

Search 25-007-1634783 Update 1.01

OPINION OF TITLE

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

To: Broward County Board of County Commissioners and City of Pompano Beach

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners and the City of Pompano Beach, 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 11th day of July, 2025, at the hour of 11:00 P.M., inclusive, of the following described property:

Note: The referenced documents are available for download as indicated at the following link:

<https://www.dropbox.com/scl/fo/g2xulrdo5qn4wtqgzwqs/AKlp45gRnpqWA-m092Jq6Y8?rlkey=jw0p554eqozhul82qqk1hl7r0&dl=0>

Legal Description: (must match plat legal description)

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

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 88°35'46" WEST ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 FOR 190.01 FEET; THENCE SOUTH 00°50'30" EAST 75.25 FEET TO THE POINT OF BEGINNING THENCE CONTINUE SOUTH 00°50'30" EAST ALONG THE WEST RIGHT OF WAY LINE OF NE 23RD AVENUE 152.86 FEET; THENCE SOUTH 88°43'02" WEST 233.19 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1, STATE ROAD NO. 5); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) NORTH 06°57'24" EAST 157.92 FEET; (2) NORTH 47°46'36" EAST 32.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF N.E. 14TH STREET (STATE ROAD NO. 844); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) NORTH 88°35'46" EAST 162.00 FEET TO A POINT OF CURVATURE; (2) EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°33'44", FOR AN ARC DISTANCE OF 39.52 FEET TO THE POINT OF BEGINNING.

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

This Legal Description is equivalent to the legal description referenced in the original deed vesting title to the current owner recorded August 22, 2024 in Instrument No. 119755847 of the Public Records of Broward County, Florida.

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

Names of all Owner(s) of Record:

1. **AC1360 LLC**, a Florida limited liability company with offices located at 1172 Hillsboro Mile, Hillsboro Beach, Florida 33062, and with Anthony Colangelo as Manager authorized to bind the company, and

2. **ASD1360 LLC**, a Florida limited liability company with offices located at 2670 NE 48th Street, Lighthouse Point, Florida 33064, and with Antonio S. Do Rosario as Manager and Dianne Do Rosario as Manager, together acting jointly, authorized to bind the company.

[NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.]

Subject to the following:

Mortgage(s) of Record [if none, state none]:

[If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.]

NONE

List of easements and Rights-of-Way lying within the plat boundaries [if none, state none]. [Attach copies of all recorded document(s) [excluding recorded plats].]

1. Ordinance No. 639 recorded in O.R. Book [5198, page 354](#), of the Public Records of Broward County, Florida.
2. Subordination of Encumbrance to Property Rights to State of Florida recorded in O.R. Book [8607, page 876](#), of the Public Records of Broward County, Florida.
3. Access Agreement recorded in Instrument Number [119755851](#), of the Public Records of Broward County, Florida, which is nominally a temporary license, not an easement.
4. Special Warranty Deed recorded in Instrument Number [119755847](#), of the Public Records of Broward County, Florida, which contains covenants, restrictions, and prohibitions, to wit, (1) a prohibition against installing any well or other tank, pump, or related equipment for the use or storage of potable water, (2) a prohibition against residential uses or improvements, (3) a prohibition against use as a hospital, school, elder care, day care center, or use as a park or playground, (4) a prohibition against any changed uses that would increase the level of clean-up required by any government entity for any environmental condition that had affected the Premises as of August 20, 2024, and (5) a prohibition terminating August 20, 2049 against retail sale of motor fuels, construction of a retail motor fuel facility, a convenience store, or a combination of same.

Other Items Appearing in the Public Record, Shown for Reference:

SEE ATTACHED EXHIBIT A

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 15th day of July, 2025.



Name

Steven Wherry, Esq.

Print Name

Florida Bar No. 65557

Exhibit A

Other Items Appearing in the Public Record, Shown for Reference

1. Ordinance No. 84-5 recorded in O.R. Book [11825, page 970](#), of the Public Records of Broward County, Florida.
2. Access Agreement recorded in O.R. Book [46326, page 705](#), affected by Termination of Access Agreement recorded in Instrument Number [119755850](#), of the Public Records of Broward County, Florida.
3. Memorandum of Lease recorded in O.R. Book [46326, page 685](#), together with Assignment and Assumption of Lease recorded in O.R. Book [46326, page 696](#), affected by Waiver of Right of First Refusal recorded in Instrument Number [119755846](#), and Release of Brand Covenants, Right of First Refusal and Covenants recorded in Instrument Number [119755849](#), of the Public Records of Broward County, Florida.