

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 acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning to the 24 day of March, 2022, at the hour of 11:00 PM revised June 28, 2022 inclusive, of the following described property:

Legal Description (*must match plat legal description*)

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

SEE ATTACHED EXHIBIT A

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

ATLANTIC INDUSTRIAL PROPERTY, LLC, a Florida limited liability company

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Cabot Edewaard, Manager

Subject to the following:

Mortgage(s) of Record (if none, state none):

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Duly executed Mortgage from ATLANTIC INDUSTRIAL PROPERTY LLC, a Florida limited liability company, Mortgagor, to The Moller Family Trust dated 12/4/97, as amended, Poul E. Moller and Nancy A. Moller, as Trustees, Mortgagee, recorded March 24, 2022 in Official Records Instrument No. 118029921, encumbering the land described on Exhibit A hereof

Cabot Edewaard, Manager

List of easements and Rights-of-Way lying within the plat boundaries (if none, state none). (Attach copies of all recorded document(s) [excluding recorded plats].

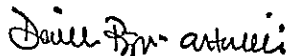
Right-of-Way Easement granted to the City of Pompano Beach and Resolution Accepting it, recorded December 27, 1988 in Official Records Book 16063, Page 286.

Road Reservation Easement and Resolution Accepting it, recorded December 27, 1988 in Official Records Book 16063, Page 298.

Roads rights-of-way dedications and related reversionary rights reservations as contained on the Plat of Seaboard Highlands Addition, recorded in Plat Book 19, Page 13, of the Public Records of Broward County, Florida.

Easement to Florida Power & Light Company as contained in Deed recorded in Deed Book 422, Page 478.

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I 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 5th day of July, 2022.



Name

Danielle Rizzo-Antonelli, Esq.

Florida Bar No. 0811661

EXHIBIT A

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF LOTS 1, 2 AND 3, BLOCK 8 OF "SEABOARD HIGHLANDS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 8; THENCE NORTH 01°23'35" WEST ALONG THE EASTERLY LINE OF BLOCK 5 "SEABOARD HIGHLANDS ADDITION", 530.33 FEET TO THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK 5; THENCE NORTH 89°01'55" EAST 189.40 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF SAID BLOCK 5, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF C.S.X. RAILROAD; THENCE SOUTH 10°46'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 541.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE SOUTH 88°54'29" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 219.01 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3, OF SAID BLOCK 8; THENCE NORTH 01°22'07" EAST 30.27 FEET ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF LOT 3, OF SAID BLOCK 8; THENCE NORTH 88°53'38" EAST 143.80 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 8 TO THE POINT OF BEGINNING.

SAID LAND, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Danielle Rizzo-Antonelli, Esq.
West Central Legal Services, P.A.
2425 East Commercial Blvd. Suite 402
Ft. Lauderdale, FL 33308
954-229-1878

Property Appraisers Parcel Identification (Folio) Numbers: 484234-00-0580

Warranty DEED, made the 1st day of JULY , 2022 by

Shirley J. Farris, a married woman, individually and as Trustee of the Shirley J. Farris Family Trust

having a post office address 124 Royal Palm Drive, Fort Lauderdale, FL 33301 GRANTOR; to

Atlantic Industrial Property, LLC, a Florida limited liability company

having a post office address 4825 N Dixie Hwy #A, Oakland Park, FL 33334, called the GRANTEE:

WITNESSETH: That the grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida:

That part of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) lying West of the West right-of-way line of the Seaboard Coast Line Railroad and North of the North right-of-way line of Atlantic Boulevard in Section 34, Township 48 South, Range 42 East.

SUBJECT TO land use designations, zoning restrictions, prohibitions and other requirements imposed by governmental authority none of which are hereby reimposed; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision none of which are hereby reimposed; and taxes for the year of closing and subsequent years.

Grantor hereby certifies that the above-described real property is not now, nor has it ever been the homestead or the primary residence of Grantor nor has it been adjacent to or contiguous to the homestead or primary residence of Grantor and that Grantor resides at the following address: 124 Royal Palm Drive, Fort Lauderdale, FL 33301.


and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

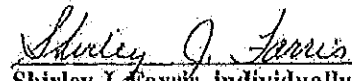
* "Grantor" and "Grantee" are used for singular or plural, as the context requires.

