

TITLE CERTIFICATE

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

To: Broward County Board of County Commissioners

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners, 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 above described property covering the period from the beginning to the 14th day of September, 2018, at the hour of 8:00 am, inclusive, of the following described property:

Legal Description *(must match plat legal description)*

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

See attached Exhibit "A", Legal Description

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

Names of all Owner(s) of Record:

Preferred Development Pompano LLC, a Florida limited liability company by virtue of Trustee's Deed, dated April 3, 2018, recorded April 9, 2018 under Instrument No. 115000266, of the Public Records of Broward County, Florida.

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.

Thomas R. Speno, Manager

Subject to the following:

Mortgage(s) of Record (*if none, state none*):

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Florida Real Estate Mortgage, Assignment of Release, Rents and Security Agreement executed by Preferred Development Pompano LLC, a Florida limited liability company, in favor of Iberiabank, a Louisianan State Bank, in the principal amount of \$1,070,000.00, recorded April 9, 2018 under Instrument No. 115000267, of the Public Records of Broward County, Florida.

Encumbrances: NONE

List of easements and Rights-of-Way lying within the plat boundaries (*if none, state none*).

(Attach copies of all recorded document(s) [excluding recorded plats].

1. Easement(s) to Florida Power & Light Company recorded in Official Records Book 9923, Page 647, as affected by Subordination of Utility Interests as recorded in Official Records Book 48487, Page 1598.
2. Right of Way and easement(s) for the maintenance and operation of a spur track reserved and set forth in Deed recorded in Official Records Book 9957, Page 172.
3. Resolution of Broward County recorded in Official Records Book 28837, Page 1194.
4. Consent Decree recorded in Official Records Book 25882, Page 1.
5. Easement(s) to American Telephone and Telegraph Company, recorded in Deed Book 83, Page 100 as affected by Subordination of Utility Interests recorded in Official Records Book 48475, page 1145.
6. Temporary Easement(s) as contained in Order of Taking, between State of Florida Department of Transportation, Petitioner vs. Robert E. Dooley, as Trustee of the Robert E.

Dooley Trust # 1, dated October 22, 2002, et al, Defendants, dated March 3, 2014, Case No. CACE 13014621-21, as recorded in Official Records Instrument # 115000010.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report **may not be used for the purpose of issuing a title insurance commitment or policy.**

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

WE HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, SARAGA/LIPSHY, PL (name of Title Company) has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seals this 25th day of September, 2018.



Brian Louis Lipshy, Esq.

(Corporate Seal)

Exhibit "A"

LEGAL DESCRIPTION:

A PORTION OF TRACT 'B', POMPANO TERMINAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF GOVERNMENT LOTS 1 AND 4, SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF ANDREWS AVENUE EXTENSION, ITEM/SEGMENT NO. 2307241, SECTION 86000-2590 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH $02^{\circ}50'19''$ EAST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 297.09 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF SOUTHWEST 1st COURT AND THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}00'43''$ EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 173.33 FEET; THENCE SOUTH $49^{\circ}21'33''$ EAST, A DISTANCE OF 151.89 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 12TH AVENUE; THENCE SOUTH $02^{\circ}29'05''$ EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 417.19 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 2ND STREET ; THENCE SOUTH $89^{\circ}17'40''$ WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.03 FEET; THENCE NORTH $59^{\circ}08'21''$ WEST, A DISTANCE OF 15.13 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH $62^{\circ}26'17''$ WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 2,138.00 FEET, A CENTRAL ANGLE OF $06^{\circ}56'21''$ AND AN ARC LENGTH OF 258.93 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 2,028.00 FEET, A CENTRAL ANGLE OF $04^{\circ}07'27''$ AND AN ARC LENGTH OF 145.98 FEET; THENCE NORTH $15^{\circ}50'03''$ WEST, A DISTANCE OF 50.11 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AND FROM SAID POINT A RADIAL LINE BEARS NORTH $61^{\circ}00'01''$ EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 2,016.00 FEET, A CENTRAL ANGLE OF $03^{\circ}34'12''$ AND AN ARC LENGTH OF 125.61 FEET, THE LAST FOUR (4) CALLS BEING ALONG THE EAST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION; THENCE NORTH $89^{\circ}00'43''$ EAST, A DISTANCE OF 60.17 FEET TO THE POINT OF BEGINNING

TOGETHER WITH:

A PORTION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 02°50'19" EAST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 581.68 FEET; THENCE SOUTH 89°09'30" WEST, A DISTANCE OF 56.15 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 56°50'37" WEST, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 2,138.00 FEET, A CENTRAL ANGLE OF 00°37'48" AND AN ARC LENGTH OF 23.51 FEET; THENCE SOUTH 20°19'23" EAST, A DISTANCE OF 51.14 FEET; THENCE SOUTH 34°14'30" EAST, A DISTANCE OF 18.28 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 46°28'32" WEST, THE LAST THREE (3) CALLS BEING ALONG THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 319.62 FEET, A CENTRAL ANGLE OF 27°11'06" AND AN ARC LENGTH OF 151.65 FEET; THENCE NORTH 89°09'30" EAST, A DISTANCE OF 85.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 109,891 SQUARE FEET (2.52 ACRES) MORE OR LESS.