



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER • SAMUEL EPSTEIN

OPINION OF TITLE

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

To: The City of Pompano Beach, Florida

With the understanding that this Opinion of Title is furnished to the City of Pompano Beach, Florida, as inducement for acceptance of a proposed replat covering the real property hereinafter described, this firm has reviewed that certain Property Information Report, bearing File Number 11282350 (the “**Report**”), issued by Fidelity National Title Insurance Company, reflecting a search of the Public Records affecting the property described herein covering the period from the earliest Public Records to the 12th day of May, 2025, at the hour of 11:00 P.M. (the “**Search-Through Date**”), inclusive, of the following described property:

Legal Description See attached Exhibit A (the “**Property**”).

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

Special Warranty Deed filed November 23, 2011, recorded in Official Records Book 48324 Page 1886 from Palm Aire Associates Limited Partnership, a Delaware limited partnership to Clublink US Corporation, a Delaware corporation.

The undersigned is of the opinion that as of the Search-Through Date, the fee simple title to the Property was vested in:

- **Clublink US Corporation**, a Delaware corporation.

Subject to the following:

Mortgage(s) of Record: NONE.

List of easements and Rights-of-Way lying within the plat boundaries:

See attached Exhibit B

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

The person executing this opinion on behalf of the undersigned is admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 20th day of May, 2025.

MISKEL BACKMAN LLP

By: *Eric Coffman*
Name: Eric Coffman, Esq.
Title: Partner

Exhibit A
[See Attached]

A portion of land lying in Section 5, Township 49 South, Range 42 East, City of Pompano Beach, Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Parcel "A", ALLTECH PARCEL II, according to the Plat thereof, recorded in Plat Book 175, Page 59, of the Public Records of Broward County, Florida; thence North 85°48'07" West along the Westerly extension of the North line of said Parcel "A" and across the right of way of Oaks Clubhouse Drive, a distance of 70.00 feet to the Point of Beginning;

Thence continue North 85°48'07" West, along said right of way a distance of 10.00 feet; thence South 4°11'53" West, along the Westerly right of way lien of said Oaks Drive a distance of 71.22 feet to the beginning of a curve tangent to said line; thence on a tangent, 370.00 feet radius curve to the left for an arc length of 320.53 feet along said Westerly right of way having a delta of 49°38'08" and chord bearing of South 20°37'11" East; thence South 45°26'15" East along said Westerly right of way tangent to said curve, a distance of 322.78 feet; thence South 33°36'17" East, a distance of 37.23 feet to the beginning of a curve tangent to said line; thence on a tangent, 40.00 feet radius curve to the right for an arc length of 76.25 feet and along the said Westerly right of way line having a delta of 109°12'53" and a chord bearing of South 21°00'06" West, to a point on reverse curvature; thence along said 1358.27 feet radius curve to the left for an arc length of 33.99 feet along the Northerly right of way of Palm Aire Drive having a delta of 01°26'02" and a chord bearing of South 74°53'22" West; thence South 74°10'43" West along said Northerly right of way tangent to said curve, a distance of 97.61 feet to the beginning of a curve tangent to said line; thence on a tangent, 2557.24 feet radius curve to the right for an arc length of 451.09 feet along said Northerly right of way having a delta of 10°06'25" and a chord bearing of South 79°13'53" West; thence North 1°07'25" East, along the Easterly line of Club at Palm-Aire according to the Plat thereof, as recorded in Plat Book 177, Page 97, of the Public Records of Broward County, Florida, a distance of 48.49 feet to the beginning of a curve tangent to said line; thence continue along said Easterly line on a tangent, 50.00 feet radius curve to the left for an arc length of 19.93 feet having a delta of 22°50'26" and a chord bearing of North 10°17'19" West, to a point of reverse curvature; thence continue along said Easterly line and along said 140.00 feet radius curve to the right for an arc length of 38.43 feet and a delta of 15°43'38" and a chord bearing of North 13°50'14" West, to a point of reverse curvature; thence continue along said Easterly line and along said 120.00 feet radius curve to the left for an arc length of 54.95 feet having a delta of 26°14'08" and a chord bearing of North 19°05'17" West, to a point of reverse curvature; thence continue along Easterly line and along said 127.00 feet radius curve to the right for an arc length of 59.30 feet having a delta of 26°45'08" chord bearing of North 18°49'39" West to a point of reverse curvature; thence continue along the said Easterly line and along said 144.00 feet radius curve to the left for an arc length of 23.21 feet having a delta of 09°14'07" having a chord bearing of North 10°04'16" West; thence continue along said Easterly line north 14°40'55" West tangent to said curve, a distance of 139.92 feet; thence South 88°40'03" West, along the Northerly line of said Club of Palm Aire a distance of 164.79 feet; thence continue along said Northerly line North 2°13'22" West, a distance of 41.04 feet; thence continue along said Northerly line South 89°33'47" West, a distance of 263.95 feet to the end of said Northerly line; thence North 35°13'26" East, a distance of 265.88 feet; thence North 16°11'53" East, a distance of 16.95 feet to the beginning of a curve tangent to said line; thence on a tangent, 365.00 feet radius curve to the right for an arc length of 76.45 feet having a delta of 12°00'00" having a chord bearing of North 22°11'53" East, to a point of compound curvature; thence along said 700.00 feet radius curve to the right for an arc length of 146.61 feet having a delta of 12°00'00" and a chord bearing of North 34°11'53" East; thence North 40°11'53" East tangent to said curve, a distance of 16.00 feet to the beginning of a curve tangent to