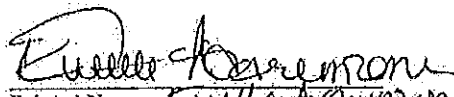
The collection of documentary stamp taxes was paid in full on the Warranty Deed recorded on 03/24/2022 @ Instr# 118029915, in the Public Records of Broward County.

In Witness Whereof, the grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and delivered in our presence:

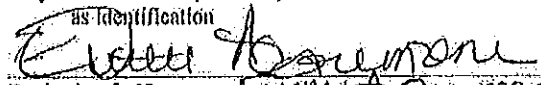

Printed Name: Joe Salazar Jr.
Witness

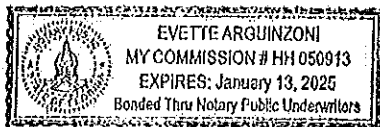

Shirley J. Farris, individually and
as Trustee of the Shirley J. Farris
Family Trust


Printed Name: Evette Arguinzone
Witness

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2022 by Shirley J. Farris, individually and as Trustee of the Shirley J. Farris Family Trust who is personally known to me or who has produced their FLDL as identification


Printed Name: Evette Arguinzone
Notary Public
My Commission Expires: 1/13/2025



Prepared by:
Joseph M. Balocco, Jr., Esq.
Balocco & Abril, PLLC
4332 East Tradewinds Avenue
Lauderdale By-The-Sea, FL 33308

Return to:
Danielle Rizzo-Antonelli, Esq.
West Central Legal Services, P.A.
2425 East Commercial Boulevard
Suite 402
Fort Lauderdale, FL 33308

WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)

THIS INDENTURE made this 5th day of March, 2022 BETWEEN RRATLANTIC LLC, a Florida limited liability company, Grantor, located at the following address: 21715 Cartagena Drive, Boca Raton FL 33428 and Atlantic Industrial Property LLC, a Florida limited liability company, Grantee, located at the following address: 4825 N Dixie Highway, #A, Oakland Park, FL 33334.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Parcel Identification Number: 484234-00-0580

SUBJECT TO land use designations, zoning restrictions, prohibitions and other requirements imposed by governmental authority none of which are hereby reimposed; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision none of which are hereby reimposed; and taxes for the year of closing and subsequent years.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in
our presence:

RRATLANTIC LLC, a Florida limited
liability company

By: Charles W. Hendrix, III (SEAL)
Name: Charles W. Hendrix, III
Title: Manager

[Signature]
1st Witness Signature

Joe B. [Signature]
1st Witness Printed Name

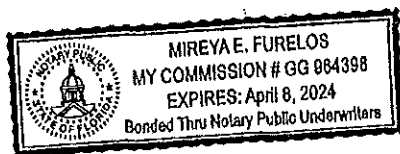
[Signature]
2nd Witness Signature

Mireya Furelos
2nd Witness Printed Name

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 14 day of March, 2022, by Charles W. Hendrix, III, Manager of
RRATLANTIC LLC, a Florida limited liability company, on behalf of the company, who is
personally known to me or has produced Driver's License as identification.

[Notary Seal]



[Signature]
Notary Public

MIREYA FURELOS
Name typed, printed or stamped
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4] of the Southwest one-quarter (SW 1/4) lying West of the West right-of-way line of the Seaboard Coast Line Railroad and North of the North right-of-way line of Atlantic Boulevard in Section 34, Township 48 South, Range 42 East.

Prepared by:
Joseph M. Balocco, Jr., Esq.
Balocco & Abril, PLLC
4332 East Tradewinds Avenue
Lauderdale By-The-Sea, FL 33308

Return to:
Danielle Rizzo-Antonelli, Esq.
West Central Legal Services, P.A.
2425 East Commercial Boulevard
Suite 402
Fort Lauderdale, FL 33308

**WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)**

THIS INDENTURE made this 25th day of March, 2022 BETWEEN Shirley J. Farris, a married woman, individually and as Trustee of the Shirley J. Farris Family Trust, Grantor, located at the following address: 124 Royal Palm Drive, Fort Lauderdale, FL 33301 and Atlantic Industrial Property LLC, a Florida limited liability company, Grantee, located at the following address: 4825 N Dixie Highway, #A, Oakland Park, FL 33334.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Parcel Identification Number: 484234-03-0970

SUBJECT TO land use designations, zoning restrictions, prohibitions and other requirements imposed by governmental authority none of which are hereby reimposed; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision none of which are hereby reimposed; and taxes for the year of closing and subsequent years.

