

Search No.: 21-806-4

TITLE CERTIFICATE

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

TO: City of Pompano Beach

With the understanding that this Title Certificate is furnished to 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 28th day of April 2021, 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:

Rozap Inc., a Florida corporation (O.R. Book 8429, Page 354)

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: NONE

Easement(s) and Rights-of-Way Documents: SEE ATTACHED

TITF Deeds and Releases: NONE

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 17th day of May 2021.

Evelyn Branas
Name

(Corporate Seal)

Signature

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

Search No.: 21-806-4

EXHIBIT "A"

A PORTION OF GOVERNMENT LOT FOUR (4), IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, OF SAID SECTION 19; THENCE NORTH 88°41'48" EAST, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 465.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE SOUTH 06°53'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 202.06 FEET; THENCE SOUTH 88°41'48" WEST, ALONG A LINE PARALLEL TO SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 435.91 FEET TO THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF GOVERNMENT LOT 4; THENCE NORTH 01°34'18" WEST, ALONG SAID WEST BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, 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

Search No.: 21-806-4

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

1. **RIGHT OF WAY MAP:** Book 3, Page 5
2. **RIGHT OF WAY MAP:** Book 3, Page 6
3. **DEED:** Model Land Company, a Florida corporation TO the State of Florida, dated October 5, 1926, filed June 15, 1927 in Deed Book 153, Page 50.
4. **EASEMENT:** Core Newspaper Company, T.T. Gore, President TO Broward County, a political subdivision of the State of Florida, dated September 4, 1969, filed September 30, 1969 in O.R. Book 4036, Page 508.
5. **EMINENT DOMAIN RESOLUTION:** State of Florida Department of Transportation, dated February 7, 1996, filed February 16, 1996 in O.R. Book 24498, Page 674.
6. **EASEMENT:** Pompano Theatre Holdings, Ltd., a Florida limited partnership TO Broward County, a political subdivision of the State of Florida, dated August 12, 1998, filed October 14, 1998 in O.R. Book 28912, Page 106.
7. **ADDENDUM TO INTERLOCAL AGREEMENT:** City of Lighthouse Point, Florida, a Florida municipal corporation TO City of Pompano Beach, Florida, a Florida municipal corporation, dated December 18, 2006, filed February 15, 2007 in O.R. Book 43608, Page 652.
8. **RIGHT OF ENTRY AND USE AGREEMENT:** Rozap, Inc., a Florida corporation AND FPL FiberNet, LLC, a Delaware limited liability company, dated October 22, 2009, filed May 25, 2010 in O.R. Book 47106, Page 687.