said line; thence on a tangent, 400.00 feet radius curve to the left for an arc length of 139.63 feet having a delta of 20°00'00" having a chord bearing of North 30°11'53" East to a point of reverse curvature; thence along said 110.00 feet radius curve to the right for an arc length of 43.41 feet, having a delta of 22°36'39" and a chord bearing of North 31°30'12" East to a point on curve from which a radial bearing of South 47°11'28" East; thence North 56°40'31" West, a distance of 66.99 feet to the beginning if a curve tangent to said line, 165.29 feet radius curve to the left for an arc length of 122.53 feet, having a delta 42°28'27" and a chord bearing of North 82°09'21" West; thence North 70°25'26" West, a distance of 95.56 feet; thence North 19°34'34" East, a distance of 247.38 feet; thence South 70°25'26" East along a line 10 feet Southerly of and parallel to the South line of Palm Air Country Club No. 71 as recorded in Official Records Book 646, Page 820, of the Public Records of Broward County, Florida, a distance of 262.33 feet; thence South 36°55'03" East along said Southerly parallel line, a distance of 151.63 feet to the beginning of a curve tangent to said line; thence continue along said Southerly and Westerly parallel lien of Palm Air Country Club No. 71 a tangent, 40.00 feet radius curve to the right for an arc length of 28.70 feet and having a delta of 41°06'56" and a chord bearing of South 16°21'35" East; thence continue along said parallel Westerly line South 4°11'53" West tangent to said curve, a distance of 52.62 feet; thence South 85°48'07" East, along said parallel a distance of 250.00 feet; thence South 4°11'53" West, along the West right of way lien of Oaks Clubhouse Drive a distance of 212.74 feet to the Point of Beginning.

TOGETHER WITH:

A portion of land lying in Section 5, Township 49 South, Range 42 East, City of Pompano Beach, Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Parcel "A", ALLTECH PARCEL II, according to the Plat thereof, as recorded in Plat Book 175, Page 59, of the Public Records of Broward County, Florida; thence North 85°48'07" West along the Westerly extension of the North line of said Parcel "A", a distance of 10 feet; thence North 4°11'53" East, along the East line of Oaks Clubhouse Drive right of way a distance of 10.00 feet to the Point of Beginning; thence continue along said right of way North 4°11'53" East, a distance of 254.85; thence North 64°55'36" East, along a line 10 feet South of and parallel to the South line of Palm Aire Country Club No. 71, a distance of 183.94 feet; thence South 28°09'31" East, a distance of 82.61 feet; thence South 4°11'53" West, a distance of 266.00 feet; thence North 85°48'07" West along a line 10 feet North of and parallel to the said North line of Alltech II and the Westerly prolongation thereof, a distance of 204.66 feet to the Point of Beginning.

Said parcel being 711398.59 square feet or 16.332 acres more or less.

AND

A portion of land lying in Section 5, Township 49 South, Range 42 East, City of Pompano Beach, Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Parcel "A", ALLTECH PARCEL II, according to the Plat thereof, recorded in Plat Book 175, Page 59, of the Public Records of Broward County, Florida; thence North 85°48'07" West along the Westerly extension of the North line of said Parcel "A" and across the right of way of Oaks Clubhouse Drive a distance of 70.00 feet; thence continue North 85°48'07" West, along said right of way a distance of 10.00 feet; thence South 4°11'53" West, along the Westerly right of way line of said Oaks Drive a distance of 59.00 feet to the Point of Beginning, thence continue South 4°11'53" West along said right of way a distance of 12.22 feet to the beginning of a curve tangent to

