

PARAMOUNT TITLE SERVICES, INC.
7501 W. OAKLAND PARK BOULEVARD, SUITE 303-East
FORT LAUDERDALE, FLORIDA 33319

TITLE REPORT

REPORT NO.	13-158-004	FIN. NO.	4287261
STATE ROAD NO.	838	SECTION NO.	8602-107
S. R. NAME	Sunrise Boulevard	PARCEL NO.	

THE UNDERSIGNED does hereby certify that search has been made of the Public Records of **Broward** County, State of Florida, for:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

as to the following described property, to-wit:

That certain parcel of land lying in Section 2, Township 50 South, Range 42 East Broward County, Florida and being more particularly described on page 2 attached.

said records reflect the following ownership and encumbrances:

TITLE HOLDER(S):	City of Fort Lauderdale, a Florida municipal corporation		
ADDRESS:	(mailing) 100 N. Andrews Avenue, Fort Lauderdale, Florida 33301 (site) N.E. 17th Way, Fort Lauderdale		
ACQUIRED BY:	Warranty Deed	O.R.B. 43689, Page 1109	
	Date Filed: March 2, 2007	Dated: February 27, 2007	
ENCUMBRANCES:	See Page 3 and 4 of 12		
CORPORATE STATUS:	N/A		
NAME SEARCH:	See Page 4 of 12		
TAX ID NO:	494234058832 Page 12 of 12		
TIITF/EDD & RELEASES:	Nothing of Record		
RIGHT-OF-WAY DOCS:	See Page 5 and 6 of 12		
TITLE HISTORY:	See Page 6 through 11 of 12		
EXAMINER'S NOTES:	A full chain of title has been examined on the subject property. "See Note on Tax Section"		

THE UNDERSIGNED hereby certifies that the foregoing Title Report reflects a comprehensive search of the Public Records of **Broward** County, Florida, showing the present ownership of the real property described above, together with all outstanding encumbrances and potential encumbrances affecting said lands. This report is not to be construed as an Opinion of Title.

CERTIFIED this **July 3, 2013** at eleven o'clock P.M.

PARAMOUNT TITLE SERVICES, INC.

Eliana Leal

Eliana Leal
President

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LEGAL DESCRIPTION

A PORTION OF LOT 1 AND LOT 24, BLOCK 232, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 24, BLOCK 232;
THENCE ALONG THE WEST LINE OF SAID LOT 24, NORTH 00°00'00" EAST, 35.00 FEET;;
THENCE NORTH 89°59'00" EAST, 270.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 1;
THENCE ALONG SAID EAST LINE, SOUTH 00°00'00" WEST, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 45°00'30" WEST, 35.35 FEET;
THENCE SOUTH 89°59'00" WEST, 220.00 FEET;
THENCE SOUTH 44°59'30" WEST, 35.35 FEET TO THE POINT OF BEGINNING.*

SAID LANDS LYING, SITUATE AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 3,325 SQUARE FEET, (0.0.76 ACRES), MORE OR LESS.

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ACQUIRED BY

Warranty Deed

O.R. Book: 43689, Page: 1109 Filed Date: March 02, 2007 Dated: February 27, 2007

1st PARTY BankAtlantic, a federal savings bank

2nd PARTY City of Fort Lauderdale, a Florida municipal corporation

ENCUMBRANCES

Tax and Folio Information

Filed Date: July 15, 2013 Dated: July 15, 2013

Termination of Parking Agreement

O.R. Book: 42025, Page: 1337 Filed Date: May 15, 2006 Dated: May 08, 2006

1st PARTY City of Fort Lauderdale, a Florida municipal corporation

2nd PARTY BankAtlantic, a federal savings bank, successor in interest to Atlantic Federal Savings and Loan Association of Fort Lauderdale (RE: ORB 7325-333 terminated, see paragraph 7 on page 1338; ORB 40591-1563 is not applicable)

Termination of Planter Agreement ("Termination")

O.R. Book: 42025, Page: 1332 Filed Date: May 15, 2006 Dated: January 18, 2006

1st PARTY BankAtlantic Bank Corp., Inc., a federal savings bank

2nd PARTY City of Fort Lauderdale, a Florida municipal corporation (RE: ORB 1793-387 - Note: no recorded evidence of demolition, see paragraph 8 on page 1333)

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Ordinance

O.R. Book: 34145, Page: 1891 Filed Date: November 21, 2002 Dated: November 18, 2002

1st PARTY Board of County Commissioners of Broward County, Florida

2nd PARTY the Public (#2002-61) (RE: Comprehensive Plan Amendment)

Agreement

O.R. Book: 1793, Page: 387 Filed Date: January 11, 1960 Dated: December 29, 1959

1st PARTY City of Fort Lauderdale, a Florida municipal corporation

2nd PARTY Atlantic Federal Savings and Loan Association of Fort Lauderdale, a federal savings and loan association