Grantor hereby certifies that the above-described real property is not now, nor has it ever been the homestead or the primary residence of Grantor nor has it been adjacent to or contiguous to the homestead or primary residence of Grantor and that Grantor resides at the following address: 124 Royal Palm Drive, Fort Lauderdale, FL 33301.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in
our presence:

[Signature]

1st Witness Signature

Evelle Argunzen

1st Witness Printed Name

[Signature]

2nd Witness Signature

MIREYA FURELOS

2nd Witness Printed Name

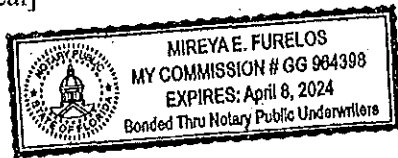
[Signature]

Shirley J. Farris, individually and as Trustee
of the Shirley J. Farris Family Trust

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 14 day of March, 2022, by Shirley J. Farris, individually and as
Trustee of the Shirley J. Farris Family Trust, who is personally known to me or has produced
Daniel's License as identification.

[Notary Seal]



[Signature]

Notary Public

MIREYA FURELOS

Name typed, printed or stamped

My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3 in Block 8 of SEABOARD HIGHLANDS ADDITION, according to the Plat thereof, as recorded in Plat Book 19, Page 13 of the Public Records of Broward County, Florida; Less and Except therefrom that portion conveyed to the State of Florida Department of Transportation by Deed recorded in Official Records Book 12285, Page 665.

Prepared by:
Joseph M. Balocco, Jr., Esq.
Balocco & Abril, PLLC
4332 East Tradewinds Avenue
Lauderdale By-The-Sea, FL 33308

Return to:
Danielle Rizzo-Antonelli, Esq.
West Central Legal Services, P.A.
2425 East Commercial Boulevard
Suite 402
Fort Lauderdale, FL 33308

WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)

THIS INDENTURE made this 2nd day of March, 2022 BETWEEN NATJACK, L.L.C., a Florida limited liability company, Grantor, located at the following address: 9601 NW 37th Street, Coral Springs, FL 33065 and Atlantic Industrial Property LLC, a Florida limited liability company, Grantee, located at the following address: 4825 N Dixie Highway, #A, Oakland Park, FL 33334.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Parcel Identification Number: 484234-03-0960

SUBJECT TO land use designations, zoning restrictions, prohibitions and other requirements imposed by governmental authority none of which are hereby reimposed; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision none of which are hereby reimposed; and taxes for the year of closing and subsequent years.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in
our presence:

[Signature]
1st Witness Signature

Kenneth Aquino
1st Witness Printed Name

[Signature]
2nd Witness Signature

MIREYA FURELOS
2nd Witness Printed Name

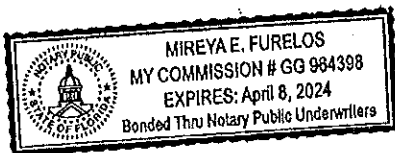
NATJACK, L.L.C., a Florida limited
liability company

By: [Signature] (SEAL)
Name: Nathaniel Pridemore
Title: Manager

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 11 day of March, 2022, by Nathaniel Pridemore, Manager of
NATJACK, L.L.C., a Florida limited liability company, on behalf of the company, who is
personally known to me or has produced Driver's License as identification.

[Notary Seal]



[Signature]
Notary Public

MIREYA Furelos
Name typed, printed or stamped
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1 and 2 in Block 8 of SEABOARD HIGHLANDS ADDITION, according to the Plat thereof, as recorded in Plat Book 19, Page 13 of the Public Records of Broward County, Florida, Less and Except therefrom that portion conveyed to the State of Florida Department of Transportation by Deed recorded in Official Records Book 12008, Page 824; and also Less and Except therefrom that portion conveyed to the State of Florida Department of Transportation by Deed recorded in Official Records Book 12285, Page 666, of the Public Records of Broward County, Florida.

