

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

REPORT NO.	13-056-002	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	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): **La Coquille Corporation, a Florida corporation**
ADDRESS: (mailing) 100 N. Andrews Avenue, Fort Lauderdale, Florida (site) 1501 E. Sunrise Boulevard, Fort Lauderdale, Florida
ACQUIRED BY: Special Warranty Deed O.R.B. 21952, Page 313
Date Filed: April 2, 1994 Dated: March 23, 1994
See Page 3 of 15
ENCUMBRANCES: See Page 3 through 6 of 15
CORPORATE STATUS: See Page 6 of 15
NAME SEARCH: See Page 7 of 15
TAX ID NO: 4942-35-00-0010 Page 15 of 15
TIITF/EDD & RELEASES: NOTHING OF RECORD
RIGHT-OF-WAY DOCS: See Page 7 through 10 of 15
TITLE HISTORY: See Page 10 through 14 of 15
EXAMINER'S NOTES: A full chain of title has been examined on the subject property. The subject of this report is a portion of Tax Folio 4942-35-00-0010. Holiday Park Plaza, Ltd., may claim an interest in the subject property arising from Warranty Deed recorded in OR 48959-388. (see acquired by section of report)

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 **March 3, 2013** at eleven o'clock P.M.

PARAMOUNT TITLE SERVICES, INC.

Eliana Leal

Eliana Leal
President

PARAMOUNT TITLE SERVICES, INC.
7501 W. OAKLAND PARK BOULEVARD, SUITE 303-East
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TITLE REPORT

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STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

LEGAL DESCRIPTION

That portion of the following description lying in Lot 12, Block 170, PROGRESSO, Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida:

A portion of Lots 12 and 13, Block 170, PROGRESSO, according to the Plat thereof, recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, more fully described as follows:

Beginning at the Northeast corner of said Lot 12, Thence South 00°00'00" East, on the East line of said Lot 12, a distance of 35.00 feet; thence North 90°00'00" West, on the existing North right-of-way line of East Sunrise Boulevard (State Road #838), a distance of 270.00 feet; thence North 00°00'00" East, on the West line of said Lot 13, a distance of 35 feet; thence South 45°00'00" East, a distance of 35.36 feet; thence North 90°00'00" East, on a line 10.00 feet North of and parallel with the said existing right-of-way line, a distance of 220.00 feet; thence North 45°00'00" East, a distance of 35.36 feet to the Point of Beginning. Said land situate, lying and being in Broward County Florida.

PARAMOUNT TITLE SERVICES, INC.
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S. R. NAME	N.E. 10th Street	PARCEL NO.	

ACQUIRED BY

Warranty Deed

O.R. Book: 48959, Page: 388

Filed Date: August 01, 2012

Dated: July 31, 2012

1st PARTY

La Coquille Corporation, a Florida corporation

2nd PARTY

Holiday Park Plaza, Ltd., a Florida limited partnership (shown for reference, RE: examiner's note; less out in legal description describes the entirety of the property conveyed in OR 38604-1377 and clarified in OR 39206-158)

Special Warranty Deed

O.R. Book: 21952, Page: 313

Filed Date: April 02, 1994

Dated: March 23, 1994

1st PARTY

Boca Bank, a Florida banking corporation

2nd PARTY

La Coquille Corporation, a Florida corporation

ENCUMBRANCES

Tax and Folio Information

Filed Date: March 18, 2013

Dated: March 18, 2013

Resolution

O.R. Book: 39206, Page: 158

Filed Date: March 09, 2005

Dated: December 07, 2004

1st PARTY

City Commission of the City of Fort Lauderdale, Florida

2nd PARTY

the Public (#04-218) the Public (#04-218) (RE: Clarification of legal description and easement interest conveyed regarding OR 38604-1377, OR 35572-656, OR 35703-1713, OR 38638-182, OR 38279-751 and OR 38279-754. Reference to OR 38604-1373 is not applicable to this report)

PARAMOUNT TITLE SERVICES, INC.
7501 W. OAKLAND PARK BOULEVARD, SUITE 303-East
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* **TITLE REPORT**

REPORT NO.	13-056-002	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Partnership Affidavit

O.R. Book: 38638, Page: 182 Filed Date: December 03, 2004 Dated: November 08, 2004

1st PARTY George A. Morgan, Jr.

2nd PARTY the Public (RE: Holiday Park Plaza, Ltd.) (RE: OR 38604-1377; OR 38604-1373 not applicable; see OR 39206-158 for clarification)

Right of Way Deed

O.R. Book: 38604, Page: 1377 Filed Date: November 29, 2004 Dated: November 29, 2004

1st PARTY La Coquille Corporation, a Florida corporation and Holiday Park Plaza, Ltd., a Florida limited partnership, by and through its general partners, Florida Property Investment Partners, Inc., a Florida corporation

2nd PARTY City of Fort Lauderdale, A Florida municipal corporation (see OR 39206-158 for clarification)

Scrivener's Affidavit

O.R. Book: 38279, Page: 754 Filed Date: September 29, 2004 Dated: September 17, 2004

1st PARTY George A. Morgan, Jr.

2nd PARTY the Public (RE: OR 35703-1713; see OR 39206-158 for clarification)

Scrivener's Affidavit

O.R. Book: 38279, Page: 751 Filed Date: September 29, 2004 Dated: September 17, 2004

1st PARTY George A. Morgan, Jr.

