

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.: 20-806-9 Update 3

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 27th day of June 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:

South 100 feet of the East 250 feet of the West 283 feet of the North ½ of the NW ¼ of the SW ¼ of the SW ¼, of Section 27, Township 48 South, Range 42, East, Public Records Broward County, Florida.

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:

Flooring World J&K LLC, a Florida limited liability company (Under Instrument No. 113568469)

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

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 1st day of July 2022.

Evelyn Branas
Name

Signature

(Corporate Seal)

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Mortgages of Record:

1. **MORTGAGE:** Flooring World J&K LLC, a Florida limited liability company TO Wells Fargo Bank, National Association, dated March 1, 2016, filed March 3, 2016, Under Instrument No. 113549304.
2. **SUBORDINATION AGREEMENT-LEASE:** Flooring World J&K LLC, a Florida limited liability company TO Wells Fargo Bank, National Association, dated March 1, 2016, filed March 3, 2016, Under Instrument No. 113549305.
3. **MORTGAGE:** Flooring World J&K LLC, a Florida limited liability company TO Wells Fargo Bank, National Association, dated March 1, 2016, filed March 3, 2016, Under Instrument No. 113549306.
4. **MORTGAGE:** Elwira M. Krukowski, a married woman, joined by her husband Marek Krukowski TO Wells Fargo Bank, National Association, dated March 1, 2016, filed March 3, 2016, Under Instrument No. 113550129 (Shown for Reference)
5. **THIRD PARTY LENDER AGREEMENT:** Wells Fargo Bank, National Association TO Florida First Capital Finance Corporation, Inc., dated March 10, 2016, filed March 14, 2016, Under Instrument No. 113568236.
6. **ASSIGNMENT OF NOTE AND MORTGAGE AND MODIFICATION AGREEMENT:** Flooring World J&K LLC, a Florida limited liability company, Florida First Capital Finance Corporation, Inc. AND Wells Fargo Bank, National Association, dated March 1, 2016, filed April 20, 2016, Under Instrument No. 113641767.
7. **NOTICE OF FUTURE ADVANCE LIMITATION:** Flooring World J&K LLC, a Florida limited liability company TO Wells Fargo Bank, National Association, dated March 1, 2016, filed April 20, 2016, Under Instrument No. 113641770.
8. **ASSIGNMENT OF MORTGAGE, CONDITIONAL ASSIGNMENT OF LEASE BY LESSOR AND COLLATERAL ASSIGNMENT OF LESSEE'S INTEREST IN LEASE:** Florida First Capital Finance Corporation, Inc. to U.S. Small Business Administration, DATED March 3, 2016, FILED April 20, 2016, Under Instrument No. 113642067.
9. **Easement(s) and Rights-of-Way Documents:**
10. **DEED:** Model Land Company, a Florida corporation TO Broward County, a political subdivision of the State of Florida, dated July 21, 1925, filed October 2, 1925 in Deed Book 68, Page 418.
11. **DEED:** Model Land Company, a Florida corporation TO Florida Power & Light Company, a Florida corporation, dated December 15, 1928, filed in Deed Book 195, Page 375.
12. **EASEMENT:** Warren Bennett TO Florida Power & Light Company, dated October 22, 1959, filed November 16, 1959 in O.R. Book 1732, Page 470.
13. **EASEMENT:** Bernard T. Mackler and Antoinette C. Mackler TO Florida Power & Light Company, dated July 8, 1964, filed July 7, 1964 in O.R. Book 2848, Page 518.
14. **EASEMENT:** Patrick E. Reithoffer, Jr. and Bette A. Reithoffer, his wife TO Broward County, a political subdivision of the State of Florida, dated November 10, 1971, filed December 1, 1971 in O.R. Book 4693, Page 403.
15. **QUIT LAIM DEED:** Bernard T. Mackler and Antoinette C. Mackler TO Broward County, a political subdivision of the State of Florida, dated June 24, 1974, filed July 8, 1974 in O.R. Book 5837, Page 369.
16. **WARRANTY DEED:** Albert L. Wells and Heather E. wells, his wife TO Broward County, a body corporate and political subdivision of the State of Florida, dated January 2, 1980, filed January 28, 1980 in O.R. Book 8815, Page 402.
17. **ORDER OF TAKING:** Broward County, a political subdivision of the State of Florida VS J. Morgan McJunkin, et al., filed June 20, 1972 in O.R. Book 9217, Page 778. (Note: Single Page filed in the Public Records for Order of Taking. See Notice of Lis Pendens filed in O.R. Book 4843, Page 331 and Stipulation filed in O.R. Book 8035, Page 83)

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18. **INGRESS AND EGRESS EASEMENT:** Otto G. Wild, a married man TO Parisi Realty, a Florida partnership, dated October 25, 1985, filed October 30, 1985 in O.R. Book 12929, Page 303.
19. **EASEMENT:** Robert A. Marks and Erwin Sefton TO city of Pompano Beach, a Florida municipal corporation, dated August 25, 1993, filed October 14, 1993 in O.R. Book 21260, Page 395.
20. **EASEMENT:** Carolyn Marks, Erwin Sefton and Joan Sefton TO Florida Power & Light Company, dated December 16, 2003, filed January 6, 2004 in O.R. Book 36997, Page 866.
21. **LOCATION AND SURVEY MAP:** Right of Way Book 7, Page 33

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LEGAL DESCRIPTION:

SOUTH 100 FEET OF THE EAST 250 FEET OF THE WEST 283 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4, OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42, EAST.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 25,000 SQUARE FEET (0.5739 ACRES), MORE OR LESS.