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July 11, 2016

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Attn: Gordon Linn, City Attorney

RE: OPINION OF TITLE

The undersigned is an attorney licensed to practice law in the State of Florida.

Pursuant to your request, I have examined title to the following-described real property from April 1, 2008 through June 30, 2016:


Lot 7, J.W. NEELEY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page 71, of the Public Records of Palm Beach County, Florida; said lands situate, lying and being in Broward County, Florida.

Based on said examination, title to the property is vested in Rod Thompson. There are no encumbrances to the property except for those reflected on the attached Exhibit "A". 2016 real estate taxes and any delinquent taxes on the property are reflected on the attached Exhibit "B".

This Opinion of Title is rendered solely for the benefit of the City of Pompano Beach, for the purpose of approving a dedication of right-of-way and may be relied upon by said entity but no other persons and for no other purpose.

Sincerely,

JOSEPH M. BALOCCO, JR., P.A.

BY: 
JOSEPH M. BALOCCO, JR., ESQ.
FLORIDA BAR NO. 750271

JMBJR:ea
Attachments

PHONE 954-943-1990
FAX 954-783-4911

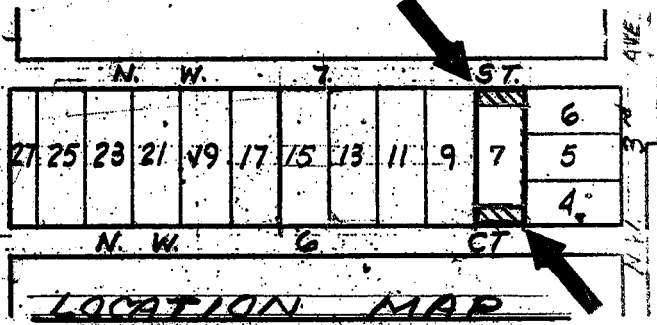
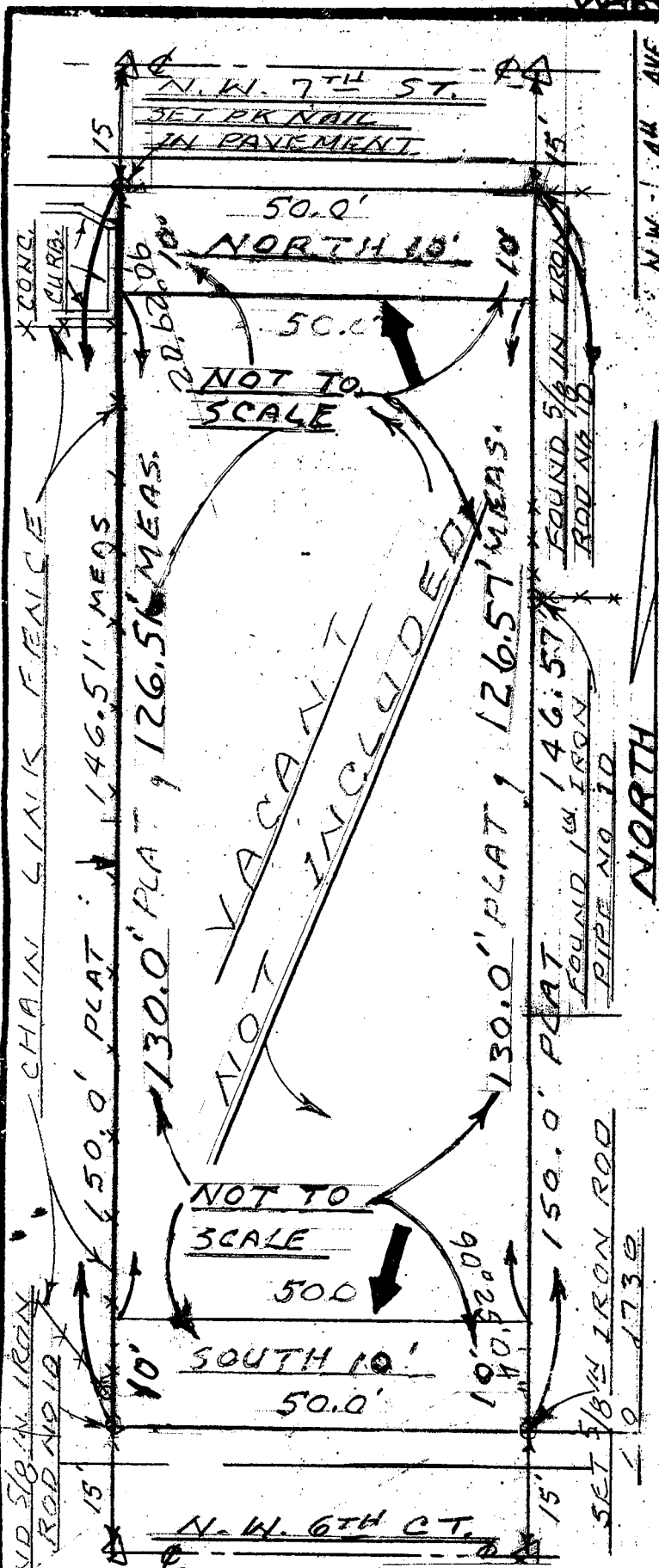
FRED CONROD

