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ATTORNEY'S OPINION OF TITLE

RE : See attached Exhibit "A"

To : Cooper City, a Florida municipal corporation

STATE OF FLORIDA
COUNTY OF BROWARD

COMES NOW your Affiant, JOSEPH M. BALOCCO, JR., who, after first being duly sworn, states :

1. Affiant is an attorney authorized to practice law in the State of Florida, Florida Bar No. 750271.
2. Affiant has conducted a search of the Public Records of Broward County, Florida to determine the fee simple owner of the above-referenced real property.
3. That based upon said search from earliest possible record effective through June 2, 2025, at 8:00 o'clock am, fee simple title to the above-referenced real property is currently in the name of The School Board of Broward County, Florida, a body politic, organized and existing under the laws of the State of Florida (the "Owner").
4. There are mortgages, liens and encumbrances on the Property as follows: NONE
5. The following judgments, liens, restrictive covenants, easements and other matters of record encumber the Property:
 - A. Reservations in favor of the Trustees of the Internal Improvement Fund reserved in Deeds recorded in Deed Book 61, Page 450; Deed Book 69, Page 204; Deed Book 581, Page 346; Deed Book 581, Page 345; and in Corrective Deeds recorded in Deed Book 680, Page 567 and Deed Book 680, Page 568; some of such reservations being released by the Trustees of the Internal Improvement Fund in Quitclaim Deeds recorded in Official Records Book 1575, Page 416; and Official Records Book 1575, Page 418; all of the Public Records of Broward County, Florida.
 - B. Right of Ways as recorded in Official Records Book 1699, Page 237 and in Official Records Book 18923, Page 307, and in Official Records Book 18923, Page 309, as affected by

- surveyors affidavit recorded in Official Records Book 21051, Page 630, of the Public Records of Broward County, Florida.
- C. Canal Maintenance and Roadway Right-of-Way along the North boundary as per Plat Book 78, Page 26, of the Public Records of Broward County, Florida.
 - D. Easement recorded in Official Records Book 4489, Page 912 of the Public Records of Broward County, Florida.
 - E. Right-of-Way Easement in favor of Southern Bell Telephone and Telegraph Company recorded in Official Records Book 6297, Page 742, of the Public Records of Broward County, Florida.
 - F. Transfer of Assets in favor of Cooper City Utilities, Inc. recorded in Official Records Book 7715, Page 598, and Assignment recorded in Official Records Book 10662, Page 218, of the Public Records of Broward County, Florida.
 - G. Easement in favor of Florida Power and Light Company recorded in Official Records Book 18160, Page 918, of the Public Records of Broward County, Florida.
 - H. Cross-Parking and Usage Agreement recorded in Official Records Book 19560, Page 314, of the Public Records of Broward County, Florida.
 - I. Ingress, Egress and Utility Easement recorded in Official Records Book 19560, Page 327, of the Public Records of Broward County, Florida.
 - J. Easement in favor of Florida Power and Light Company recorded in Official Records Book 23833, Page 426, of the Public Records of Broward County, Florida.
 - K. Easement in favor of Florida Power and Light Company recorded in Official Records Book 42586, Page 1814, of the Public Records of Broward County, Florida.
 - L. Utility Easement in favor of the City of Cooper City, recorded in Official Records Book 43155, Page 1498, of the Public Records of Broward County, Florida.
 - M. Easement in favor of Florida Power and Light Company recorded in Official Records Book 46382, Page 1358, of the Public Records of Broward County, Florida.
 - N. Canal and Canal Maintenance Agreement recorded in Official Records Book 46751, Page 69, of the Public Records of Broward County, Florida.
 - O. Easement in favor of Florida Power and Light Company recorded in Official Records Book 49441, Page 409, of the Public Records of Broward County, Florida.
 - P. Terms and conditions of MEMORANDUM OF SERIES 2008A GROUND LEASE (SERIES 2008A-1 FACILITY SITES) DATED AS OF JUNE 1, 2008, among BROWARD SCHOOL BOARD LEASING CORP., AS LESSEE, AND THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, ACTING AS THE GOVERNING BODY OF THE SCHOOL DISTRICT OF BROWARD COUNTY, FLORIDA, AS LESSOR, Per Memoranda recorded on August 4, 2008 in Official Records Book 45585 at page 750, in Official Records Book 45585 at page 765, and Assignment Agreement recorded in Official Records Book 45585 at page 780, of the Public Records of Broward County, Florida.
 - Q. Terms and conditions of Master Lease Purchase Agreement dated July 1, 2010 between BROWARD SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, as Lessor, and THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, acting as the governing body of the School District of Broward County, Florida, as Lessee, which was amended as of December 20, 2000, and supplemented as of July 1, 2010, by Schedule 2010A, as referenced in instrument recorded August 11, 2010 in Official Records Book 47266, Page 216, Official Records Book 47266, Page 219, in Official Records Book 47266, Page 226, of the Public Records of Broward County, Florida, as affected by instrument recorded August 11, 2010 in Official Records Book 47299, Page

