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February 5, 2019

Re: 1300 Cormorant Road

The undersigned has reviewed the Chain of Title and the Public Records through January 31, 2019, and finds that the following described property is presently owned by The City of Delray Beach pursuant to that certain Tropic Palms Plat No. 2, recorded at Plat Book 25, Page 135 of the Palm Beach County Public Records and the Replat of Tropical Palms Plat No. 2 recorded in Plat Book 33, Page 144 of the Public Records of Palm Beach County, Florida which made dedications for "the perpetual use of the public, as highways and waterways, the Streets and Canals as shown herein."

Parcel ID No: 12-43-46-29-14-000-0140<sup>1</sup>

Parcel Description (legal description): Please see attached Exhibit "A".

As of the date of the Title Report, January 31, 2019, the property was encumbered by the following mortgage (if applicable): NONE

The Property is further encumbered by the following exception to title:

Restrictions, covenants easements and other matters as contained on the Replat of Tropical Palms Plat No. 2, according to the plat thereof, recorded in PB 33, Page 144 thru 146 of the Public Records of Palm Beach County, Florida.

This Certificate of Title is prepared and provided to the City of Delray Beach, Department of Planning & Zoning, for the purposes of Bird Canal Vacation (Partial) and for no other purposes whatsoever. The City of Delray Beach and the Department of Planning & Zoning shall be

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<sup>1</sup> Please note that this is the PCN for the Bird Parcel of property which is adjacent to the property to be vacated. The real property which is sought to be vacated does not have a PCN according to the Palm Beach County Property Appraiser's Office and website.

entitled to rely on this Certificate of Title for the purpose of vacating the above described property.

Very truly yours,



**ROD A. FEINER**  
**For the Firm**

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