LOTS-SCREAGE-SUBDIVISIONS
FLOOD INSURANCE SURVEYS



1250 EAST SAMPLE ROAD #106
POMPANO BEACH, FLORIDA 33064
LAND SURVEYORS

CONST. SURVEYS-CONDO DOCUMENTS
MORTGAGE & TITLE SURVEYS



SCALE: 1 IN. = 20 FT

LEGAL DESCRIPTIONS:
THE NORTH 10 FEET AND THE SOUTH 10 FEET OF THE FOLLOWING PARCEL OF PROPERTY:
LOT 7, OF J.W. NEELEYS SUBDIVISION
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 1, PAGE 71,
OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA. LYING AND BEING IN
THE CITY OF POMPANO BEACH, BROWARD
COUNTY, FLORIDA.

CERTIFIED CORRECT

THIS IS NOT A
BOUNDARY SURVEY

DATED AT POMPANO BEACH, FLORIDA.
THIS 16TH DAY OF JUNE 2016.

FRED E. CONROD, JR.
REGISTERED LAND SURVEYOR
NO. 1730, STATE OF FLORIDA.

Exhibit "A"

RESOLUTION NO. 2015- 349

CITY OF POMPANO BEACH
Broward County, Florida

CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA
I HEREBY CERTIFY that the foregoing is a true and
correct copy of Resolution 2015-349
as filed in the office of the City Clerk
WITNESS my hand and official seal this 27th day of
August, 2015.
Deputy Clerk

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF POMPANO BEACH PURSUANT TO CHAPTER 96 OF
THE CITY'S CODE OF ORDINANCES, ASSESSING THE
CITY'S COSTS FOR ABATING PUBLIC NUISANCE
CONDITIONS ON REAL PROPERTY(IES) IN THE CITY AND
PROVIDING THAT UPON THE RECORDING OF THIS
RESOLUTION SAID ASSESSMENT, INCLUDING
ADMINISTRATION AND INSPECTION COSTS, SHALL BE A
LIEN AGAINST THE PROPERTY(IES) WHICH SHALL
BEAR INTEREST AS SET FORTH IN SECTION 55.03,
FLORIDA STATUTES, AND BE CO-EQUAL WITH LIENS OF
AD VALOREM TAXES; DIRECTING THE CITY CLERK TO
RECORD A CERTIFIED COPY OF THE RESOLUTION AND
TO PROVIDE OWNER(S) WITH A NOTICE OF LIEN;
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to Chapter 96 of the Code of Ordinances of the City of Pompano Beach (the "Code") entitled "Health and Safety", the City Manager or the City Manager's agent or assigns (the "City's Designated Representative") declared that a public nuisance existed on the real property(ies) described in the list attached hereto and made a part hereof; and

WHEREAS, as provided by § 96.28 of the Code, the City's Designated Representative inspected said property(ies) and determined that a public nuisance as defined by § 96.26 of the Code existed, and thereafter provided the respective property owner(s) with written notice that described the subject nuisance(s) and advised if the owner(s) did not abate the nuisance(s) within seven (7) days or file a written request for a hearing within five (5) days, the City of Pompano Beach (the "City") would proceed to correct the public nuisance condition(s) and the cost thereof, including inspection, administration and collection costs would be levied as an assessment against the property(ies); and