DOCUMENT COVER PAGE

For those documents not providing the required 3 x 3 inch space on the first page, this cover page must be attached.

An additional recording fee for this page must be remitted.

(Space above this line reserved for recording office use)

Document Title:
(Mortgage, Deed, Etc.)

AFFIDAVIT

Return Document To

West Central Legal Services, P.A.

2425 East Commercial Blvd.

#402

Fort Lauderdale, FL 33308

954-229-1878

Danielle Rizzo-Antonelli, Esq

AFFIDAVIT OF SURVEYOR

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Donna C. West ("Affiant"), who deposes(s) and says under penalties of perjury that:

1. This affidavit is made with regard to the following described property:
[See attached Exhibit A]
2. Affiant is a licensed professional surveyor and mapper in the State of Florida, license No. LS4290.
3. In accordance with generally accepted surveying principles, the provisions of Ch. 472, Florida Statutes and the standards of practice for surveying required by the Department of Business and Professional Regulation, the real property described in item 1 above is one and the same as described in that certain Plat named ATLANTIC INDUSTRIAL PARK, prepared by Police Land Surveyors, Inc. under Order No. 68728 and more particular set forth as follows:
[See attached Exhibit B]

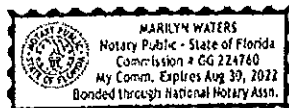
Donna C. West
(Affiant)

Print Name: Donna C. West

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to, affirmed, and subscribed before me this 1 day of July, 2022, by Donna C. West, who is/are personally known to me or who has/have produced _____ as identification.

[PLACE NOTARIAL SEAL]



Notary Signature: Marilyn Waters
Print Name: Marilyn Waters
Notary Public, State of Florida
My Commission Expires: August 30, 2022

EXHIBIT A

PARCEL 1:

That part of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4] of the Southwest one-quarter (SW 1/4) lying West of the West right-of-way line of the Seaboard Coast Line Railroad and North of the North right-of-way line of Atlantic Boulevard in Section 34, Township 48 South, Range 42 East.

PARCEL 2:

Lots 1 and 2 in Block 8 of SEABOARD HIGHLANDS ADDITION, according to the Plat thereof, as recorded in Plat Book 19, Page 13 of the Public Records of Broward County, Florida, Less and Except therefrom that portion conveyed to the State of Florida Department of Transportation by Deed recorded in Official Records Book 12008, Page 824; and also Less and Except therefrom that portion conveyed to the State of Florida Department of Transportation by Deed recorded in Official Records Book 12285, Page 666, of the Public Records of Broward County, Florida.

PARCEL 3:

Lot 3 in Block 8 of SEABOARD HIGHLANDS ADDITION, according to the Plat thereof, as recorded in Plat Book 19, Page 13 of the Public Records of Broward County, Florida; Less and Except therefrom that portion conveyed to the State of Florida Department of Transportation by Deed recorded in Official Records Book 12285, Page 665.

EXHIBIT B

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF LOTS 1, 2 AND 3, BLOCK 8, OF "SEABOARD HIGHLANDS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 8, "SEABOARD HIGHLANDS ADDITION"; THENCE NORTH $01^{\circ}23'35''$ WEST ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34 FOR 530.33 FEET TO THE NORTHWEST CORNER OF SAID EAST ONE-HALF; THENCE NORTH $89^{\circ}01'55''$ EAST ALONG THE NORTH LINE OF SAID EAST ONE-HALF 189.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (FORMERLY SEABOARD COAST LINE RAILROAD); THENCE SOUTH $10^{\circ}46'55''$ WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 541.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE SOUTH $88^{\circ}54'29''$ WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 219.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 8; THENCE NORTH $01^{\circ}22'07''$ EAST 30.27 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH $88^{\circ}53'38''$ EAST ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 3 FOR 143.80 FEET TO THE POINT OF BEGINNING.

SAID LAND, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.