

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.: 21-817-1-Update 2

## 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 Beach**

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 28<sup>th</sup> day of February 2022, 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:**

**Pompano Park JV Land Holdings, LLC, a Delaware limited liability company  
(Under Instrument No. 117063175)**

**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**

**TITLE Deeds and Releases: SEE ATTACHED**

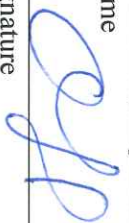
**WE HEREBY CERTIFY** that the foregoing certificate reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Paramount Title Services, Inc., has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seal this 3<sup>rd</sup> day of March 2022.

Eliana Leal, Esq.

Name

(Corporate Seal)

Signature



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**EXHIBIT "A"**

PORTIONS OF GOVERNMENT LOT 6 AND GOVERNMENT LOT 7, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST NORTHEAST CORNER OF TRACT B, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID POINT OF COMMENCEMENT ALSO BEING A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD (S.W. 3rd STREET) AND THE WESTERLY 100-FOOT RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (FEC); THENCE SOUTH 10°45'59" WEST, ALONG THE EASTERN MOST EASTERLY LINE OF SAID TRACT B AND SAID WESTERLY RIGHT-OF-WAY LINE, 675.47 FEET TO THE EASTERLY MOST SOUTHEAST CORNER OF SAID TRACT B AND POINT OF BEGINNING; THENCE, DEPARTING SAID EASTERN MOST EASTERLY LINE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 10°45'59" WEST, 656.16 FEET TO THE EASTERLY MOST NORTHEAST CORNER OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 87°27'29" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "A", 809.43 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", 602.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERN MOST SOUTHERLY LINE OF SAID TRACT B ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE WESTERN MOST EASTERLY LINE OF SAID TRACT B, 32.69 FEET TO A POINT ON THE NORTHERN MOST SOUTHERLY LINE OF SAID TRACT B; THENCE NORTH 87°15'54" EAST, ALONG SAID NORTHERN MOST SOUTHERLY LINE OF SAID TRACT B, 960.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 563,382 SQUARE FEET (12.933 ACRES) MORE OR LESS.

Search No.: 21-817-1-Update 2

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

1. **SEWER AGREEMENT:** City of Pompano Beach, Florida, a Florida municipal corporation TO South Florida Harness Raceways, Inc., and Tourist Attractions, Inc., both Florida corporations, dated June 2, 1964, filed June 21, 1979 in O.R. Book 8282, Page 41.
2. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated March 8, 1988, filed March 18, 1987 in O.R. Book 15278, Page 209. (#44-V-87)
3. **SUPPLEMENTAL WARRANTY DEED:** CSX Transportation, Inc., a Virginia corporation TO State of Florida Department of Transportation, dated March 21, 1990, filed April 30, 1990 in O.R. Book 17290, Page 87.
4. **DECLARATION OF RESTRICTIVE COVENANTS:** PPL, Inc., d/b/a Pompano Park Racing TO Broward County, a political subdivision of the State of Florida, dated January 18, 2005, filed January 27, 2005 in O.R. Book 38953, Page 1879.
5. **DECLARATION OF RESTRICTIVE COVENANTS:** PPL, Inc., TO City of Pompano Beach, a political subdivision of the State of Florida, dated June 14, 2005, filed August 4, 2008 in O.R. Book 45585, Page 1197.
6. **DECLARATION OF RESTRICTIVE COVENANTS:** PPL, Inc., a Florida for profit corporation TO Broward County, a political subdivision of the State of Florida, dated August 15, 2014, filed August 15, 2014 in O.R. Book 51018, Page 943.
7. **DECLARATION IN LIEU OF UNITY OF TITLE:** Pompano Park Holdings, LLC, a Florida limited liability company (Parcel 1-2), PPL, Inc., a Florida corporation (Parcel 3-4) and Pompano Park JV Northwest Corner, LLC, a Delaware limited liability company (Parcel 5) TO City of Pompano Beach, Florida, dated November 5, 2020, filed November 6, 2020, Under Instrument No. 116849221.
8. **MASTER EASEMENT AGREEMENT:** PPL, Inc., a Florida corporation AND Pompano Park JV Land Holdings, LLC, a Delaware limited liability company and Pompano Park JV Northwest Corner, LLC, a Delaware limited liability company, dated February 12, 2021, filed February 17, 2021, Under Instrument No. 117063176.

**TITLE 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 I Deed Book D, Page 362
2. **DEED:** Board of Commissioners of Everglades Drainage District TO Edgar L. Richardson, dated July 17, 1944, filed September 5, 1944 in Deed Book 455, Page 187. (#1283)
3. **DEED:** Board of Commissioners of Everglades Drainage District TO Leo Rosen & Vivian Rosen, his wife, dated August 21, 1944, filed October 17, 1944 in Deed Book 458, Page 481. (#1468)
4. **DEED:** Board of Commissioners of Everglades Drainage District TO Robert L. Miller and Dora Miller, dated October 16, 1944, filed in Deed Book 463, Page 476. (#1507)
5. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Leo Rosen & Vivian Rosen, dated November 6, 1944, filed December 8, 1944 in Deed Book 464, Page 296. (#2132)
6. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Robert L. Miller and Dora Miller, filed December 8, 1944 in Deed Book 464, Page 395. (#2132)
7. **RELEASE OF RIGHT OF ENTRY AND EXPLORATION FOR PHOSPHATE, MINERAL AND METAL RESERVATIONS:** Board of Trustees of the Internal Improvement Trust Fund TO Arvida Pompano Associates, Joint Venture, a Florida general partnership, dated August 24, 1988, filed September 15, 1988 in O.R. Book 15786, Page 518. (#2132)

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**8. RELEASE OF RIGHT OF ENTRY AND EXPLORATION FOR PETROLEUM, PHOSPHATE, MINERAL AND METAL RESERVATIONS AND RELEASE OF ROAD RESERVATION:** Board of Trustees of the Internal Improvement Trust Fund of the State of Florida TO PPL, Inc., a Florida corporation, dated August 15, 1995, filed August 22, 1995 in O.R. Book 23818, Page 349. (#2052-EDD-J & #2132)

**9. RELEASE OF RIGHT OF ENTRY AND EXPLORATION FOR PHOSPHATE, MINERAL AND METAL RESERVATIONS:** Board of Trustees of the Internal Improvement Trust Fund TO Pompano Park Associates Limited Partnership, a Florida limited partnership dated August 24, 1988 filed September 15, 1988 in O. R. Book 15786, Page 524.

**10. RELEASE OF RIGHT OF ENTRY AND EXPLORATION FOR PHOSPHATE, MINERAL AND METAL RESERVATIONS:** Board of Trustees of the Internal Improvement Trust Fund TO Pompano Park Associates Limited Partnership, a Florida limited partnership dated August 24, 1988 filed September 15, 1988 in O. R. Book 15786, Page 534.