

LAW OFFICES OF OSCAR J. RODRIGUEZ, P.A.

ATTORNEY AT LAW

May 11, 2026

City of Margate
5790 Margate Boulevard
Margate, FL 33063

RE: Opinion of Title in support of Revocable License Agreement between Broward County, TC MC Margate Apartments, LLC, and City of Margate

To Whom It May Concern:

Our firm represents TC MC Margate Apartments, LLC (“**TC MC Margate**”). We have been asked to prepare this Opinion of Title in support of the proposed Revocable License Agreement (the “**Agreement**”) between TC MC Margate, Broward County, and the City of Margate for the installation of landscaping and irrigation within the right of way adjacent to that certain real property legally described in Exhibit “**A**” hereto (the “**Property**”). With the understanding that this Opinion of Title is furnished to the City of Margate in support of the Agreement, it is hereby certified that the following reflects a comprehensive search of the Public Records of Broward County for instruments affecting the Property, covering the period from the beginning to the 7th day of May, 2026, at the hour of 4:30 PM.

IN SUPPORT OF THIS OPINION OF TITLE, WE HAVE EXAMINED THE FOLLOWING:

- (i) Owner’s Policy of Title Insurance No. 5011412-3970618 issued by First American Title Insurance Company;
- (ii) Title Search Report dated January 31, 2024, issued by First American Title Insurance Company;
- (iii) Title Search Report dated February 20, 2025, issued by First American Title Insurance Company;
- (iv) Title Search Report dated March 20, 2026;
- (v) Our own search of the Broward County Official Records through May 7, 2026; and
- (vi) Such other additional information as deemed necessary to deliver this Opinion of Title.

After review of the aforementioned documentation and information, I hereby certify that, as of May 7, 2026, at 4:30 pm, the fee simple title to the property was vested in **TC MC MARGATE APARTMENTS, LLC, a Florida limited liability company**, by virtue of that certain Warranty Deed dated July 9, 2018, and recorded in the Public Records of Broward County, Florida on July 11, 2018, as instrument number 115192623. (A copy of the deed to TC MC Margate is attached hereto as Exhibit “**B**.”)

Based on our review of the organizational documentation for TC MC Margate, including but not limited to the Articles of Organization filed with the Florida Department of State, and the company’s Operating Agreement, **Maurice Cayon** and **Tomas Cabrerizo** are the Managers of TC MC Margate.

Either Maurice Cayon or Tomas Cabrerizo is authorized to execute documents, agreements, site plans, plats and any other instrument on behalf of the company.

I FURTHER CERTIFY THAT TITLE TO THE PROPERTY IS SUBJECT TO THE FOLLOWING MATTERS:

- I. **MORTGAGE(S) OF RECORD:** Construction Mortgage and Security Agreement in favor of City National Bank of Florida, dated August 13, 2025, and recorded August 14, 2025, as Instrument No. 120380570.

- II. **SPECIAL EXCEPTIONS, INCLUDING EASEMENTS, RESTRICTIONS, DEDICATIONS, RESERVATIONS:**
 - a. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CENTRAL PARK OF COMMERCE, as recorded in Plat Book 119, Page(s) 27, including but not limited to any building setback lines and/or easements lying within the lots described in Schedule A, as affected by that certain Agreement recorded in Book 11906, Page 721.

 - b. Easement granted to Florida Power & Light Company recorded September 21, 1984, in Official Records Book 12012, Page 619.

 - c. Easement granted to Florida Power & Light Company recorded October 18, 1984, in Official Records Book 12069, Page 13.

 - d. Easement granted to Florida Power & Light Company recorded June 4, 1086, in Official Records Book 13453, Page 438.

 - e. Easement granted to the City of Margate, Florida, recorded August 26, 1988, in Official Records Book 15380, Page 76.

 - f. Terms and conditions of that certain Agreement Relating to Non-Vehicular Access lines recorded August 23, 1991, in Official Records Book 18689, Page 195.

