

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, as set forth in that certain ALTA Commitment for Title Insurance under Commitment No. NCS-927328-PHX1, underwritten by First American Title Insurance Company, covering the period from the beginning to the 10th day of December, 2021, at the hour of 8:00 AM, inclusive, of the following described property (the "Title Evidence"):

Legal Description (*must match plat legal description*)

See Exhibit A attached hereto and made a part hereof.

Vesting deed recorded in Instrument No. 113476298.

Based solely upon the Title Evidence, 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:

U-Haul Co. of Florida, a Florida corporation

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.

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.

None.

List of easements and Rights-of-Way lying within the plat boundaries (*if none, state none*).

P&Z

ACTIVE:14341785.1

PZ21-14000018


1/26/2022

- 1) Plat of Sec's 13, 24, 25 & 26, T.48 R42, S. & E., recorded in Plat Book B, Page 164.
- 2) Grant of Easement recorded in O.R. Book 5297, Page 988.
- 3) Grant of Easement recorded in O.R. Book 5297, Page 991.
- 4) Easement recorded in Instrument No. 115965691.

All of the public records of Broward County, Florida.

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property, based solely upon the Title Evidence. 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 21st day of December, 2021.



Name Heidi Davis Knapik

Print Name
Florida Bar No. 0972266

Exhibit A

A PARCEL OF LAND LOCATED IN TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA SAID LANDS BEING AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 88°19'17" WEST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1013.78 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 01°08'51" EAST, A DISTANCE OF 35.00 FEET TO A 5/8" REBAR & CAP (LB 6860) ON THE SOUTH RIGHT-OF-WAY LINE OF N.E. 48TH STREET (70 FOOT WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°08'51" EAST, A DISTANCE OF 295.88 FEET TO A 5/8" REBAR & CAP (PRM 121) ON THE SOUTH LINE OF SAID TRACT 1; THENCE SOUTH 88°22'09" WEST, ALONG SAID SOUTH LINE, 278.60 FEET TO A 5/8" REBAR & CAP (PRM 121); THENCE, LEAVING SAID SOUTH LINE, NORTH 13°55'55" EAST, A DISTANCE OF 306.77 FEET TO A NAIL & DISK (LB 6860) ON THE SOUTH RIGHT-OF-WAY LINE, OF SAID N.E. 48TH STREET; THENCE NORTH 88°16'07" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 198.79 FEET TO THE POINT OF BEGINNING.