said line; thence on a tangent, 370.00 feet radius curve to the left for an length of 320.53 feet along said Westerly right of way having a delta of 49°38'08" and chord bearing of South 20°37'11" East; thence South 45°26'15" East along said Westerly right of way tangent to said curve, a distance of 322.78 feet; thence South 33°36'17" East, a distance of 37.23 feet to the beginning of a curve tangent to said line; thence on a tangent, 40.00 feet radius curve to the right for an arc length of 76.25 feet and along the said Westerly right of way line having a delta of 109°12'53" and a chord bearing of South 21°00'006" West, to a point of reverse curvature; thence along said 1358.27 feet radius curve to the left for an arc length of 33.99 feet along the Northerly right of way of Palm Aire Drive having a delta of 01°26'02" and a chord bearing of South 74°53'22" West; thence South 74°10'43" West along said Northerly right of way tangent to said curve, a distance of 97.61 feet to the beginning of a curve tangent to said line; thence on a tangent, 2557.24 feet radius curve to the right for an arc length of 451.09 feet along said Northerly right of way having a delta of 10°06'25" and a chord bearing of South 79°15'53" West; thence North 1°07'25" East, along the Easterly line of Club at Palm-Aire, according to the Plat thereof, as recorded in Plat Book 177, Page 97, of the Public Records of Broward County, Florida, a distance of 48.49 feet to the beginning of a curve tangent to said line; thence continue along said Easterly line on a tangent, 50.00 feet radius curve to the left for an arc length of 19.93 feet having a delta of 22°ng a delta of 22°50'26" and a chord bearing of North 10°17' 19" West, to a point of reverse curvature; thence continue along said Easterly line and along said 140.00 feet radius curve to the right for an arc length of 38.43 feet and a delta of 15°43'38" and a chord bearing of North 13°50'14" West, to a point of reverse curvature; thence continue along said Easterly line and along said 120.00 feet radius curve to the left for an arc length of 54.95 feet having a delta of 26°14'08" and a chord bearing of North 19°05'17" West, to a point of reverse curvature; thence continue along Easterly line and along said 127.00 feet radius curve to the right for an arc length of 59.30 feet having a delta of 26°45'08" chord bearing of North 18°49'39" West to a point of reverse curvature; thence continue along the said Easterly line and along said 144.00 feet radius curve to the left for an arc length of 23.21 feet 19°14'07" having a chord bearing of North 10°04'16" West; thence continue along said Easterly line North 14°40'55" West tangent to said curve, a distance of 139.92 feet; thence South 88°40'03" West, along the Northerly lien of said Club at Palm Aire a distance of 164.79 feet; thence continue along said Northerly line North 2°13'22" West, a distance of 41.04 feet; thence continue along said Northerly line South 89°33'47" West, a distance of 263.95 feet to the end of said Northerly line; thence North 35°13'26" East, a distance of 265.88 feet; thence North 16°11'53" East, a distance of 16.95 feet to the beginning of a curve tangent to said line; thence on a tangent, 365.00 feet radius curve to the right for an arc length of 76.45 feet a delta of 12°00'00" having a chord bearing of North 22°11'53" East, to a point of compound curvature; thence along said 700.00 feet radius curve to the right for an arc length of 146.61 feet having a delta of 12°00'00" and a chord bearing of North 34°11'53" East; thence North 40°11'53" East tangent to said curve, a distance of 16.00 feet to the beginning of a curve tangent to said line; thence on a tangent, 400.00 feet radius curve to the left for an arc length of 16.19 feet and having a delta of 02°19'09" and a chord bearing of North 39°09'18" East; thence South 54°15'00" East, along a non-radial line a distance of 196.21 feet; thence North 90°00'00" East, a distance of 303.00 feet to the Point of Beginning.

Said parcel being 450381.25 square feet or 10.339 acres more or less.

AND

A portion of land lying in Section 5, Township 49 South, Range 42 East, City of Pompano Beach, Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Parcel "A", ALLTECH PARCEL II, according to the Plat thereof, recorded in Plat Book 175, Page 59, of the Public Records of Broward County, Florida; thence