233, of the Public Records of Broward County, Florida.

- R. Terms and conditions of MEMORANDUM OF SERIES 2003A-1 LEASE DATED AS OF FEBRUARY 1, 2003, AS AMENDED AND RESTATED AS OF AUGUST 1, 2003 (THE "SERIES 2003A-1 LEASE"), AMONG BROWARD SCHOOL BOARD LEASING CORP., AS LESSOR, THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, ACTING AS THE GOVERNING BODY OF THE SCHOOL DISTRICT OF BROWARD COUNTY, FLORIDA, AS LESSEE, AND WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE AND ASSIGNEE, as per Memoranda recorded on March 12, 2003 in Official Records Book 34736 at page 1593, recorded September 9, 2003 in Official Records Book 35998 at page 955, August 9, 2010 in Official Records Book 47291 at page 1741, and recorded October 3, 2017 in Instrument Number 114640386, of the Public Records of Broward County, Florida.
- S. Terms and conditions of MEMORANDUM OF SERIES 2003A-1 LEASE DATED AS OF FEBRUARY 1, 2003, AS AMENDED AND RESTATED AS OF AUGUST 1, 2003 (THE "SERIES 2003A-1 GROUND LEASE"), AMONG BROWARD SCHOOL BOARD LEASING CORP., AS LESSOR, THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, ACTING AS THE GOVERNING BODY OF THE SCHOOL DISTRICT OF BROWARD COUNTY, FLORIDA, AS LESSEE, AND WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE AND ASSIGNEE, as per Memoranda recorded on March 12, 2003 in Official Records Book 34736 at page 1577, September 9, 2003 in Official Records Book 35998 at page 950, August 9, 2010 in Official Records Book 47291 at page 1733, and recorded October 3, 2017 in Instrument Number 114640385, of the Public Records of Broward County, Florida.

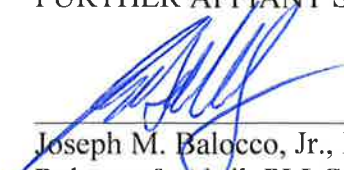
6. Based on documents listed below to be recorded in the Public Records of Broward County, no lien, mortgage, or encumbrance have priority over nor does any restriction of easement of record conflict or interfere with the deed or easement being conveyed as described herein to Cooper City in connection with this Attorney's Opinion of Title. The documents to be recorded on the Property are as follows: Utility Easement Agreement

7. This Opinion is being furnished to and may be relied upon by the Cooper City for use by said party in the recording of a deed or easement document to be executed by The School Board of Broward County, Florida, a body politic, organized and existing under the laws of the State of Florida.

8. In order to be valid and binding against the Owner and its successors and/or assigns, and to encumber the Property in perpetuity, the following parties must execute the instrument or join in and consent to the instrument: None.

9. The individual signing the instrument is an authorized agent of the Owner and has the power and authority to enter into a binding agreement on behalf of the Owner. No other parties' signatures are needed to make the Utility Easement Agreement and Agreement for Extension and Installation of Water and/or Sewer Facilities and Services valid and enforceable.

