



# OFFICE OF THE CITY ATTORNEY

City Attorney | Mark E. Berman\*

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\*Board Certified City, County and Local Government Law

## OPINION OF TITLE

**To: Broward County Board of County Commissioners**

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 note amendment covering the real property, hereinafter described, it is hereby certified that I have examined the Public Records affecting the above described property covering the period from the beginning to October 17, 2024, at the hour of 5:00 p.m., inclusive, of the following described property:

### **Legal Description**

**Parcel "A" of PALM AIRE RECREATION CENTER, according to the Plat thereof as filed in Plat Book 172 at page 8, of the Public Records of Broward County, Florida.**

**Parcel I.D. #4942 04 38 0010**

**a/k/a: 800 SW 36th Avenue  
Pompano Beach, FL 33060**

I have examined documents of title to the above-described property, and accordingly, based upon said examination I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

**City of Pompano Beach, Florida**

**Subject to the following:**

**Mortgage(s) of Record:**

**NONE**

Stipulation, Settlement and Master Plan Agreement for Palm-Aire

O.R. Book/Page: 12707-0605

Date Filed: July 26, 1985

Date Executed: July 25, 1985

**1st PARTY:** City of Pompano Beach, a municipal corporation of the State of Florida

**2nd PARTY:** FPA Corporation, a Delaware corporation authorized to do business in the State of Florida

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Easement

O.R. Book/Page: 36697-0867

Date Filed: January 6, 2004

Date Executed: December 1, 2003

**1st PARTY:** City of Pompano Beach, a municipal corporation of the State of Florida

**2nd PARTY:** Florida Power & Light Company, its licenses, agents, successors, and assigns

Comments: *10' wide easement*

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Easement

O.R. Book/Page: 36841-1047

Date Filed: January 30, 2004

Date Executed: December 1, 2003

**1st PARTY:** City of Pompano Beach, a municipal corporation of the State of Florida

**2nd PARTY:** Florida Power & Light Company, its licenses, agents, successors, and assigns

Comments: *10' wide easement*

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Amendment to Stipulation, Settlement and Master Plan for Palm-Aire

O.R. Book/Page: 47290-1074

Date Filed: August 9, 2010

Date Executed: July 30, 2010

**1st PARTY:** City of Pompano Beach, a municipal corporation of the State of Florida

**2nd PARTY:** Palm Aire Associates Limited Partnership, a Delaware limited partnership, successor in part to FPA Corporation, a Delaware corporation known as Orleans Homebuilders Inc.

Comments: *REF: ORB\_12707-0605*

Right-of Way Docs

O.R. Book/Page: 01448-0351

Date Filed: February 4, 1959

Date Executed: January 26, 1959

**1st PARTY:** Harold L. Broliar and George O. Palmer, as Trustees

**2nd PARTY:** Central and Southern Florida Flood Control District, a body corporate, created by the Acts of the Legislature of Florida, 1949

Comments: *A strip 77' wide for excavating of C-14 Canal*

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Easement Deed

O.R. Book/Page: 01448-0357

Date Filed: February 4, 1959

Date Executed: January 26, 1959

**1st PARTY:** Harold L. Broliar and George O. Palmer, as Trustees

**2nd PARTY:** Central and Southern Florida Flood Control District, its successors and assigns

Comments: *A strip 90' wide for excavating of C-14 Canal*

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**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 17<sup>th</sup> day of October 2024.

  
Name

Mark E. Berman

Print Name

Florida Bar No. 466433

MEB/jrm

10/17/24

L:realest/2025-39