

PARAMOUNT TITLE SERVICES, INC.
7501 W. OAKLAND PARK BOULEVARD, SUITE 303-East
FORT LAUDERDALE, FLORIDA 33319

Search No.: 22-802-2 update 3

OPINION OF TITLE

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

To: City of Pompano Beach

With the understanding that this Opinion of Title is furnished to 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 4th day of December, 2024, at the hour of 11:00 p.m., inclusive, of the following described property:

Legal Description

SEE ATTACHED

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

Florida Indoor Tennis, LLC, a Florida limited liability company (Under Instrument No. 118229036 & 118229038)

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: **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.

**List of easements and Rights-of-Way
lying within the plat boundaries:**

See Attached

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 19th day of December 2024



Eliana Leal, Esq.
Florida Bar No. 55328

P&Z

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EXHIBIT "A"

A PORTION OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA,
MORE FULLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°47'18"
WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 183.15 FEET TO THE POINT
OF BEGINNING; THENCE CONTINUING SOUTH 88°47'18" WEST ALONG SAID SOUTH LINE 483.58
FEET; THENCE NORTH 01°21'48" WEST 45.12 FEET; THENCE SOUTH 88°54'04" WEST 666.73 FEET;
THENCE SOUTH 01°20'39" EAST 46.43 FEET TO A POINT A POINT OF INTESECTION WITH THE
SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 88°47'18" WEST ALONG SAID SOUTH LINE
401.70 FEET TO THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST;
THENCE NORTH 02°43'45" WEST 62.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE
OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814); THENCE ALONG SAID SOUTHERLY
RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) DESCRIBED COURSES AN DISTANCES: 1) NORTH
88°54'04" EAST 50.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE
NORTHWESTERLY; 2) NORHTEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF
2351.83 FEET, A CENTRAL ANGLE OF 09°34'34", AN ARC DISTANCE OF 393.07 FEET TO A POINT OF
NON-TANGENCY; 3) NORTH 81°42'45" EAST 224.69 FEET; 4) NORTH 73°53'45" EAST 182.75 FEET; 5)
NORTH 76°38'25" EAST 218.03 FEET; 6) NORTH 77°43'08" EAST 264.66 FEET; 7) NORTH 88°05'16"
EAST 239.35; THENCE SOUTH 01°12'30" EAST 268.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
AND CONTAINING 217,820 SQUARE FEET (5.001 ACRES), MORE OR LESS.

Easements and Rights-of-Way lying:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **West Atlantic Plat**, Plat Book 129, Page 27, Public Records Broward County, Florida.
2. **LOCATION AND SURVEY MAP:** Right of Way Map Book 7, Page 21
3. **DEED:** Board of Commissioners of Everglades Drainage District, a Florida public quasi corporation TO Central and Southern Florida Flood Control District, a Florida body corporate, dated October 6, 1951, filed October 16, 1951 in Deed Book 749, Page 250.
4. **DEED:** Board of Commissioners of Everglades Drainage District TO Frank PP. Hunt and Phoebe E. Hunt, his wife, dated January 16, 1945, filed January 30, 1945 in O.R. Book 470, Page 383.
5. **WARRANTY DEED:** Claude Lanier also known as Claude L. Lanier and Elsie M. Lanier, his wife TO Central and Southern Florida Flood Control District, a Florida body corporate, dated February 20, 1956, filed February 27, 1956 in O.R. Book 573, Page 126.
6. **WARRANTY DEED:** Claude Lanier also known as Claude L. Lanier and Elsie M. Lanier, his wife TO Central and Southern Florida Flood Control District, a Florida body corporate, dated December 10, 1958, filed January 7, 1959 in O.R. Book 1418, Page 283.
7. **WARRANTY DEED:** Harold L. Brolliar and George O. Palmer, as Trustees TO Central and Southern Florida Flood Control District, a Florida body corporate, dated January 26, 1959, filed in O.R. Book 1448, Page 347.
8. **PERPETUAL EASEMENT:** J.N. McArthur, a single man TO Central and Southern Florida Flood Control District, a Florida body corporate, dated September 4, 1959, filed October 1, 1959 in O.R. Book 1687, Page 343.
9. **COUNTY DEED:** Broward County, Florida TO State of Florida for the use and benefit of the Department of Transportation, dated April 19, 1971, filed May 12, 1971 in O.R. Book 4497, Page 497.
10. **ROAD RIGHT OF WAY WARRANTY DEED:** FPA Corporation, a Delaware corporation TO Broward County, a political subdivision of the State of Florida, dated September 19, 1979, filed December 12, 1979 in O.R. Book 8612, Page 409.
11. **ORDINANCE:** City Commission of the City of Pompano Beach, Florida TO the Public, dated November 27, 1990, filed December 18, 1990 in O.R. Book 18000, Page 977.
12. **EASEMENT:** Kazoff Development Corporation TO Florida Power & Light Company, dated June 8, 1992, filed June 23, 1992 in O.R. Book 19611, Page 288.

