACQUISITION, LLC

CITY OF PORT ST. LUCIE (No search has been made)

And found the following:

NOTHING FOUND

CHICAGO TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of St. Lucie State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of St. Lucie Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of St. Lucie County, Florida, including all security instruments

and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of St. Lucie County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of St. Lucie County, Florida and/or Office of the Clerk of Circuit Court of St. Lucie County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.