

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:

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).

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- Mortgage in favor of Seacoast National Bank recorded in Instrument #118060863 and related security instruments recorded in Instrument #118060864 and Instrument #118060865

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].

1. Order Approving Variance from the City of Pompano Beach recorded in Instrument #114343013.
2. Order Approving Variance from the City of Pompano Beach recorded in Instrument #115581077.
3. Development Order of Minor Adjustment from City of Pompano Beach recorded in Instrument #116166631.
4. Force Main Maintenance Agreement between City of Pompano Beach and BW Atlantic Andrews, LLC recorded in Instrument #116400174.
5. Plat of BW Andrews recorded in Plat Book 183, Page 382.
6. Unrecorded lease with Wawa Florida, LLC, evidenced by Memorandum of Land Lease Agreement in Instrument #118060861, as affected by Subordination, Non-Disturbance and Attornment Agreement in Instrument #118060866.
7. Security/Lien Agreement Installation of Required Improvements between Broward County and BW Atlantic Andrews, LLC recorded in Instrument #116457456.
8. Notice of Commencement recorded in Instrument #119811780.
9. Easement to Florida Power & Light Company in Instrument #117982445.

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. 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 11th day of April, 2025.



Name Heidi Davis Knapik

Print Name
Florida Bar No. 0972266

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Exhibit A

PARCEL "A", OF BW ANDREWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 382, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO BEING DESCRIBED AS:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE N. 89°01'23" E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 609.15 FEET TO A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION, AS RECORDED IN ROAD PLAT BOOK 14, PAGE 94, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N. 01°25'51" W. ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 141.38 FEET; THENCE S. 88°34'09" W., A DISTANCE OF 47.70 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ANDREWS AVENUE EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 41828, PAGE 330, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE S. 89°01'23" W. ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 814 (ATLANTIC BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 5444, PAGE 206, OF SAID PUBLIC RECORDS, A DISTANCE OF 44.13 FEET; THENCE S. 00°58'37" E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.19 FEET; THENCE S. 88°50'28" W. ALONG THE NORTH RIGHT-OF-WAY OF SAID STATE ROAD 814 (ATLANTIC BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 12285, PAGE 668, OF SAID PUBLIC RECORDS, A DISTANCE OF 369.07 FEET; THENCE N. 10°47'39" E., A DISTANCE OF 146.45 FEET; THENCE N. 89°01'24" E., A DISTANCE OF 229.83 FEET; THENCE N. 10°47'39" E, A DISTANCE OF 610.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ANDREWS AVENUE EXTENSION; THENCE S. 79°12'21" E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 6.69 FEET; THENCE S. 01°25'55" E. ALONG SAID RIGHT-OF-WAY LINE., A DISTANCE OF 77.82 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S. 12°07'16" W, A DISTANCE OF 51.20 FEET; THENCE S. 01°25'55" E. ALONG A LINE 12.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 223.32 FEET; THENCE S. 38°12'02" E, A DISTANCE OF 20.05 FEET TO A POINT OF INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE; THENCE S. 01°25'55" E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.46 FEET; THENCE S. 10°06'13" W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 54.43 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N. 86°40'16" E., A RADIAL DISTANCE OF 2,035.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 07°45'49", A DISTANCE OF 275.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY DEDICATED FOR ADDITIONAL RIGHT-OF-WAY BY THE PLAT OF BW ANDREWS, RECORDED IN PLAT BOOK 183, PAGE 382, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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