

# **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

13800 NW 14<sup>th</sup> Street, Suite 190, Sunrise, Florida 33323

## **CERTIFICATE OF SEARCH OWNERSHIP & ENCUMBRANCE**

File Number: 5911719 3<sup>rd</sup> Revised Reference: Residences at Palm Aire

Provided for: **Steinberg Garellek P.L.**  
**Attention: LuAnne Andringa**  
**200 East Palmetto Park Road**  
**Suite 103**  
**Boca Raton, Florida 33432**

**FIDELITY NATIONAL TITLE INSURANCE COMPANY** does hereby certify that a search of the Public Records of Broward County, Florida through and including the date of July 19, 2016 at 6:00 a.m. on the land described:

A portion of Parcel B, RESIDENCES AT PALM AIRE, according to the plat thereof, as recorded in Plat Book 181, Pages 178-182, inclusive, of the Public Records of Broward County, Florida, described as follows:

BEGINNING at the Southeast corner of said Parcel B;  
THENCE along the South line of said Parcel B the following eight (8) courses: South 76°36'32" West a distance of 21.85 feet;  
THENCE South 69°19'34" West a distance of 238.14 feet;  
THENCE South 73°55'06" West a distance of 182.76 feet;  
THENCE South 71°12'48" West a distance of 211.47 feet to a point on the arc of a non-tangent curve concave to the North, a radial line of said curve through said point having a bearing of South 10°39'02" East;  
THENCE Westerly along the arc of said curve to the right, having a central angle of 11°32'32" and a radius of 2,231.83 feet for an arc distance of 449.60 feet to a point of tangency;  
THENCE North 89°06'30" West a distance of 0.13 feet;  
THENCE North 85°20'44" West a distance of 180.40 feet;  
THENCE North 89°06'30" West a distance of 111.27 feet;  
THENCE North 35°03'08" West a distance of 78.33 feet;  
THENCE North 42°27'58" West a distance of 30.83 feet;  
THENCE North 02°32'02" East a distance of 6.52 feet;  
THENCE North 47°32'02" East a distance of 30.83 feet;  
THENCE North 22°03'23" East a distance of 33.68 feet;  
THENCE South 42°28'12" East a distance of 35.00 feet to a point of curvature of a tangent curve concave to the North;  
THENCE Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a central angle of 90°00'00" and a radius of 45.00 feet for an arc distance of 70.69 feet to a point of tangency;  
THENCE North 47°31'48" East a distance of 115.23 feet to a point of curvature of a tangent curve concave to the Southeast;  
THENCE Northeasterly along the arc of said curve to the right, having a central angle of 30°00'23" and a radius of 120.00 feet for an arc distance of 62.85 feet to a point of reverse curvature of a tangent curve concave to the Northwest;  
THENCE Northeasterly and Northerly along the arc of said curve to the left, having a central angle of 54°03'56" and a radius of 210.00 feet for an arc distance of 198.16 feet to a point of reverse curvature of a tangent curve

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concave to the East;

THENCE Northerly along the arc of said curve to the right, having a central angle of 07°44'33" and a radius of 100.00 feet for an arc distance of 13.51 feet to a point on the arc of a non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of North 68°00'39" West;

THENCE Northerly, Northeasterly and Easterly along the arc of said curve to the right, having a central angle of 65°24'43" and a radius of 110.12 feet for an arc distance of 125.72 feet to a point of tangency;

THENCE North 87°34'27" East a distance of 532.38 feet;

THENCE South 65°23'17" East a distance of 44.00 feet;

THENCE North 87°34'27" East a distance of 281.94 feet;

THENCE along the East line of said Parcel B, South 15°01'12" East a distance of 219.39 feet to the POINT OF BEGINNING.

Said land situate within the City of Pompano Beach, Broward County, Florida, containing 9.987 acres, more or less.

**EASEMENT PARCELS:**

Easement Parcel 1:

Easement rights created by Access Easement Agreement by and among West Atlantic Boulevard Apartments Investors LLC, a Delaware limited liability company; FCI Development Ten, LLC, a Florida limited liability company; and ZF Development II, LLC, a Florida limited liability company, recorded as Instrument No. 112814107, Public Records of Broward County, Florida.

Easement Parcel 2:

Easement rights created by 31<sup>st</sup> Avenue Access Easement Agreement by and among West Atlantic Boulevard Apartments Investors LLC, a Delaware limited liability company; FCI Development Ten, LLC, a Florida limited liability company; and ZF Development II, LLC, a Florida limited liability company, recorded as Instrument No. 112814108, Public Records of Broward County, Florida.

