

OPINION OF TITLE

To: City of Pompano Beach, Florida

With the understanding that this Opinion of Title is furnished to the City of Pompano Beach, Florida ("City"), as inducement for acceptance of a Special Warranty Deed, it is hereby certified that I have reviewed Title Search Report No. 1062-5018716 ("Report") issued by First American Title Insurance Company for the below-described property, which Report covers the period from the earliest possible records through October 14, 2020 at 8:00 a.m. inclusive, and such other additional information as may be necessary to deliver this opinion to the City, as an inducement for the acceptance of the Special Warranty Deed for the following described property:

Legal Description: See attached **EXHIBIT "A"** attached hereto and made a part hereof.

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

Duke Realty Limited Partnership, an Indiana limited partnership

Subject to the following Mortgage(s) and liens of Record:

NONE

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 Florida Bar.

Respectfully submitted this 26 day of October, 2020.

GREENSPOON MARDER LLP

By: _____

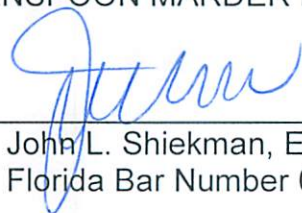

John L. Shiekman, Esquire
Florida Bar Number 0331678

EXHIBIT A

LEGAL DESCRIPTION - 5' Right-of-Way Dedication

SHEET 1 OF 2

A parcel of land being a portion of Parcel "A", "ROCK LAKE PLAT", according to the Plat thereof, as recorded in Plat Book 172, Page 129, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the most northerly northeast corner of said Parcel "A"; thence along the easterly line of said Parcel "A", South 46°23'31" East, 9.51 feet; thence North 80°03'44" West, 8.72 feet; thence South 88°20'27" West, 392.89 feet; thence North 1°39'33" West, 5.00 feet to the North line of said Parcel "A"; thence along said line, North 88°20'27" East, 394.75 feet to the Point of Beginning.

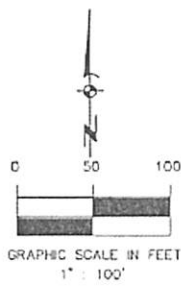
Said lands situate, lying, and being in the City of Pompano Beach, Broward County, Florida and containing 1,992 square feet (0.0457 Acres) more or less.

SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the South line of the N.E. 1/4, N.W. 1/4 of Section 21-48-42, North 88°20'27" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
 - A. Record plat entitled "ROCK LAKE PLAT", Plat Book 172, Page 129, Broward County Public Records.
 - B. Record plat entitled POMPANO INDUSTRIAL PARK THIRD ADDITION, Plat Book 111, Page 33, Broward County Public Records.

SURVEYOR'S CERTIFICATION

DATE	REVISION	BY	CHK.	
				I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Donald L Cooper</p> <p><small>Digitally signed by Donald L Cooper DN: c=US, o=SUN-TECH ENGINEERING INC, ou=AD1610DC00001711A1B4317000BAA9, cn=Donald L Cooper Date: 2020.10.05 10:12:04 -0400 Adobe Acrobat version: 11.0.23</small></p> </div> <div style="width: 50%;"> <p>Sun-Tech Engineering, Inc. Date of Preparation: October 30, 2020</p> <p style="text-align: right;"><i>Donald L. Cooper</i> 10.5.2020</p> <p>Donald L. Cooper, P.S.M. Date</p> <p>Professional Surveyor and Mapper</p> <p>Florida Registration No. 6269</p> </div> </div>				
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>STE Sun-Tech Engineering, Inc. <small>Engineers - Planners - Surveyors</small></p> <p><small>4577 N.W. 191 Road, Suite 102 Sunnyvale, FL 33351 www.suntecheng.com</small></p> <p><small>Certificate of Auth. #7097A.B.7019 Phone: (954) 777-3123 Fax: (954) 777-3114</small></p> </div> <div style="width: 50%;"> <p style="text-align: right;"><small>10/5/2020</small></p> <p style="text-align: right;"><small>19-3983</small></p> </div> </div>				



TRACT G
POMPANO INDUSTRIAL PARK THIRD ADDITION
(P.B. 111, PG. 33 -B.C.R.)

POINT OF BEGINNING
MOST NORTHERLY N.E.
CORNER OF PARCEL "A"
"ROCK LAKE PLAT"
(P.B. 172, PG. 129 -B.C.R.)

SOUTH LINE N.E. 1/4, N.W. 1/4 OF SECTION 21-48-42
N88°20'27"E (BASIS OF BEARINGS)

N.W. 33rd STREET

60' R/W - (P.B. 172, PG. 129 -B.C.R.)
N88°20'27"E 394.75'

NORTH LINE OF PARCEL "A"

NON-VEHICULAR ACCESS LINE
(P.B. 172, PG. 129 -B.C.R.)

10' UTILITY EASEMENT
(P.B. 172, PG. 129 -B.C.R.)

N01°39'33"W
5.00'

SUBJECT PROPERTY
5' RIGHT-OF-WAY DEDICATION
(1,992 SQUARE FEET, 0.0457 ACRES ±)

PARCEL "A"
"ROCK LAKE PLAT"
(P.B. 172, PG. 129 -B.C.R.)

N80°03'44"W
8.72'

S46°23'31"E
9.51'

EASTERLY LINE
OF PARCEL "A"

N.W. 27th AVENUE (BLOUNT ROAD)

64' R/W - (O.R.B. 32919, PG. 1364 -B.C.R.)

S01°07'30"W

EAST LINE N.W. 1/4 OF SECTION 21-48-42

12' R/W - (O.R.B. 32919, PG. 1360 -B.C.R.)

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
C	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
RAW	RIGHT-OF-WAY
NO	NUMBER
NVAL	NON-VEHICULAR ACCESS LINE

THIS DRAWING IS NOT VALID WITHOUT SHEET 2

STE Sun-Tech
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JOB No.:

19-3983