 - g. Terms and provisions of that certain Margate Community Redevelopment Agency Landscape Upgrade Matching Grant Program Agreement for Reimbursement recorded May 9, 2013, in Official Records Book 49780, Page 661.

 - h. Terms and provisions of that certain Margate Community Redevelopment Agency Commercial Façade Improvement Matching Grant Program Agreement for Architectural Services and Construction Reimbursement recorded May 9, 2013, in Official Records Book 49780, Page 665.

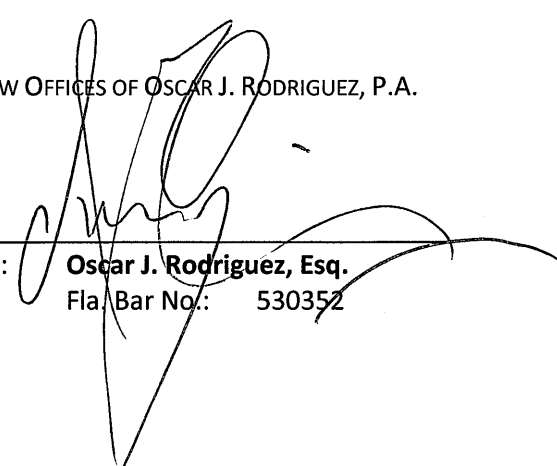
 - i. Resolution No. 16-153 by City of Margate approving utility and access easements for maintenance of water facilities recorded in Instrument No. 113493138.

 - j. Ingress - Egress and Drainage Easement Agreement dated September 24, 2021, and recorded September 28, 2021, as Instrument No. 117618189.

- k.** Shared Use Parking Easement dated November 10, 2021, and recorded March 2, 2023, as Instrument No. 118709725.
- l.** Resolution No. 23-098 by City of Margate dated December 6, 2023, and recorded on December 18, 2023, as Instrument No. 119288992.
- m.** Declaration of Restrictive Covenants dated December 12, 2023, and recorded on January 12, 2024, as Instrument No. 119332671.
- n.** Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARQUESA, as recorded on April 18, 2024, in Plat Book 183, Page 696, as Instrument No. 119519781.
- o.** Security/Lien Agreement for Installation of Required Improvements between Broward County and TC MC Margate Apartments, LLC, recorded on April 18, 2024, as Instrument No. 119519782.
- p.** Notice of Environmental Resource Permit dated May 15, 2024, and recorded on August 23, 2024, as Instrument No. 119757849.
- q.** Resolution No. 24-084 by City of Margate dated November 6, 2024, and recorded on December 6, 2024, as Instrument No. 119939334.
- r.** Assignment of Leases, Rents, Profits, Permits, Deposits, Approvals, Licenses, Warranties and Other Agreements dated August 13, 2025, and recorded on August 14, 2025, as Instrument No. 120380571.
- s.** UCC-1 Financing Statement recorded August 14, 2025, as Instrument No. 120380572.
- t.** Cross-Default and Cross-Collateralization Agreement for the benefit of City National Bank of Florida dated August 13, 2025, and recorded on August 14, 2025, as Instrument No. 120382025.
- u.** Notice of Commencement dated August 18, 2025, and recorded August 12, 2025, as Instrument No. 120387467.
- v.** Easement granted to Florida Power & Light Company dated October 27, 2025, and recorded November 26, 2025, as Instrument No. 120568984.
- w.** Notice of Environmental Resource Permit dated November 21, 2024, and recorded on July 8, 2025, as Instrument No. 120311590.
- x.** Grant of Easement in favor of Comcast Cable Communications Management, LLC, recorded on July 25, 2025, as Instrument No. 120344955.

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. If you have any questions regarding this Opinion of Title or the matters referenced herein, I can be reached by phone at 305-442-1991 or by email at orodriguez@ojrlaw.com. Thank you in advance for your assistance with this matter.

LAW OFFICES OF OSCAR J. RODRIGUEZ, P.A.



By: **Oscar J. Rodriguez, Esq.**
Fla. Bar No.: 530352