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**August 31, 2016**

**OPINION OF TITLE**

**This opinion is provided to:**

**City of Pompano Beach  
Pompano Beach, FL 33060**

I, Roberto M. Ureta, am an attorney licensed to practice in the State of Florida and I have on this 31<sup>st</sup> day of August, 2016, examined title to the following property:

**The North 99.96 feet of the South 349.88 feet (as measured at right angles) of the West 419.77 feet of the East 486.77 feet (as measured at right angles) of the Southeast one-quarter (SE 1/4) of Section 4, Township 49 South, Range 42 East**

evidenced by a Title Search Report obtained from Attorneys' Title Fund Services, LLC which covers all public records on file in Broward County, Florida from October 24, 1982 up to and including **August 23, 2016; at 11:00 p.m.**; as well as a title insurance policy from Chicago Title Insurance Company's Policy No. 7430609-83516442 which covers all public records on file up to and including **May 11, 2011 at 11:43 p.m.**

Based solely upon my examination of the foregoing, and assuming the accuracy of the information contained therein, it is my opinion that:

The record title to the above-described property is vested in **Exclusive Auto Imports Inc.** by instrument recorded May 11, 2011 in Official Records Book 47910, Page 1873, Public Records, Broward County, Florida (copy attached hereto).

Said record titleholder has a fee simple title thereto, however, subject to the following encumbrances or qualifications:

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Rights of the lessees under unrecorded leases.

3. Rights or claims of parties in possession not shown by the public records.
4. Eneeroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
8. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
  - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and
  - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)
9. 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 services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
10. Easements in favor of Florida Power & Light Company recorded in O.R. Book 1235, Page 358 and O.R. Book 10669, Page 521, Public Records of Broward County, Florida.
11. Stipulation, Settlement and Master Plan Agreement for Palm-Aire recorded in O.R. Book 12707, Page 605, as amended in O.R. Book 47290, Page 1074, Public Records of Broward County, Florida.


12. Resolution recorded in O.R. Book 28837, Page 1194, Public Records of Broward County, Florida.
13. Easement recorded in O.R. Book 10763, Page 458, Public Records of Broward County, Florida.
14. Cross-Access Easement recorded in O.R. Book 49066, Page 612, Public Records of Broward County, Florida.
15. Unsafe Structure Notice of Violation #13-08000070 recorded in O.R. Book 49469, Page 331, Public Records of Broward County, Florida.
16. Order of Imposition of Fine and Claim of Lien recorded in Instrument Number 113300461, Public Records of Broward County, Florida.
17. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 10, 2016, under Instrument Number 113864759, Public Records of Broward County, Florida.

A municipal lien search was not obtained as of the date of this Opinion of Title; therefore, the undersigned makes no representations or provides no opinion as to whether there are any unpaid municipal taxes or assessments that are not recorded in the Official Records Books of Broward County, Florida.

This Opinion of Title is made for the exclusive use of the City of Pompano Beach and Exclusive Auto Imports Inc.

Sincerely,

QUINTAIROS, PRIETO, WOOD & BOYER, P.A.



Roberto M. Ureta  
For the Firm

RMU/mpl  
Enclosure

cc: Exclusive Auto Imports Inc., with enclosure