Plat

Plat Book: 2-D, Page: 18 Filed Date: February 18, 1911 Dated: February 18, 1911

1st PARTY PROGRESSO PLAT

2nd PARTY the Public (Dade County Plat)

NAME SEARCH

BANKATLANTIC **NOTHING OF RECORD**

**ATLANTIC FEDERAL SAVINGS
AND LOAN ASSOCIATION OF
FORT LAUDERDALE** **NOTHING OF RECORD**

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RIGHT-OF-WAY DOCS

Right-of-Way Map

Right of Way Map Book: 3, Page: 6 Filed Date: October 22, 1958 Dated: October 22, 1958

1st PARTY State of Florida State Road Department

2nd PARTY the Public (SR 5)

Right-of-Way Map

Right of Way Map Book: 3, Page: 5 Filed Date: October 22, 1958 Dated: October 22, 1958

1st PARTY State of Florida State Road Department

2nd PARTY the Public (SR 5)

Warranty Deed

O.R. Book: 34, Page: 357 Filed Date: November 01, 1953 Dated: February 28, 1952

1st PARTY City of Fort Lauderdale, a Florida municipal corporation

2nd PARTY State of Florida, for the use and benefit of the State Road Department of Florida (SR 5) (best copy available)

Warranty Deed

Deed Book: 772, Page: 369 Filed Date: August 10, 1952 Dated: April 04, 1952

1st PARTY G.J. Nichols, Inc., a Florida corporation

2nd PARTY State of Florida, for the use and benefit of the State Road Department of Florida (SR 5)

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Right-of-Way Map

Road Plat: 1, Page: 40 Filed Date: March 20, 1952 Dated: March 20, 1952

1st PARTY State of Florida State Road Department

2nd PARTY the Public (SR 5)

Special Warranty Deed

Deed Book: 738, Page: 409 Filed Date: June 25, 1951 Dated: June 22, 1951

1st PARTY Paul R. Pace and Manie Pace, his wife

2nd PARTY City of Fort Lauderdale, a Florida municipal corporation (SR 5) (best copy available)

Plat

Plat Book: 2-D, Page: 18 Filed Date: February 18, 1911 Dated: February 18, 1911

1st PARTY PROGRESSO PLAT

2nd PARTY the Public (Dade County Plat)

TITLE HISTORY

FDIC INFORMATION

Filed Date: July 15, 2013 Dated: July 15, 2013

1st PARTY BRANCH BANKING AND TRUST COMPANY (Cert# 9846), successor by merger to BankAtlantic, a federal savings Bank f/k/a Atlantic Federal Savings and Loan Association (Cert# 30559)

2nd PARTY the Public

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Warranty Deed

O.R. Book: 13423, Page: 69 Filed Date: May 23, 1986 Dated: April 24, 1986

1st PARTY Manie Pace Murphy, formerly Manie Pace, surviving spouse of Paul R. Pace

2nd PARTY Atlantic Federal Savings and Loan Association of Fort Lauderdale, a United States of America corporation (Lot 1 - non-homestead)

Warranty Deed

O.R. Book: 2734, Page: 87 Filed Date: January 13, 1964 Dated: December 31, 1963

1st PARTY Nora H. Noe, an unmarried widow, individually and as surviving spouse of Walter B. Noe, deceased

2nd PARTY Atlantic Federal Savings and Loan Association of Fort Lauderdale, a United States corporation (2/11 interest in Lot 24)

Warranty Deed

O.R. Book: 2729, Page: 418 Filed Date: January 03, 1964 Dated: December 31, 1963

1st PARTY H. Edwin Ramsey and Mary F. Ramsey, his wife

2nd PARTY Atlantic Federal Savings and Loan Association of Fort Lauderdale, a United States corporation (3/11 interest in Lot 24)

Warranty Deed

O.R. Book: 2729, Page: 417 Filed Date: January 03, 1964 Dated: December 31, 1963

1st PARTY A. Eugene Martin and Dorothy Mary Martin, his wife, also known as Dorothy M. Martin

2nd PARTY Atlantic Federal Savings and Loan Association of Fort Lauderdale, a United States corporation (3/11 interest in Lot 24)

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Warranty Deed

O.R. Book: 2729, Page: 416 Filed Date: January 03, 1964 Dated: December 31, 1963

1st PARTY Manny Austin and Jewel Austin, his wife

2nd PARTY Atlantic Federal Savings and Loan Association of Fort Lauderdale, a United States corporation (3/11 interest in Lot 24)

Warranty Deed

O.R. Book: 132, Page: 297 Filed Date: April 09, 1954 Dated: June 10, 1952

1st PARTY G.J. Nichols, Inc., a Florida corporation

2nd PARTY Henry G. Nichols (24/100 interest in Lot 24; rerecording of DB 781, Page 637)

