

OPINION OF TITLE

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

To: Broward County Board of County Commissioners

We have reviewed First American Title Insurance Company Title Search Report File No. 111195469 (Revised), covering the period from the Earliest Public Records to the 27th day of March, 2026 at 8:00 a.m., together with such other additional information as we deem necessary, which we consider sufficient for purposes of rendering this opinion to the Broward County Board of County Commissioners, as inducement for acceptance of a proposed NVAL Amendment, Partial Easement Vacation, and Right-of-Way Dedication covering the real property, hereafter 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 Earliest Public Records to the 27th day of March, 2026 at 8:00 a.m., inclusive, of the following described property:

See Exhibit "A" attached hereto and made a part hereof

which real property lies and is situated within the City of Pompano Beach, Broward County, Florida.

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

Festival Centre, LLC, a Florida limited liability company (the "Company")

Further, I am of the opinion that, based on the State of Florida Division of Corporations Sunbiz website, Yoram Izhak, Sender Shub and Alan Lipton, as Managers of the Company, are authorized to execute all documents on behalf of the Company.

Subject to the following liens, encumbrances, and other exceptions:

1. **RECORDED MORTGAGES:**

None

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

None

3. **STANDARD EXCEPTIONS:**

a) Rights or claims of parties in possession not shown by the Public Records.

b) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

PZB

PZ26-27000004

7/22/2025 6283_v2

- c) Easements, or claims of easements, not shown by the Public Records.
- d) Any lien, or right to a lien, for service, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- e) Taxes or special assessments which are not shown as existing liens by the Public Records.
- f) Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, or artificially exposed lands and lands accreted to such lands.
- g) Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- h) Any unpaid taxes and assessments for any prior years and the current and all subsequent years.

4. **SPECIAL EXCEPTIONS:**

- 1. Plat of POMPANO INDUSTRIAL PARK THIRD ADDITION recorded in Plat Book 111, Page 33.
- 2. Ordinance No. 81-35(z) recorded March 10, 1981 in Book 9455, Page 76.
- 3. Declaration of Covenants, Conditions and Restrictions and Reservation of Easements recorded July 1, 1981 in Official Records Book 9669, Page 892.
- 4. Developer's Agreement recorded October 20, 1982 in Official Records Book 10462, Page 814.
- 5. Lease Agreement with Amoco Oil Company dated September 21, 1983, recorded January 10, 1984 in Official Records Book 11396, Page 799.
- 6. Developer's Agreement recorded June 15, 1984 in Official Records Book 11784, Page 669.
- 7. Ordinance No. 85-11 recorded December 10, 1984 in Official Records Book 12186, Page 68.
- 8. Ordinance No. 85-9 recorded December 12, 1984 in Official Records Book 12191, Page 466.
- 9. Amendment to Declaration recorded January 18, 1985 in Official Records Book 12269, Page 623.

PZB

PZ26-27000004

7/22/2026 12:28:23 v2

10. Ordinance No. 85-11 recorded March 4, 1985 in Official Records Book 12361, Page 861.
11. Resolution No. 85-1993 recorded in Official Records Book 12654, Page 941.
12. Ordinance No. 86-36 recorded January 29, 1986 in Official Records Book 13144, Page 580.
13. Resolution No. 86-67 recorded January 29, 1986 in Book 13144, Page 604.
14. Quit Claim Deed (Easement) recorded September 11, 1986 in Book 13721, Page 594.
15. Resolution No. 21-V-86 recorded September 25, 1986 in Official Records Book 13760, Page 404.
16. Ordinance No. 88-29 recorded February 5, 1988 in Official Records Book 15171, Page 568.
17. Ordinance No. 89-48 recorded March 9, 1989 in Official Records Book 16252, Page 908.
18. Ordinance No. 89-56 recorded May 23, 1989 in Official Records Book 16457, Page 47.
19. Ordinance No. 94-47 recorded July 20, 1994 in Official Records Book 22397, Page 411.
20. Ordinance No. 95-25 recorded January 6, 1995 in Official Records Book 23018, Page 932.
21. Resolution recorded April 7, 1997 in Official Records Book 26252, Page 251.
22. Amendment recorded April 11, 1997 in Official Records Book 26275, Page 197.
23. Agreement to place notation on plat recorded October 11, 2000 in Official Records Book 30925, Page 1266.
24. Agent of record for Notice of Expiration of Findings of Adequacy recorded October 11, 2000 in Official Records Book 30925, Page 1278.
25. Assignment of Lease recorded March 25, 2009 in Official Records Book 46078, Page 1564.
26. Memorandum of Assignment and Assumption of Real Property Interests recorded February 4, 2013 in Official Records Book 49476, Page 715.

