



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

Search No.: 25-817-2 update 1

**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 9<sup>th</sup> day of December 2025, 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:

**Pompano Beach Redevelopment Agency of the City of Pompano Beach**  
**(O.R. Book 33261, Page 270; O.R. Book 42366, Page 1985; Instrument Number 117833880)**

**Broward County, a political subdivision of the State of Florida**  
**(O.R. Book 34914, Page 1434)**

**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.

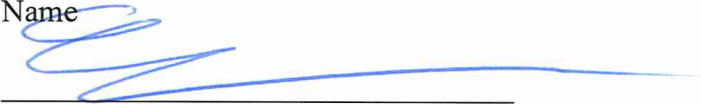
**Subject to the following:**

<b>Mortgage(s) of Record:</b>	<b>NONE</b>
<b>Easement(s) and Rights-of-Way Documents:</b>	<b>SEE ATTACHED</b>
<b>Map(s):</b>	<b>SEE ATTACHED</b>
<b>TITF Deeds and Releases:</b>	<b>NONE</b>

**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 16<sup>th</sup> day of December 2025.

Evelyn Branas  
Name

(Corporate Seal)

  
Signature



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EXHIBIT “A”

- PARCEL NO.1 (FOLIO: 484235001030)**  
35-48-42 LOT 50 X 125 IN NW COR OF W 1 AC OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.2 (FOLIO: 484235001040)**  
35-48-42 W 1 AC LESS E 100 & LESS W 50 OF N 125 OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.3 (FOLIO: 484235001050)**  
35-48-42 E 100 OF W 1 AC OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4, LESS BEGIN NW COR OF SAID PARCEL, E ALG N/L 100, S 56.28, W 100.02, N 54.51 TO POB FOR
- PARCEL NO.4 (FOLIO: 484235001060)**  
35-48-42 E 150 OF W 424 OF N 158.59 OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.5 (FOLIO: 484235050010)**  
35-48-42 W 50 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.6 (FOLIO: 484235050020)**  
35-48-42 E 50 OF W 100 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.7 (FOLIO: 484235050030)**  
35-48-42 E 50 OF W 150 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.8 (FOLIO: 484235050040)**  
35-48-42 E 50 OF W 200 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.9 (FOLIO: 484235050050)**  
35-48-42 E 50 OF W 250 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.10 (FOLIO: 484235050060)**  
35-48-42 E 50 OF W 300 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.11 (FOLIO: 484235050070)**  
35-48-42 E 50 OF W 350 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.12 (FOLIO: 484235050080)**  
35-48-42 E 50 OF W 400 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD
- PARCEL NO.13 (FOLIO: 484235050090)**  
35-48-42 E 50 OF W 450 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD & LESS POR DESC IN OR 36893/1127 DESC AS E 27.5 OF SAID PAR
- PARCEL NO.14 (FOLIO: 484235001090)**  
35-48-42 POR OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 OF SEC 35 LESS W 424 & LESS RD R/W (HAMMONDVILLE RD) & POR OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 OF SEC 35 LESS W 422.50



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

1. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated April 14, 1964, filed December 10, 1964 in O.R. Book 2922, Page 561.
2. **ORDER OF TAKING:** City of Pompano Beach, a municipal corporation VS Walter L. Timerman, et al., dated January 2, 1975, filed January 3, 1975 in O.R. Book 6064, Page 985.
3. **WARRANTY DEED:** Otis Edmund Farrington, joined by his wife Kathryn Farrington TO City of Pompano Beach, a Florida municipal corporation, dated January 30, 1980, filed January 31, 1980 in O.R. Book 8703, Page 962.
4. **WARRANTY DEED:** Edwin R. Myers, R. Gary Steelman, Larry Walden and J.E. Smith, as members of the Board of Trustees of The First Baptist Church of Pompano Beach, Florida, a Florida not for profit corporation City of Pompano Beach, a Florida municipal corporation, dated February 4, 1980, filed February 27, 1980 in O.R. Book 8752, Page 831.
5. **ORDER OF TAKING:** City of Pompano Beach, a municipal corporation VS T.S. Pridemore and Pauline Pridemore, his wife, et al., dated December 3, 1980, filed December 3, 1980 in O.R. Book 9282, Page 812.
6. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated May 25, 2010, filed June 2, 2010 in O.R. Book 47116, Page 1242.
7. **MEMORANDUM OF THE POMPANO BEACH DOWNTOWN PUBLIC PRIVATE DEVELOPMENT AGREEMENT:** City of Pompano Beach, Florida AND RP Pompano, LLC, a Florida limited liability and Pompano Beach Community Redevelopment Agency, dated June 24, 2024, filed September 11, 2024, Instrument Number 119790806.
8. **RESOLUTION:** City Commission of the City of Pompano Beach, Florida TO the Public, dated June 20, 2024, filed July 10, 2024, Instrument Number 119676609.

Map(s):

1. **RIGHT OF WAY MAP:** Misc Map Book 2, Page 39
2. **RIGHT OF WAY MAP:** Misc Map Book 8, Page 21