FURTHER AFFIANT SAYETH NAUGHT



Joseph M. Balocco, Jr., Esq.
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Lauderdale By-the-Sea, FL 33308

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of (X ☒) physical presence or (☐) online notarization this 17th day of June, 2025, by JOSEPH M. BALOCCO, JR. ESQ., Authorized Member of Balocco & Abril, PLLC, a Florida professional limited liability company, and is authorized to sign this instrument on behalf of the company. He X is personally known to me or has produced _____ as identification.



Notary Public

Name typed, printed or stamped

HH601845

My Commission Expires

(Notary Seal)



EXHIBIT A

LEGAL DESCRIPTION

PARCEL I:

The West 1347.80 feet (as measured at right angles) of the following described Parcel (as described in Official Records Book 4354, Page 151):

Portions of TRACTS 14 and 15, of JOHN W. NEWMAN'S SURVEY of Section 32, Township 50 South, Range 41 East, according to the plat thereof recorded in Plat Book 2, Page 26 of the Public Records of Miami-Dade County, Florida, more fully described as follows:

Commencing at the S.E. Corner of said Tract 15; thence S 89°13'23"W along the South line of said Tract 15, a distance of 478.00 feet to the intersection of the southerly extension of the centerline of S.W. 90th Avenue as shown on the plat of COOPER COLONY ESTATES SECTION TWO-A, as recorded in Plat Book 50, Page 24, of the Public Records of Broward County, Florida, and the Point of Beginning; Thence N 0°27'07" W along said extension of the centerline, a distance of 1010.82 feet, thence S 89°32'53"W, a distance of 2162.06 feet to a point on the West line of said Tract 14; thence S 0°29'07"E along the said West line, a distance of 1023.40 feet to the S.W. Corner of said Tract 14; thence N89°13 23"E along the South lines of said Tracts 14 and 15, a distance of 2161.50 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

LESS the South 50 feet (as per Deed recorded in Official Records Book 1483, Page 71, in Official Records Book 1483, Page 76, in Official Records Book 1699, Page 237) and the East 50 feet thereof for road right-of-way.

PARCEL II:

A portion of Tract 15 in Section 32, Township 50 South, Range 41 East of "JOHN W. NEWMAN'S SURVEY" as recorded in Plat Book 2, Page 26 of the Public Records of Miami-Dade County, Florida, said portion more particularly described as follows (as described in Official Records Book 19788, Page 462):

COMMENCE at the Southeast corner of said Section 32; thence on a grid North bearing of South 87°41'08" West (based on "Stoner-Keith Resurvey No. III" as recorded in miscellaneous Plat Book 5 at Page 9 of the Public Records of Broward County, Florida) along the South line of said Section 32, also being the South line of Township 50 South, a distance of 459.22 feet to the Northwest corner of Section 4, Township 51 South, Range 41 East; thence South 87°44'27" West continuing along the South line of said Section 32 and said Township line distance of 2102.65 feet to an intersection with a line being parallel with and 1397.80 feet East of (as measured at right angles to) the West line of Tract 14 of said "JOHN W. NEWMAN'S SURVEY"; thence North 01°56'27" West said parallel line a distance of 55.00 feet to the POINT OF BEGINNING; thence continue North 01°56'27" West along said parallel a distance of 30.17 feet; thence South 47°06'00" East, a distance of

42.54 feet to an intersection with a line being parallel with and 55.00 feet North of (as measured at right angles to) the South line of said Section 32; thence South 87°44'27" West along said parallel line a distance of 30.17 feet to the POINT OF BEGINNING.

PARCEL III:

The North 50.00 feet of the following described parcel of land (as described in Official Records Book 13982, Page 90):

Portions of Tracts 14 and 15 in Section 32, Township 50 South, Range 41 East of "JOHN W. NEWMAN'S SURVEY" according to the Plat thereof as recorded in Plat Book 2, Page 26 of the Public Records of Miami-Dade County, Florida, said portions being more particularly described as follows: Commence of the Southeast corner of said Tract 15, thence on an assumed bearing of the South 89°13'23" West along the South line of said Tract 15 a distance of 478.00 feet to the intersection of the Southerly extension of the centerline of S.W. 90th Avenue as shown on the Plat of "COOPER COLONY ESTATES SECTION TWO-A", as recorded in Plat Book 50, Page 24 of the Public Records of Broward County, Florida, and the POINT OF BEGINNING; thence North 00°29'07" West along said extension and said centerline a distance 1010.82 feet; thence South 89°32'53" West a distance of 2162.06 feet to a point on the West line of said Tract 14, thence South 00°29'07" East along the said West line a distance of 1023.40 feet to the Southwest corner of said Tract 14; thence North 89°13'23" East along the South line of said Tracts 14 and 15 a distance of 2161.50 feet to the PONT OF BEGINNING, less the West 1397.80 feet, and also less the East 50.00 feet. Said lands situate, lying and being in Cooper City, Broward County, Florida

