

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

To: City of Pompano Beach

RE: New Adventure Plat

With the understanding that this Opinion of Title is furnished to the City of Pompano Beach Commission, as inducement and 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 covered the period from the beginning of time through May 31, 2022 at 11:59 p.m., inclusive of the following described property:

See attached Exhibit “A”

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

Names of all Owner(s) of Record: NEW ADVENTURE GROUP, LLC, a Florida limited liability company by virtue of that certain Warranty Deed recorded September 24, 2021 in Instrument Number 117609255, Public Records of Broward County, Florida.¹

Subject to the following:

Mortgages of Record: NONE.

List of Easements and Rights-of-Way lying within the plat boundaries: NONE.

I HEREBY CERTIFY that I have examined the Articles of Organization and the Operating Agreement of New Adventure Group, LLC and affirm that Debora Cohen has the authority to sign for and bind New Adventure Group, LLC.

I FURTHER HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property.

I additionally 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.

¹ Unless otherwise specifically annotated herein, all reference from this point onward to documents recorded in an OR Book and Page shall refer to the Public Records of Broward County, Florida.

Respectfully submitted this 21 day of November, 2022.



Christian Veras, Esq.
Florida Bar #117571
Law Office of Christian Veras, LLC
5951 NW 173rd Drive, Suite #1
Miami, FL 33015
chris@veraslaw.net
(786) 408-3077

EXHIBIT "A"

The East 100 feet of the West 150 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 48 South, Range 42 East, Broward County, Florida.