

OPINION OF TITLE

To: City of Pompano Beach

With the understanding that this Opinion of Title is furnished to the City of Pompano Beach, as inducement for the release of certain restrictive covenants covering real property owned by it is hereby certified that I have examined (a) Title Insurance Commitment issued by Fidelity National Title Insurance Company, covering the period from the beginning to the 6th day of June, 2016, at the hour of 8:00 a.m., inclusive, (b) Affidavit on behalf of Pompano Beach Community Redevelopment Agency, and (c) Warranty Deed recorded on June 20, 2016, under Instrument #113762879, of the Public Records of Broward County, Florida (collectively, the "Title Evidence") of the following described property:

Parcel A of BLANCHE ELY COMMERCIAL REDEVELOPMENT PLAT, as recorded in Plat Book 180, Page 133, of the Public Records of Broward County, Florida.

Based on said Title Evidence, I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

CITY VISTA ASSOCIATES, LLC, a Florida limited liability company

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. **GENERAL EXCEPTIONS:**

- A. All taxes and assessments for the year 2016 and subsequent years.
- B. Rights of persons other than the above owners who are in possession.
- C. Facts that would be disclosed upon accurate survey.
- D. Any unrecorded labor, mechanics' or materialmens' liens.
- E. Special assessments, recorded or unrecorded, including but not limited to special assessments arising under Chapter 159 of the Florida Statutes.

SPECIAL EXCEPTIONS:

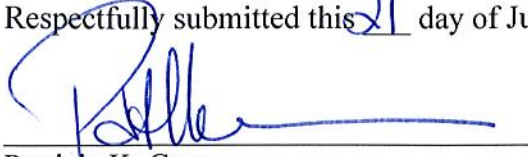
- 1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of SHIEWMAKE PARK, recorded in Plat Book 2, Page 52, of the Public Records of Broward County, Florida.
- 2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of BLANCHE ELY COMMERCIAL REDEVELOPMENT PLAT, recorded in Plat Book 180, Page 133, of the Public Records of Broward County, Florida, as affected by the Agreement for Amendment of Notation on Plat recorded May 31, 2016 in Instrument No. 113724901.
- 3. Easement in favor of Florida Power & Light Company recorded May 8, 1981 in Official Records Book 9572, Page 758.

4. Declaration of Restriction recorded June 14, 1999 in Official Records Book 29550, Page 1654.
5. Utility Easement created by Ordinance 2012-38 of the City of Pompano Beach recorded May 14, 2012 in Official Records Book 48751, Page 460.
6. Utility Easement created by Ordinance 2012-39 of the City of Pompano Beach recorded May 14, 2012 in Official Records Book 48751, Page 467.
7. Sidewalk Easement recorded January 18, 2013 in Official Records Book 49434, Page 1.
8. Sidewalk Easement recorded January 18, 2013 in Official Records Book 49433, Page 1956.
9. Sidewalk Easement recorded January 18, 2013 in Official Records Book 49433, Page 1966.
10. Sidewalk Easement recorded January 18, 2013 in Official Records Book 49433, Page 1976.
11. Sidewalk Easement recorded January 18, 2013 in Official Records Book 49433, Page 1986.
12. Sidewalk Easement recorded January 18, 2013 in Official Records Book 49433, Page 1996.
13. Easement in favor of Florida Power & Light Company, recorded January 14, 2003 in Official Records Book 34400, Page 1683.
14. The following matters disclosed by survey prepared by Keith & Associates, Inc., dated April 19, 2016, under Project No. 07470.84:
 - a) Concrete walk encroaches over the south boundary line; and
 - b) Asphalt pavement and curb cuts encroach over the west boundary line.
15. Mortgage and Security Agreement dated June 20, 2016 by City Vista Associates, LLC, a Florida limited liability company, as borrower, and Rosal Holdings, Inc., a Florida corporation, as lender, recorded on June 20, 2016, under Instrument #113762880.

NOTE: All recording references in this commitment/policy shall refer to the public records of Broward County, Florida, unless otherwise noted.

I, the undersigned, further 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 this 21 day of June, 2016.



Patricia K. Green
Florida Bar No. 813930
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 21st day of June, 2016 by Patricia K. Green, who is personally known to me.



Notary Public

My Commission Expires:
Print or Stamp Name