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13. **AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND 3100 West Atlantic Inc., dated May 15, 2001, filed May 17, 2001 in O.R. Book 31610, Page 931.
14. **FIRST AMENDMENT TO TRAFFIC CONCURRENCY AGREEMENT:** Broward County, a political subdivision of the State of Florida AND 3100 West Atlantic Inc., dated November 6, 2001, filed December 4, 2001 in O.R. Book 32437, Page 1455.
15. **AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND 3100 West Atlantic, Inc., dated February 6, 2003, filed February 11, 2003 in O.R. Book 34555, Page 401.
16. **AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY:** 3100 West Atlantic Inc TO the Public, dated February 3, 2003, filed February 11, 2003 in O.R. Book 34555, Page 409.
17. **DECLARATION OF UNITY OF TITLE:** 3100 West Atlantic Inc. a Florida corporation TO City of Pompano Beach, Florida, dated July 21, 2005, filed August 22, 2005 in O.R. Book 40348, Page 106.
18. **AMENDED DECLARATION OF UNITY OF TITLE:** 3100 West Atlantic Inc. a Florida corporation TO City of Pompano Beach, Florida, dated December 14, 2006, filed December 20, 2006 in O.R. Book 43305, Page 1485.
19. **AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT:** Broward County, a political subdivision of the State of Florida AND 3100 West Atlantic, Inc., dated July 10, 2007, filed July 26, 2007 in O.R. Book 44386, Page 637.
20. **PERPETUAL EASEMENT:** 3100 West Atlantic Inc. a Florida corporation TO State of Florida Department of Transportation, dated October 29, 2010, filed November 3, 2010 in O.R. Book 47498, Page 1548.
21. **WARRANTY DEED:** 3100 West Atlantic, Inc., a Florida corporation TO State of Florida Department of Transportation, dated October 29, 2010, filed November 3, 2010 in O.R. Book 47498, Page 1531.
22. **QUIT CLAIM DEED:** State of Florida, by and through the State of Florida Department of Transportation TO 3100 West Atlantic Inc., dated October 29, 2010, filed November 3, 2010 in O.R. Book 47498, Page 1562.
23. **QUIT CLAIM DEED:** Broward County, a political subdivision of the State of Florida TO State of Florida Department of Transportation, dated June 26, 2012, filed June 27, 2012 in O.R. Book 48863, Page 141.
24. **DECLARATION OF RESTRICTIVE COVENANT:** 3100 West Atlantic Inc. a Florida corporation and 3100 West Atlantic II, LLC, a Florida limited liability company TO Broward County, a political subdivision of the State of Florida by and through its Environmental Protection and Growth Management Department, dated April 21, 2016, filed June 27, 2016, Under Instrument No. 113777267.

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26. **PARTIAL RELEASE OF DECLARATION OF UNITY OF TITLE:** 3100 West Atlantic, Inc., a Florida corporation, June 22, 2022, filed June 23, 2022, Under Instrument No. 118229035.
27. **EASEMENT AGREEMENT:** Florida Indoor Tennis, LLC, a Florida limited liability company AND 3100 West Atlantic II, LLC, a Florida limited liability company, dated June 21, 2022, filed June 23, 2022, Under Instrument No. 118229040.
28. **FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANT:** Florida Indoor Tennis, LLC, a Florida limited liability company and 3100 West Atlantic, Inc., a Florida corporation AND Broward County, a political subdivision of the State of Florida, by and through its Resilient Environment Department f/k/a the Environmental Protection and Growth Management Department, dated September 21, 2022, filed October 14, 2022, Under Instrument No. 118459729.