PZB

PZ26-27000004

7/22/2026 13:56:386283_v2

27. Notice Pursuant to Florida Statute Section 713.10 recorded April 30, 2020, in Instrument No. 116482077.
28. Ordinance No. 2021-08 recorded November 20, 2020, in Instrument No. 116878499.
29. Survey Affidavit recorded November 10, 2021, in Instrument No. 117726405.

Note: All references herein are to the Public Records of Broward County, Florida.

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 April, 2026.



Janna P. Lhota
Florida Bar Number: 946117
HOLLAND & KNIGHT LLP
P.O. Box 14070 (Zip Code 33302-4070)
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301
Telephone: (954) 468-7841

PZB

PZ26-27000004
7/22/2026 16283_v2

EXHIBIT "A"

PARCEL 1:

Property ID Number 484221-07-0031

The North 150 feet of the West 150 feet of Tract C of POMPANO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida.

PARCEL 2:

Property ID Number 484221-07-0032

A Parcel of land being a portion of Tract C POMPANO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

Commencing at the Northerly most Northwest corner of said Tact C, thence with a bearing of S 89°43'30" E, along the Southerly right-of-way line of Sample Road for a distance of 115.03 feet to the Point of Beginning;
thence continue with bearing of S 89°43'30" E, along the Southerly right-of-way line of Sample Road for a distance of 128.22 feet to a point;
thence with a bearing of S 00°19'17" W, for a distance of 13.45 feet to a point;
thence with a bearing of S 31°44'18" W, for a distance of 40.51 feet to a point;
thence with a bearing of S 00°19'17" W, for a distance of 102.09 feet to a point;
thence with a bearing of N 89°39'56" W, for a distance of 100.00 feet to a point;
thence with a bearing of S 60°58'51" W, for a distance of 8.16 feet to a point;
thence with a bearing of N 00°19'17" E, for a distance of 153.98 feet, more or less, to the Point of Beginning.

Said last course being contiguous with the Easterly boundary of the following described parcel of land.

The North 150 feet of the West 150 feet of Tract C of POMPANO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida.

PARCEL 3:

Property ID Number 484221-07-0033

A Parcel of land being a portion of Tract C POMPANO INDUSTRIAL PARK THIRD ADDITION, according to the plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

PZB

PZ26-27000004

7/22/2026 6283_v2

Commencing at the Northerly most Northwest corner of said Tract C;
thence with a bearing of S 45°17'53" W, for a distance of 49.48 feet to a point;
thence with a bearing of S 00°19'17" W, for a distance of 115.03 feet to the Point of Beginning;
thence with a bearing of S 89°43'30" E, for a distance of 150.00 feet to a point, this course being
contiguous with the Southerly boundary of the following described parcel:

The North 150 feet of the West 150 feet of Tract C of POMPANO INDUSTRIAL PARK THIRD
ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public
Records of Broward County, Florida.

thence with a bearing of S 00°19'17" W, a distance of 3.98 feet to a point;
thence with a bearing of S 60°58'51" W, for a distance of 23.55 feet to a point;
thence with a bearing of S 00°19'17" W, for a distance of 59.50 feet to a point;
thence with a bearing of N 89°43'30" W, for a distance of 129.47 feet to a point on the Easterly
right-of-way line of NW 27th Avenue;
thence with a bearing of N 00°19'17" E, along said Easterly right-of-way line of NW 27th Avenue
for a distance of 75 .00 feet, more or less, to the Point of Beginning.

PZB

PZ26-27000004

7/22/2026 #20266283_v2