

Search No.: 20-817-9

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**TITLE CERTIFICATE**

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

**TO: Broward County Board of County Commissioners/City of Pompano**

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners/ 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 described property covering the period from the beginning to the 11<sup>th</sup> day of December 2020, at the hour of 11:00 P.M., inclusive, of the following described property, and we recognize that the County is relying on this Title Certificate with regard to the Acceptance of a Plat.

**Legal Description:**

**SEE ATTACHED**

We hereby certify that on the last mentioned date, the fee simple title to the above-described real property was vested in:

**Names of all Owner(s) of Record:**

**Beach Villas Condominium, a Florida not for profit corporation  
(O.R. Book 7598, Page 1)**

**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:**

**SEE ATTACHED**

**Easement(s) and Rights-of-Way Documents:**

**SEE ATTACHED**

**TIITF Deeds and Releases:**

**SEE ATTACHED**

**WE HEREBY CERTIFY** that the foregoing certificate reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Paramount Title Services, Inc., has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seal this 28<sup>th</sup> day of December 2020.

Evelyn Branas  
Name

(Corporate Seal)

\_\_\_\_\_  
Signature

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EXHIBIT "A"

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The North 300 feet of the following described parcel of land:

That part of the North 508 feet of Government Lot 1, Section 31, Township 48 South, Range 43 East, and the North 508 feet of Government Lot 1, Section 32, Township 48 South, Range 43 East lying East of the centerline of State Road A1A, commonly known as Ocean Boulevard, as said road is now constructed and in use, said parcel of land being bounded on the West by the centerline of said State Road A1A, and on the East by the Atlantic Ocean, together with all littoral and riparian rights thereunto appertaining, AND

Lot 1, Block 1 of ATLANTIC VIEW NO. 2, according to the Plat thereof as recorded in Plat Book 27, Page 21, of the Public Records of Broward County, Florida.

**PARAMOUNT TITLE SERVICES, INC.**  
**7501 W. Oakland Park Boulevard, Suite 303-East**  
**Fort Lauderdale, Florida 33319**  
**Phone: 954-467-6607 - Fax: 954-467-3280**

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**Mortgage(s) of Record:**

1. **AGREEMENT NOT TO TRANSFER, ENCUMBER ASSIGN OR PLEDGE ASSETS:** Beach Villa 900 Ocean Boulevard Condominium, Inc., a not for profit Florida corporation TO Branch Banking and Trust Company, dated January 28, 2018, filed February 21, 2018, Under Instrument No. 114903588.
2. **COLLATERAL ASSIGNMENT OF RIGHT TO COLLECT ASSESSMENTS AND ASSIGNMENT OF LIEN RIGHTS:** Beach Villa 900 Ocean Boulevard Condominium, Inc., a not for profit Florida corporation TO Branch Banking and Trust Company, dated January 28, 2018, filed February 21, 2018, Under Instrument No. 114903569.

**No mortgage of record found**

**Easement(s) and Rights-of-Way Documents:**

1. **MAINTENANCE MAP:** Misc. Map Book 5, Page 13
2. **EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF Atlantic View NO.2,** Plat Book 27, Page 21, Public Records Broward County, Florida.
3. **DEED:** E.M. Best and Frances L. Best, his wife TO Broward County, a political subdivision of the State of Florida, dated February 1, 1950, filed March 21, 1950 in Deed Book 686, Page 337.
4. **AMENDMENT TO DECLARATION OF CONDOMINIUM:** Magness Construction Co., a Delaware corporation TO the Public, dated June 22, 1978, filed June 27, 1978 in O.R. Book 7638, Page 50.
5. **AGREEMENT FOR RIGHT OF ACCESS TO PROVIDE CABLE TELEVISION SERVICE:** Beach Villas Condo AND American Cablesystems of Florida, Ltd., d/b/a Continental Cablevision of Broward County, dated December 4, 1995, filed February 20, 1996 in O.R. Book 24512, Page 895.
6. **PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT:** President, Beach Villa Condo TO Broward County, a political subdivision of the State of Florida, dated January 14, 2003, filed January 31, 2003 in O.R. Book 34499, Page 596.
7. **RULES AND REGULATIONS:** Beach Villa 900 Boulevard Condominium, Inc. TO the Public, dated July 8, 2005, filed July 22, 2005 in O.R. Book 40134, Page 1982.
8. **AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OF BEACH VILLAS CONDOMINIUM:** Beach Villas Condominium TO the Public, filed October 10, 2013 in O.R. Book 50246, Page 453.
9. **AMENDMENTS TO THE DECLARATION OF CONDOMINIUM FOR BEACH VILLA 900 OCEAN BOULEVARD CONDOMINIUM:** Beach Villa 900 Boulevard Condominium, Inc. TO the Public, filed March 14, 2017, Under Instrument No. 114260093.
10. **BEACH STORM DAMAGE REDUCTION CONSENT OF USE:** City of Pompano Beach TO Board of County Commissioners of Broward County, FL., a political subdivision of the State of Florida, dated November 14, 2019, filed December 11, 2019, Under Instrument No. 116228115.

**TITF Deeds and Releases:**

1. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Florida Coast Line Canal and Transportation Company, dated September 24, 1890, filed December 2, 1890 in Deed Book D, Page 362.
2. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Edward L. White, dated September 11, 1890, filed July 13, 1891 in Deed Book E, Page 87.

**P&Z**

PZ21-13000002  
7/28/2021