

**OPINION OF TITLE**

Broward County Land Development Code - Section 5-189(c)(3)  
Florida Statutes Chapter 177

**To: Broward County Board of County Commissioners**

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for an easement vacation covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the real property from the beginning to the 20th day of March, 2025 at 11:00 PM, inclusive, of the following described property; and we recognize that the County is relying on this opinion with regard to the easement vacation.

We reviewed the owner's policy of title insurance, No. OXFL-09114346, issued by Old Republic National Title Insurance Company dated April 6, 2022, and the update in the form of a Property Information Report No. 12343799, prepared by Fidelity National Title Insurance Company, covering the period April 6, 2022 through March 20, 2025, and such other additional information as we may deem necessary in our sole and absolute discretion (collectively, the "Title Evidence") in order to deliver this Opinion to Broward County Board of County Commissioners as an inducement for the easement vacation covering the following described property:

**Legal Description:**

See **Exhibit A** attached hereto and made a part hereof.

Vesting deed recorded in Instrument No. 119027700, Broward County Public Records.

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:**

SATFAM 1NA 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 easement vacation.

**Subject to the following:**

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**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).

**P&Z**

ACTIVE:35869334.1

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06/25/2025