WHEREAS, the property owner(s) failed to timely abate the nuisance(s) existing upon the property(ies) or request a hearing pursuant to § 96.30 of the Code, or the property owner(s) did request and receive a hearing which resulted in a determination that public nuisance conditions existed on the property(ies) and the owner(s) thereafter failed to timely abate said public nuisance(s); and

WHEREAS, the City, through agents or contractors, did therefore enter upon the property(ies) and incur costs to abate the public nuisance(s); and

WHEREAS, pursuant to § 96.32 of the Code, the City Commission desires to assess the City's costs to abate the subject public nuisance(s), including inspection and administration, which shall serve as a lien against the property(ies) described in the exhibit to this Resolution co-equal with liens of ad valorem taxes and prior in dignity to any other lien, including mortgages, irrespective of the date of recording of the lien or the date of recording any mortgage or other lien on the property, and such lien shall survive any action to foreclose such inferior lien; and

WHEREAS, such assessment, pursuant to Section 96.32 of the Code, shall bear interest as set forth in F. S. § 55.03 and if collection proceedings are necessary, property owner(s) would be assessed to pay the costs of such proceeding, including attorney's fees; now, therefore

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That assessments for the City's costs of abating nuisances in the individual amount(s) set forth in the attached exhibit are hereby levied against the subject property(ies) described therein and shall serve as a lien against the said property(ies) which shall be co-equal with liens of ad valorem taxes and prior in dignity to any other lien, including mortgages, irrespective of

the date of recording of the lien or the date of recording any mortgage or other lien on the property, and such lien shall survive any action to foreclose such inferior lien

SECTION 2. That said assessments shall be legal, valid and binding obligations on the subject property(ies).

SECTION 3. That the City Clerk is directed to record a certified copy of this Resolution in the Public Records of Broward County and simultaneously send a Notice of Lien as prescribed in § 96.32 of the Code to the property owner(s).

SECTION 4. Upon the date and time of recording of the certified copy of this Resolution in the Public Records, a lien shall become effective on the property(ies) to secure the cost of abatement, including inspection and administration. Interest on said lien shall accrue at the per annum rate prescribed by § 55.03, Florida Statutes, as now enacted or as may hereafter be amended.

SECTION 5. If collection proceeds are necessary and instituted, the cost of such proceeding, including reasonable attorney's fees, shall be assessed against the property owner(s).

SECTION 6. That this Resolution shall become effective immediately from the date of adoption.

PASSED AND ADOPTED this 14th day of July, 2015.


LAMAR FISHER, MAYOR

ATTEST:


ASCELETA HAMMOND, CITY CLERK

GBL/jrm
6/19/15
l:reso/2015-392

NOTICES OF PUBLIC NUISANCE/NOTICE OF ASSESSMENT BATCH REPORT

Resolution No. 7/14/2015

Date Issued	Case	Owner Info	Address/Folio/Legal Desc	Date Abated					
12/19/2014	73217	SHEPPARD, ANGEL 639 SW 9 CT APT 1 POMPANO BEACH, FL 33060	721 NW 17 Ter POMPANO BEACH, FL 33060 484234050160 HUNTERS MANOR REV PLAT OF PDR 27-3 B LOT 15 BLK 1	2/19/2015					
Book/Page	Contractor		Abatement	Admin Fee	Total	Payment	Balance		
	TRADITIONAL SERVICE		\$583.13	\$101.00	\$684.13	\$0.00	\$684.13		
1/29/2015	73289	MENTONE MANAGEMENT LLC PO BOX 409584 ATLANTA, GA 30384	NW 3 Ave POMPANO BEACH, FL 33060 #8 LOT SOUTH OF 618 NW 3 AV 484235100070 SUMPTERS COL ADD TO POMPANO AMENDED PLAT 1- 12 B LOT 10 LESS W 10 FOR RD	2/23/2015					
Book/Page	Contractor		Abatement	Admin Fee	Total	Payment	Balance		
	SKKV PROPERTY MAINTENANCE		\$239.38	\$101.00	\$340.38	\$0.00	\$340.38		
1/29/2015	73288	THOMPSON, ROD 5870 NW 38 TER COCONUT CREEK, FL 33073	NW 7 St POMPANO BEACH, FL 33060 484235140080 J W NEELEYS SUB 1-71 PG LOT 7	2/23/2015					
Book/Page	Contractor		Abatement	Admin Fee	Total	Payment	Balance		
	SKKV PROPERTY MAINTENANCE		\$679.92	\$101.00	\$780.92	\$0.00	\$780.92		
1/29/2015	73277	HOWELL'S MOTOR COMPANY INC 14359 78 PL N LOXAHATCHEE, FL 33470	NW 10 St POMPANO BEACH, FL 33060 484235320200 MONTICELLO PARK AMENDED PLAT 19-21 B LOT 18 BLK 2	2/23/2015					