North 85°48'07" West along the Westerly extension of the North line of said Parcel "A" and across the right of way of Oaks Clubhouse Drive a distance of 70.00 feet to the Point of Beginning; thence continue North 85°48'07" West, along said right of way a distance of 10.00 feet; thence South 4°11'53" West, along the Westerly right of way line of said Oaks Drive a distance of 59.00 feet to the beginning; thence South 90°00'00" West, a distance of 303.00 feet; thence North 54°15'00" West, a distance of 196.21 feet To a point on a non-tangent curve from which has a radial bearing of North 52°07'16" West; thence on a non-tangent 400.00 feet radius curve to the left for an arc length of 123.44 feet having a delta of 17°40'51" having a chord bearing of North 29°02'19" East to a point of reverse curvature; thence along said 110.00 feet radius curve to the right for an arc length of 43.41 feet, having a delta of 22°36'39" and a chord bearing of North 31°30'12" East to a point on curve from which a radial bearing of South 47°11'28" East, thence North 56°40'31" West, a distance of 66.99 feet to the beginning of a curve tangent to said line, 165.29 feet radius curve to the left for an arc length of 122.53 feet, having a delta 42°28'27" and a chord bearing of North 82°09'21" West; thence North 70°25'26" West, a distance of 95.56 feet; thence North 19°34'34" East, a distance of 247.38 feet; thence South 70°25'26" East along a line 10 feet Southerly of and parallel to the South line of Palm Air Country Club No. 71 as recorded in Official Record Book 6464, Page 820, of the Public Records of Broward County, Florida, a distance of 262.33 feet; thence South 36°55'03" East along said Southerly parallel line, a distance of 151.63 feet to the beginning of a curve tangent to said line; thence continue along said Southerly and Westerly parallel line of Palm Air Country Club No. 71 a tangent, 40.00 feet radius curve to the right for an arc length of 28.70 feet and having a delta of 41°06'56" and a chord bearing of South 16°21'35" East; thence continue along said parallel Westerly line South 4°11'53" West tangent to said curve, a distance of 52.62 feet; thence South 85°48'07" East, along said parallel a distance of 250.00 feet; thence South 4°11'53" West, along the West right of way line of Oaks Clubhouse Drive a distance of 212.74 feet to the Point of Beginning.

Said parcel being 201052.53 square feet or 4.616 acres more or less.

Exhibit B
[See Attached]

EXHIBIT B

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. RESOLUTION NO. 73-194	July 3, 1973	5347/715
2. EASEMENT	February 11, 1974	5636/400
3. WARRANTY DEED Palm Air Dr. right of way	August 29, 1975	6319/223
4. EASEMENT DEED	August 29, 1975	6319/247
5. EASEMENT	March 23, 1976	6529/841
6. ADDENDUM TO ANNEXATION- SEWER AND WATER AGREEMENT	April 2, 1976	6541/762
7. EASEMENT	June 16, 1976	6623/167
8. EASEMENT	February 19, 1980	8736/635
9. STIPULATION, SETTLEMENT AND MASTER PLAN AGREEMENT	July 26, 1985	12707/605
10. RESOLUTION	December 11, 1985	13029/504
11. EASEMENT AGREEMENT	June 25, 1987	14565/216
12. FIRST AMENDMENT TO EASEMENT AGREEMENT	May 17, 1988	15430/869
13. DECLARATION OF COVENANTS As to reference Spa complex	May 17, 1988	15431/89
14. SPECIAL WARRANTY DEED	June 7, 1988	15498/873
15. EASEMENT AND GOLF COURSE ACCESS AGREEMENT	September 15, 1989	16763/335
16. DRAINAGE AGREEMENT	September 15, 1989	16763/364

17. MODIFICATION OF EASEMENT AND GOLF COURSE ACCESS AGREEMENT AND RELEASE OF CLAIM UNDER THE DRAINAGE AGREEMENT	September 1, 1994	22566/216
18. SPECIAL WARRANTY DEED	October 14, 1994	22722/802
19. ASSIGNMENT	February 7, 1995	23116/446
20. MAINTENANCE AND EASEMENT AGREEMENT	February 7, 1995	23116/473
21. MEMORANDUM OF USE AND ACCESS AGREEMENT	February 7, 1995	23116/524
22. PARTIAL RELEASE AND CANCELLATION OF DRAINAGE EASEMENT AND RESTRICTIVE COVENANTS AND CONDITIONS CONTAINED IN SPECIAL WARRANTY DEED	April 14, 1997	26281/942
23. PARTIAL RELEASE AND CANCELLATION OF DRAINAGE EASEMENT AND RESTRICTIVE COVENANT AND CONDITIONS IN SPECIAL WARRANTY DEED	April 20, 2004	37280/1185
24. LEASE AGREEMENT AND MODIFICATION OF AMENDED AND RESTATED USE AND ACCESS AGREEMENT	October 20, 2004	38397/1151
25. MODIFICATION OF MAINTENANCE AND EASEMENT AGREEMENT	October 20, 2004	38397/1157
26. TERMINATION OF RIGHT TO USE TENNIS FACILITIES	January 28, 2005	38959/1157
27. DRAINAGE EASEMENT	May 5, 2008	45340/197
28. AMENDMENT TO STIPULATION SETTLEMENT AND MASTER PLAN AGREEMENT FOR PALM-AIRE	August 9, 2010	47290/1074
29. DECLARATION OF RESTRICTIVE COVENANTS	October 6, 2010	47427/1280

30. AMENDMENT AND TERMINATION OF RESTRICTIVE COVENANTS AND CONDITIONS	November 23, 2011	48324/1672
31. TEMPORARY EASEMENT AGREEMENT	November 23, 2011	48324/1674
32. ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN	August 22, 2023	#119057758
33. NOTICE OF COMMENCEMENT	October 2, 2024	#119829791