PARCEL IV:

The Westerly 50.0 feet less the Southerly 50.0 feet for the following described parcel (as described in Official Records Book 45647, Page 318, Public Records of Broward County, Florida):

BEGINNING at the intersection of the South boundary of Tract 15 of "JOHN W. NEWMAN'S SURVEY" of Section 32, Township 50 South, Range 41 East, according to the Plat thereof recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, with the Southerly extension of the centerline of S.W. 90th Avenue as shown on the Plat of COOPER COLONY ESTATES SECTION TWO-A, as recorded in Plat Book 50, Page 24, of the Public Records or Broward County, Florida, thence North 0°27'07" West along said extension of the centerline, a distance of 1010.82 feet; thence South 89°32'53" West, a distance of 814.26 feet to a point; thence South 00°29'07" East, a distance of 1015.76 feet to the South boundary of said Tract 15; thence North 89°13'23" East along the South line of said Tract 15, a distance of 813.68 feet to the POINT OF BEGINNING.

PARCEL V:

A portion of Tract 15 in Section 32, Township 50 South, Range 41 East of "JOHN W. NEWMAN'S SURVEY", according in Plat Book 2, Page 26 of the Public Records of

Miami-Dade County, Florida, said portion being more particularly described as follows (as described in Official Records Book 19138, Page 122):

COMMENCE at the Southeast corner of said Section 32; thence on a grid North bearing of South 87°41'08" West (based on "Stoner-Keith Resurvey No. III" as recorded in miscellaneous Plat Book 5 at Page 9 of the Public Records of Broward County, Florida) along the South line of said Section 32, also being the South line of Township 50 South, a distance of 459.22 feet to the Northwest corner of Section 4, Township 51 South, Range 41 East; thence South 87°44'27" West continuing along the South line of said Section 32 and said Township line a distance of 1944.09 feet to an intersection with a line being parallel with and 1556.36 feet East of (as measured at right angles to) the West line of Tract 14 of said "JOHN W. NEWMAN'S SURVEY", thence North 01°56'27" West along said parallel line a distance of 55.00 feet to the POINT OF BEGINNING; thence South 87°44'27" West along a line being parallel with and 55.00 feet North of (as measured at right angles to) the South line of said Section 32 a distance of 128.39; thence North 47°06'00" West a distance of 42.54 feet to an intersection with a line being parallel with and 1397.80 feet East of (as measured at right angles to) the West line of said Tract 14; thence North 01°56'27" West along said parallel line a distance of 881.99 feet to an intersection with a line parallel with and 50.00 feet South of (as measured at right angles to) the South line of a canal and maintenance roadway right-of-way as shown on "COOPER ESTATES SECTOR TWO" according to the Plat thereof as recorded in Plat Book 78, Page 26 of the Public Records of Broward County Florida; thence North 88°06'07" East along said parallel line a distance of 153.56 feet to an intersection with a line being parallel with and 1551.36 feet East of (as measured at right angles to) the West line of said Tract 14; thence South 01°56'27" East along said parallel line a distance of 728.99 feet; thence North 88°03'33" East a distance of 5.00 feet to an intersection with a line being parallel with and 1556.36 feet East of (as measured at right angles to) the West line of said Tract 14; thence South 01°56'27" East along said parallel line a distance of 182.17 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Cooper City, Broward County, Florida.

ALL LESS the parcel described in Quit Claim Deed recorded in Official Records Book 18314, Page 735, and Less the parcel described in Quit Claim Deed in Official Records Book 19751, Page 261, Public Records of Broward County, Florida.