

**PARAMOUNT TITLE SERVICES, INC.**  
**7501 W. Oakland Park Boulevard, Suite 303-East**  
**Fort Lauderdale, Florida 33319**  
**Phone: 954-467-6607 - Fax: 954-467-3280**

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**Search No.: 16-817-11-Update 1**

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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, Florida**

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners & the City of Pompano Beach, Florida, 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 4<sup>th</sup> day of October 2018, 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:**

ALL OF THE SOUTHEAST ONE-QUARTER (S.E.1/4), OF THE NORTHWEST ONE-QUARTER (N.W.1/4), OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TOGETHER WITH: ALL OF THE SOUTHWEST ONE-QUARTER (S.W.1/4), OF THE NORTHEAST ONE-QUARTER (N.E.1/4), OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM A PORTION OF RIGHT-OF-WAY FOR N.W. 6TH AVENUE PERTAINING TO OFFICIAL RECORDS BOOK 1724, ON PAGE 167 AND OFFICIAL RECORDS BOOK 3069, ON PAGE 137, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 855,815 SQUARE FEET (19.647 ACRES) MORE OR LESS.

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:**

**Housing Authority of the City of Pompano Beach, Florida**  
**(O.R. Book 825, Page 628)**

**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:**

- 1. QUIT CLAIM DEED:** Housing Authority of the City of Pompano Beach, Florida TO City of Pompano Beach, dated October 6, 1959, filed in O.R. Book 1724, Page 167.
- 2. QUIT CLAIM DEED:** Housing Authority of the City of Pompano Beach, Florida TO City of Pompano Beach, dated August 10, 1965, filed August 20, 1965, in O.R. Book 3069, Page 137.

**TITLE 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 11<sup>th</sup> day of October 2018.

Evelyn Branas  
Name

Signature

(Corporate Seal)