Warranty Deed

O.R. Book: 132, Page: 295 Filed Date: April 09, 1954 Dated: June 10, 1952

1st PARTY G.J. Nichols, Inc., a Florida corporation

2nd PARTY Gustave J. Nichols and Matilda Nichols, his wife (52/100 interest in Lot 24; rerecording of DB 781, Page 635)

Warranty Deed

O.R. Book: 132, Page: 293 Filed Date: April 09, 1954 Dated: June 10, 1952

1st PARTY G.J. Nichols, Inc, a Florida corporation

2nd PARTY George C. Nichols (24/100 interest in Lot 24; rerecording of DB 781, Page 633)

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Corrective Warranty Deed

O.R. Book: 88, Page: 96 Filed Date: January 14, 1954 Dated: January 14, 1954

1st PARTY The Seven Corp., a Florida corporation

2nd PARTY Walter B. Noe and Nora H. Noe, his wife (2/11 interest in Lot 24; correcting grantees name in ORB 83, Page 271; referenced Lease terminated) (best copy available) (best copy available)

Warranty Deed

O.R. Book: 83, Page: 271 Filed Date: January 06, 1954 Dated: January 06, 1954

1st PARTY The Seven Corporation, a Florida corporation

2nd PARTY Walter B. Noye and Nora H. Noye, his wife (2/11 interest in Lot 24, grantee name corrected in ORB 88, Page 96; referenced lease terminated) (best copy available)

Warranty Deed

O.R. Book: 83, Page: 270 Filed Date: January 06, 1954 Dated: January 06, 1954

1st PARTY The Seven Corp., a Florida corporation

2nd PARTY Manny Austin and Jewel Austin, his wife (3/11 interest in Lot 24; referenced lease terminated) (best copy available)

Warranty Deed

O.R. Book: 83, Page: 269 Filed Date: January 06, 1954 Dated: January 06, 1954

1st PARTY The Seven Corp., a Florida corporation

2nd PARTY H. Edwin Ramsey and Mary F. Ramsey, his wife (3/11 interest in Lot 24; referenced lease terminated) (best copy available)

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Warranty Deed

O.R. Book: 83, Page: 268 Filed Date: January 06, 1954 Dated: January 06, 1954

1st PARTY The Seven Corp., a Florida corporation

2nd PARTY A. Eugene Martin and Dorothy Mary Martin, his wife (3/11 interest in Lot 24; referenced lease terminated) (best copy available)

Warranty Deed

Deed Book: 830, Page: 460 Filed Date: June 29, 1953 Dated: June 26, 1953

1st PARTY Gustave J. Nichols and Matilda Nichols, his wife; George C. Nichols and Leora L. Nichols, his wife; and Henry G. Nichols and Lucille M. Nichols, his wife, by and through their attorney-in-fact Gustave J. Nichols

2nd PARTY The Seven Corp., a Florida corporation (Lot 24) (best copy available)

Power of Attorney

Deed Book: 830, Page: 459 Filed Date: June 29, 1953 Dated: January 26, 1953

1st PARTY Henry G. Nichols and Lucille M. Nichols, his wife, also known as Lucile M. Nichols

2nd PARTY Gustave J. Nichols (Lot 24; RE: DB 860-460) (best copy available)

Warranty Deed

Deed Book: 621, Page: 112 Filed Date: March 26, 1948 Dated: March 24, 1948

1st PARTY Gustave J. Nichols and Matilda Nichols, his wife

2nd PARTY G.J. Nichols, Inc., a Florida corporation (Lot 24)

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Deed Book: 366, Page: 205 Filed Date: September 19, 1940 Dated: September 17, 1940

1st PARTY Katie Lee Bailey, unmarried

2nd PARTY Paul R. Pace and Manie Pace, his wife (Lot 1) (best copy available)

Warranty Deed

Deed Book: 366, Page: 203 Filed Date: September 19, 1940 Dated: September 17, 1940

1st PARTY Paul R. Pace and Manie Pace, his wife

2nd PARTY Katie Lee Bailey (Lot 1) (best copy available)

Warranty Deed

Deed Book: 335, Page: 307 Filed Date: June 20, 1939 Dated: June 01, 1939

1st PARTY K.W. Hamilton and Ruby M. Hamilton, his wife

2nd PARTY Paul R. Pace (Lot 1) (best copy available)

Deed

Deed Book: 333, Page: 105 Filed Date: May 12, 1939 Dated: May 09, 1939

1st PARTY O.L. Daniel and Henrietta Daniel, his wife

2nd PARTY K.W. Hamilton and Ruby M. Hamilton, his wife (Lot 1) (best copy available)

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TAXES:

TAX ID NO:	494234058832
YEAR:	2012
EXEMPTION:	Government
EXEMPTION AMOUNT:	\$1,700.00
DELINQUENT STATUS:	NONE
AMOUNT:	\$0.00
STATUS:	EXEMPT
CERT. NO:	N/A

NOTE TO CLOSING AGENT: Please contact the tax collector prior to closing, as the tax information on this report may not be accurate or current