Easement Parcel 3:

Easement rights created by Temporary Construction and Access Easement Agreement between 2F Development II, LLC, a limited liability company, and FCI Development Ten, LLC, a Florida limited liability company, recorded as Instrument No. 112814111, Public Records of Broward County, Florida.

Easement Parcel 4:

Easement rights created by Drainage and Irrigation Easement Agreement between 2F Development II, LLC, a Florida limited liability company, and FCI Development Ten, LLC, a Florida limited liability company, recorded as Instrument No. 112814110, Public Records of Broward County, Florida.

Parcel No. 484232-19-0021

That record title to the land as described and shown on the above description is in the name of: **FCI DEVELOPMENT TEN, LLC.** By virtue of the following:

Special Warranty Deed filed February 17, 2015, recorded under Instrument No. 112814105, from Palm Aire Associates Limited Partnership, a Delaware limited partnership, to FCI Development Ten, LLC, a Florida limited liability company.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

NONE

THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS COVERING CAPTION PROPERTY

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. PLAT	June 25, 2015	PB 181/178
2. EVERGLADES DRAINAGE DISTRICT DEED NO. 2247	January 30, 1945	DB 470/383
3. RESOLUTION NO. 73-194	July 3, 1973	5347/715
4. EASEMENT	July 11, 1975	6266/508
5. ADDENDUM TO ANNEXATION- SEWER AND WATER AGREEMENT	April 2, 1976	6541/762
6. LANDSCAPE EASEMENT	December 24, 1985	13065/291
7. LANDSCAPE & ENTRANCEWAY EASEMENT	December 24, 1985	13065/296
8. RETENTION EASEMENT	December 24, 1985	13065/305
9. MODIFICATION OF LANDSCAPE AN ENTRANCEWAY EASEMENT	July 1, 1986	13521/658
10. DRAINAGE AND RETENTION EASEMENT	July 1, 1986	13521/777
11. RETENTION EASEMENT	July 1, 1986	13521/783
12. DRAINAGE EASEMENT	July 1, 1986	13521/800
13. WATER WELL FIELD RIGHTS AND EASEMENT AGREEMENT	February 10, 1993	20353/167
14. DECLARATION OF RESTRICTIVE COVENANTS	October 6, 2010	47427/1280

15. AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS	August 5, 2013	50049/1791
16. RESOLUTION NO. 2013-340	August 16, 2013	50086/1752
17. RESOLUTION NO. 2015-115	December 31, 2014	51354/1787
18. PARTIAL RELEASE OF RIGHTS UNDER WATER WELL FIELD RIGHTS AND EASEMENT AGREEMENT	February 6, 2015	#112795739
19. ACCESS EASEMENT AGREEMENT	February 17, 2015	#112814107
20. 31 <sup>ST</sup> AVENUE ACCESS EASEMENT AGREEMENT	February 17, 2015	#112814108
21. DRAINAGE EASEMENT AGREEMENT	February 17, 2015	#112814109
22. DRAINAGE AND IRRIGATION EASEMENT AGREEMENT	February 17, 2015	#112814110
23. TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT	February 17, 2015	#112814111
24. DECLARATION OF RESTRICTIVE COVENANTS FOR WORKFORCE HOUSING	February 17, 2015	#112814112
25. DECLARATION OF RESTRICTIVE COVENANT	February 17, 2015	#112814113
26. SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS	June 25, 2015	#113073073

**Name Search on the Fee Simple Title Owner only:**

FCI DEVELOPMENT TEN, LLC

and found the following:

NOTHING FOUND

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**CERTIFICATE OF SEARCH**  
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**FIDELITY NATIONAL TITLE INSURANCE COMPANY** hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Broward State of Florida, and from such other public records and sources as are herein indicated.

**CONTENTS:** This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward County, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

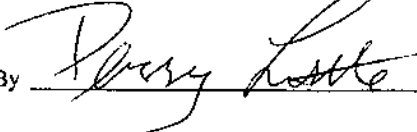
**FORM:** Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

**THERE IS EXCEPTED FROM THIS CERTIFICATE**

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of B County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years proceeding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 23<sup>rd</sup> day of July, 2016.

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

By  \_\_\_\_\_

Acceptance of this report shall evidence agreement with Company that NO INSURANCE IS TO BE ISSUED THEREON, and that in consideration of the limited charges therefore, the liability of the Company for any negligence, error or omission with respect to the contents thereof is limited to the sum of One thousand dollars (\$1,000.00) as set forth by Florida Statute 627.7843.