

OPINION OF TITLE

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

To: City of Pompano Beach

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, 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 15th day of September 2023, at the hour of 11:00 PM, inclusive, of the following described property:

Legal Description *(must match plat legal description)*

PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL 'A', "GENCO CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 88°55'31" WEST ALONG THE NORTH LINE OF SAID PARCEL 'A' 282.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A', BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 31 AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES; 1) NORTH 01°17'16" WEST 127.66 FEET; 2) NORTH 88°54'46" EAST 12.24 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 66°57'37" EAST; 3) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.96 FEET, A CENTRAL ANGLE OF 14°31'40", FOR AN ARC DISTANCE OF 132.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 2/5 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE NORTH 88°55'31" EAST ALONG SAID NORTH LINE 303.83 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE SOUTH 01°14'32" EAST ALONG SAID EAST LINE 255.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

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

Warranty Deed Recorded in Instrument number 118065462 Recorded on 4/08/2022 at 11:24 AM in Broward County Florida.

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:

BBA Property Holdings LLC, a Florida limited liability company

Subject to the following:

Mortgage(s) of Record:

Mortgage in the sum of \$662,000.00 from BBA Property Holdings LLC, a Florida limited liability company to NW 31st Avenue, LLC, a Florida limited liability company dated 4/7/2022 and recorded 4/8/2022 as Official Records Instrument Number 118065463 of the Public Records of Broward County, Florida.

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

1. Resolution as recorded in O.R. Book 3174, Page 818, Public Records of Broward County, Florida. (for Parcel 1 and 2)
2. Water and Sewer Service Agreement recorded in O.R. Book 3245, Page 315, Public Records of Broward County, Florida. (for Parcel 1 and 2)
3. Ordinance No. 84-5 recorded in O.R. Book 11825, Page 970, Public Records of Broward County, Florida. (Parcel 1 and Parcel 2)
4. Reciprocal drainage agreement recorded in Instrument Number 115146121, Public Records of Broward County, Florida. (as to Parcel 1)
5. Declaration of unity of use and corrective declaration of unity of use recorded in Instrument Number 115216894Instrument Number 117568994, Public Records of Broward County, Florida. as to the subject property. (as to Parcel 1)
6. Declaration of ingress/egress and parking easement agreement and corrective declaration of ingress/egress and parking easement agreement recorded in Instrument Number 115216895Instrument Number 115718022, Public Records of Broward County, Florida. as to the subject property. (as to Parcel 1)
7. Cross-access easement agreement recorded in Instrument Number 117568995, Public Records of Broward County, Florida. as to the subject property. (as to Parcel 1)
8. Easement agreement recorded in Instrument Number 117568996, Public Records of Broward County, Florida. (as to Parcel 1)
9. Agreement not to terminate easement recorded in Instrument Number 117582695, Public Records of Broward County, Florida. (as to Parcel 1)

[SIGNATURE PAGE TO FOLLOW]

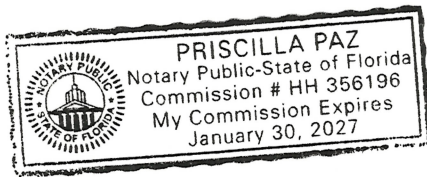
I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar. Respectfully submitted this 20th day of September 2023.

Mariana L. Cancio
Florida Bar No. 85022

State of Florida
County of Miami-Dade _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of September 2023 by Mariana L. Cancio, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed
Name: _____

My Commission
Expires: _____