

Search 25-012-NCS1269981ATL Update 1.01

**OPINION OF TITLE**

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

**To: Broward County Board of County Commissioners and City of Pompano Beach**

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners and 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 12th day of September, 2025, at the hour of 8:00 A.M., inclusive, of the following described property:

*Note: The referenced documents are available for download as indicated at the following link:*

<https://www.dropbox.com/scl/fo/dnwx5zs2jvqc611hsy6xo/AATju4ETwdfPooUQ3h-k6wM?rlkey=d2xwirowo2m5cr591ha2yq75f&dl=0>

**Legal Description:** (must match plat legal description)

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

The land referred to herein below is situated in the County of Broward, State of Florida, and described as follows:

A PORTION OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF PARCEL "A" "GORY ASSOCIATED INDUSTRIES INC. PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 178, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 79°12'07" EAST ALONG A SOUTH LINE OF SAID PARCEL "A" 197.32 FEET TO A POINT OF INTERSECTION WITH A WEST LINE OF SAID PARCEL "A"; THENCE ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 01°29'51" EAST 188.18 FEET; 2) SOUTH 01°30'18" EAST 446.78 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD (DR. MARTIN LUTHER KING JR. BOULEVARD); THENCE NORTH 55°02'06" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE LYING 50 FEET NORTH OF AND PARALLEL TO THE BASELINE OF SURVEY AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 86130-2102 FOR 363.65 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 17290, PAGE 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 10°41'56" EAST ALONG SAID EAST C.S.X. RAILROAD RIGHT-OF-WAY LINE 471.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 139,358 SQUARE FEET (3.199 ACRES), MORE OR LESS.

This Legal Description is equivalent to the legal description referenced in the original deed vesting title to the current owner recorded September 8, 2023 as Instrument No. 119092196 of the Public Records of Broward County, Florida.

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

**Names of all Owner(s) of Record:**

1. **SNL 1377 HAMMONDVILLE ROAD, LLC**, a Delaware limited liability company with offices located at c/o Stockbridge Capital Group, LLC 300 N. LaSalle St., Suite 5450, Chicago, IL 6065f, and with David J. Egan as President authorized to bind the 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. ]

**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].** [Attach copies of all recorded document(s) [excluding recorded plats].]

1. Easements granted to Florida Power & Light Company by instruments recorded in Official Records Book 8223, page 683 and Official Records Book 38348, page 1358.
2. Amended Easement Deed by Court Order in Settlement of Landowner Action in favor of Sprint Communications Company, et al, recorded June 12, 2013, in Official Records Book 49885, page 466, and Official Records Book 50264, page 1803; the location of which is limited to the shaded area shown on survey prepared by Blew & Associates, PA, dated 12-21-2021 and revised 1-28-2022, under Job No. 21-10628. This item is limited to affect only that portion of the Property which is labeled as "area of potential easement overlap", as further limited by the surveyor's note shown as #11 on Schedule B - Section II of said survey.

**Other Items Appearing in the Public Record or Otherwise Available, Shown for Reference:**

1. Survey prepared by Blew & Associates, PA, dated 12-21-2021 and revised 1-28-2022, under Job No. 21-10628 (not recorded but made available as an inclusion to this report).

**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 15th day of September, 2025.

  
\_\_\_\_\_  
Name

Steven Wherry, Esq.  
\_\_\_\_\_  
Print Name

Florida Bar No. 65557  
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Search 25-007-1634783

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**Exhibit A**

Other Items Appearing in the Public Record, Shown for Reference