NOTICES OF PUBLIC NUISANCE/NOTICE OF ASSESSMENT BATCH REPORT

Resolution No. 7/14/2015

Date Issued	Case	Owner Info	Address/Folio/Legal Desc	Date Abated	Abatement	Admin Fee	Total	Payment	Balance
Book/Page	Contractor								
	SKKV PROPERTY MAINTENANCE				\$679.92	\$101.00	\$780.92	\$0.00	\$780.92
2/2/2015	73055	IBONE 10 LLC PERFECT DIMENSIONS GROUP LLC 1110 BRICKELL AVE #301 MIAMI, FL 33131	402 NW 27 Ave POMPANO BEACH, FL 33069 484233042130 33-48-42 S1/2 OF SW1/4 OF NW1/4 OF SE1/4 LESS E 550 & LESS W 25 & LESS S 24 AKA: 465 & 466 & ST CC	2/18/2015					
Book/Page	Contractor				Abatement	Admin Fee	Total	Payment	Balance
	TRADITIONAL SERVICES				\$411.14	\$101.00	\$512.14	\$0.00	\$512.14

Total Cases for Nuisance Abatement	5
Total Cost of Abatement	\$2,573.49
Total Administrative Cost	\$505.00
Total Cost of Nuisance Abatement	\$3,078.49
Total Payments	\$0.00
Balance	\$3,078.49

Exhibit "D"

BROWARD COUNTY

2015 Paid Individual Tax Certificate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 135743

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
484235-14-0060		See Below	See Below	See Below	1512

THOMPSON,ROD
5670 NW 38 TER
COCONUT CREEK, FL 33073

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

NW 7 ST
J W NEELEYS SUB 1-71 PB
LOT 7

\$373.11
03C-15-00002530
Paid By THOMPSON,ROD

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.47410	14,660	0	14,660	80.25
VOTED DEBT	0.24890	14,660	0	14,660	3.65
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.70300	14,660	0	14,660	83.61
CAPITAL OUTLAY	1.50000	14,660	0	14,660	21.99
VOTER APPROVED DEBT LEVY	0.07100	14,660	0	14,660	1.04
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05060	14,660	0	14,660	0.74
OKEECHOBEE BASIN	0.15860	14,660	0	14,660	2.33
SFWMD DISTRICT	0.14590	14,660	0	14,660	2.14
NORTH BROWARD HOSPITAL	1.44250	14,660	0	14,660	21.15
CHILDREN'S SVCS COUNCIL OF BC	0.48820	14,660	0	14,660	7.16
CITY OF POMPANO BEACH	4.98650	14,660	0	14,660	73.10
FL INLAND NAVIGATION	0.03200	14,660	0	14,660	0.47
POMPANO EMS	0.50000	14,660	0	14,660	7.33
WATER CONTROL 3A	0.16240	14,660	0	14,660	2.38
Total Millage:		20.96370	Ad Valorem Taxes:		\$307.34
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
Non - Ad Valorem Assessments:					\$0.00
Combined Taxes and Assessments:					\$307.34
Face: 349.39	Cert #3430	If Received By	Jul 29, 2016		
Rate: 7.75%	Bidder #3516305	Please Pay	\$0.00		

Paid 07/07/2016 Receipt #

BROWARD COUNTY

2015 Paid Individual Tax Certificate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 135743

Paid 07/07/2016 Receipt #

03C-15-00002530

\$373.11

Paid By THOMPSON,ROD

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
484235-14-0060

Face: 349.39	Rate: 7.75%
Cert #3430	Bidder #3516305
If Received By	Please Pay
Jul 29, 2016	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT
ONLY CASH, CASHIER'S CHECK, CREDIT CARD, OR MONEY ORDER ACCEPTED
THOMPSON,ROD
5670 NW 38 TER
COCONUT CREEK, FL 33073

Please Pay Only One Amount