

Search No.: 22-817-11

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**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 12<sup>th</sup> day of September 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:**

**MacMillan Real Estate, LLC, a Florida limited liability company  
(Under Instrument No. 116695938)**

**599 Federal Station LLC, a Florida limited liability company  
(O.R. Book 47580, Page 650)**

**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**

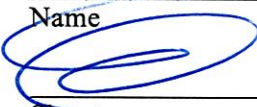
**TITF Deeds and Releases: SEE ATTACHED**

**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 15<sup>th</sup> day of September 2022.

Evelyn Branas \_\_\_\_\_

Name

(Corporate Seal)

  
\_\_\_\_\_  
Signature

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EXHIBIT "A"

That portion of the South 85 feet of the North 275 feet of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, lying West of U.S. Highway No. 1, less the West 290 feet thereof, also known as:

The following described portion of Section 36, Township 48 South, Range 42 East: Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 and run N. 89°44'32" E., along the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36, for 290.00 feet; then S. 0°22'55" E. along a line parallel with and 290 feet East of, as measured at right angles to the West line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 for 190.00 feet to the Point of Beginning of the following described parcel of land; thence continue S. 0°22'55" E. along the last described course for 85.00 feet; then N. 89°44'32" E., along a line parallel with and 275 feet South of, as measured at right angles to the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 for 193.90 feet, to a point on a curve (said point being on the Westerly right-of-way line of U.S. #1 and bearing N. 87°41'24" W., from the radius point of the next described curve; thence Northeasterly along a circular curve to the right and along said Westerly right-of-way line of U.S. #1, having a radius of 5772.65 feet and a central angle of 0°50'41", for an arc distance of 85.11 feet; then S. 89°44'32" W., for 198.53 feet to the Point of Beginning, lying and being in Broward County, Florida.

TOGETHER WITH:

A parcel of land lying in the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, thence South 01°02'16" East, a distance of 35.00 feet, thence North 89°06'20" East, a distance of 290.00 feet to the Point of Beginning of this description, thence South 01°02'16" East, a distance of 155.00 feet, thence North 89°06'20" East, a distance of 199.02 feet to a point on a circular curve to the right, also on the West right-of-way line of US #1, thence northerly and easterly along said West right-of-way line along the arc of said curve, having a radius of 5772.65 feet, an arc distance of 155.35 feet to a point on the South right-of-way of Northeast Sixth Street, thence South 89°06'20" West, along said South right-of-way line, a distance of 210.78 feet to the Point of Beginning of this description, said lands situate, lying and being in Broward County, Florida, less and except all rights of way including but not limited to the land described in that certain Order of Taking Recorded in Official Records Book 28249, Page 313 of the Public Records of Broward County, Florida.

**PARAMOUNT TITLE SERVICES, INC.**  
**12555 Orange Drive, Suite 216**  
**Davie, Florida 33330**  
**Phone: 954-467-6607 - Fax: 954-467-3280**

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**Mortgage(s) of Record:**

1. **MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT:** MacMillan Real Estate, LLC, a Florida limited liability company TO City National Bank of Florida, dated July 28, 2016, filed July 29, 2016, Under Instrument No. 113842590.
2. **FINANCING STATEMENT:** MacMillan Real Estate, LLC TO City National Bank of Florida, filed August 2, 2016, Under Instrument No. 113846596.
3. **NOTICE OF FUTURE ADVANCE:** MacMillan Real Estate, LLC, a Florida limited liability company TO City National Bank of Florida, dated April 30, 2018, filed May 14, 2018, Under Instrument No. 115072748.
4. **MORTGAGE MODIFICATION AGREEMENT:** MacMillan Real Estate, LLC, a Florida limited liability company TO City National Bank of Florida, dated August 6, 2021, filed August 6, 2021, Under Instrument No. 117485154.

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

1. **RIGHT OF WAY MAP:** Right of Way Map Book 3, Page 5
2. **RIGHT OF WAY MAP:** Right of Way Map Book 3, Page 6
3. **MONUMENTATION MAP:** Right of Way Map Book 14, Page 13
4. **DEED:** Mrs. Jeannette I. Cummings, a widow TO State of Florida, dated August 26, 1926, filed in Deed Book 153, Page 35.
5. **QUIT CLAIM DEED:** R.J. Jones and Irene Jones, husband and wife TO State of Florida, dated February 4, 1947, filed February 7, 1947 in Deed Book 572, Page 286.
6. **QUIT CLAIM DEED:** H.S. Cheshire and Georgia E. Cheshire, husband and wife TO State of Florida, dated September 2, 1947, filed September 25, 1947 in Deed Book 601, Page 323.
7. **QUIT CLAIM DEED:** Tulip Realty Co. of Florida, Inc., a corporation TO City of Pompano Beach, Florida, a Florida municipal corporation, dated December 10, 1963, filed March 4, 1964 in O.R. Book 2764, Page 652.
8. **WARRANTY DEED:** Postal Properties, Inc. TO City of Pompano Beach, Florida, dated June 5, 1970, filed June 15, 1970 in O.R. Book 4254, Page 344.
9. **WARRANTY DEED:** Food Fair Stores Inc. TO Mobil Oil Corporation, a New York corporation, dated October 25, 1973, filed October 31, 1973 in O.R. Book 5563, Page 434. (Contains easement)
10. **EASEMENT:** Food Fair Stores Inc. TO Mobil Oil Corporation, a New York corporation, dated March 6, 1974, filed May 1, 1974 in O.R. Book 5739, Page 584.
11. **CONSTRUCTION EASEMENT:** City of Pompano Beach AND State of Florida, for the use and benefit of the Department of Transportation of Florida, dated August 1, 1978, filed August 17, 1978 in O.R. Book 7724, Page 598.
12. **EASEMENT:** Ronald P. Anselmo, as Trustee TO Florida Power & Light Company, dated September 5, 1978, filed September 12, 1978 in O.R. Book 7781, Page 345.
13. **EASEMENT:** Mobil Oil Corporation, a New York corporation AND Ronald P. Anselmo, as Trustee, dated July 12, 1978, filed October 13, 1978 in O.R. Book 7825, Page 276.
14. **EASEMENT:** Mobil Oil Corporation, a New York corporation TO Florida Power & Light Company, dated December 1, 1978, filed January 24, 1979 in O.R. Book 8002, Page 452.
15. **ORDER OF TAKING:** State of Florida Department of Transportation VS Mobil, et al., dated May 12, 1998, filed May 20, 1998 in O.R. Book 28249, Page 313.

**PARAMOUNT TITLE SERVICES, INC.**  
**12555 Orange Drive, Suite 216**  
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- 16. AGREED ORDER AWARDING EXPERT FEES AND COSTS TO DEFENDANT:** State of Florida Department of Transportation VS Mobil, et al.,, dated September 22, 1999, filed October 7, 1999 in O.R. Book 29914, Page 1204.

**TIITF 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 in Deed Book D, Page 362.