2nd PARTY the Public (RE: OR 33572-656; see OR 39206-158 for clarification)

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

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STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Right of Way Deed

O.R. Book: 35703, Page: 1713 Filed Date: July 30, 2003 Dated: May 07, 2003

1st PARTY Holiday Park Plaza, Ltd., by and through its general partner, Florida Property Investment Partners, Inc., a Florida corporation

2nd PARTY City of Fort Lauderdale, a Florida municipal corporation (see OR 39206-158 for clarification)

Right of Way Deed

O.R. Book: 35572, Page: 656 Filed Date: July 10, 2003 Dated: May 12, 2003

1st PARTY La Coquille Corporation, a Florida corporation and Holiday Park Plaza, Ltd., a Florida limited partnership, by and through its general partner, Florida Property Investment Partners, Inc., a Florida corporation

2nd PARTY City of Fort Lauderdale, a Florida municipal corporation (document does not indicate dated date, notary date use for this document) (see OR 39206-158 for clarification)

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)

Off-Street Parking Agreement

O.R. Book: 11793, Page: 724 Filed Date: June 20, 1984 Dated: June 05, 1984

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

2nd PARTY Henri Terrier and Marie Paule Terrier, his wife, individuals

PARAMOUNT TITLE SERVICES, INC.
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Unity of Title Agreement

O.R. Book: 7878, Page: 182 Filed Date: November 17, 1978 Dated: November 02, 1978

1st PARTY John M. Shadrawy

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

Memorandum of Lease

O.R. Book: 3577, Page: 135 Filed Date: January 12, 1968 Dated: May 03, 1967

1st PARTY Cowden and Spencer, Inc.

2nd PARTY Texaco, Inc., a Delaware corporation

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)

CORPORATE STATUS

Corporate Status-Active

Filed Date: April 02, 2013 Dated: April 02, 2013

1st PARTY LA COQUILLE CORPORATION, a Florida profit corporation

2nd PARTY the Public

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NAME SEARCH

HOLIDAY PARK PLAZA, LTD.	NOTHING OF RECORD
FLORIDA PROPERTY INVESTMENT PARTNERS, INC.	NOTHING OF RECORD
LA COQUILLE CORPORATION	NOTHING OF RECORD
HENRI TERRIER	NOTHING OF RECORD
MARIE PAULE TERRIER	NOTHING OF RECORD
BOCA BANK	NOTHING OF RECORD

RIGHT-OF-WAY DOCS

Resolution

O.R. Book: 39206, Page: 158

Filed Date: March 09, 2005

Dated: December 07, 2004

1st PARTY

City Commission of the City of Fort Lauderdale, Florida

2nd PARTY

the Public (#04-218) (RE: Clarification of legal description and easement interest conveyed regarding OR 38604-1377, OR 35572-656, OR 35703-1713, OR 38638-182, OR 38279-751 and OR 38279-754. Reference to OR 38604-1373 is not applicable to this report.)

Partnership Affidavit

O.R. Book: 38638, Page: 182

Filed Date: December 03, 2004

Dated: November 08, 2004

1st PARTY

George A. Morgan, Jr.

2nd PARTY

the Public (RE: Holiday Park Plaza, Ltd.) (RE: OR 38604-1377; OR 38604-1373 not applicable; see OR 39206-158 for clarification)

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Right of Way Deed

O.R. Book: 38604, Page: 1377 Filed Date: November 29, 2004 Dated: November 29, 2004

1st PARTY La Coquille Corporation, a Florida corporation and Holiday Park Plaza, Ltd., a Florida limited partnership, by and through its general partners, Florida Property Investment Partners, Inc., a Florida corporation

2nd PARTY City of Fort Lauderdale, A Florida municipal corporation (see OR 39206-158 for clarification)

Scrivener's Affidavit

O.R. Book: 38279, Page: 754 Filed Date: September 29, 2004 Dated: September 17, 2004

1st PARTY George A. Morgan, Jr.

2nd PARTY the Public (RE: OR 35703-1713; see OR 39206-158 for clarification)

Scrivener's Affidavit

O.R. Book: 38279, Page: 751 Filed Date: September 29, 2004 Dated: September 17, 2004

1st PARTY George A. Morgan, Jr.

2nd PARTY the Public (RE: OR 33572-656; see OR 39206-158 for clarification)

Right of Way Deed

O.R. Book: 35703, Page: 1713 Filed Date: July 30, 2003 Dated: May 07, 2003

1st PARTY Holiday Park Plaza, Ltd., by and through its general partner, Florida Property Investment Partners, Inc., a Florida corporation

2nd PARTY City of Fort Lauderdale, a Florida municipal corporation (see OR 39206-158 for clarification)

PARAMOUNT TITLE SERVICES, INC.
7501 W. OAKLAND PARK BOULEVARD, SUITE 303-East
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TITLE REPORT

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S. R. NAME	N.E. 10th Street	PARCEL NO.	

Right of Way Deed

O.R. Book: 35572, Page: 656 Filed Date: July 10, 2003 Dated: May 12, 2003

1st PARTY La Coquille Corporation, a Florida corporation and Holiday Park Plaza, Ltd., a Florida limited partnership, by and through its general partner, Florida Property Investment Partners, Inc., a Florida corporation

2nd PARTY City of Fort Lauderdale, a Florida municipal corporation (document does not indicate dated date, notary date use for this document) (see OR 39206-158 for clarification)

City Deed

O.R. Book: 3815, Page: 774 Filed Date: December 18, 1968 Dated: December 06, 1968

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

2nd PARTY The State of Florida for the use and benefit of the State Road Department of Florida (document does not indicate dated date, notary date use for this document) (see page 776)

County Deed

O.R. Book: 3750, Page: 457 Filed Date: September 19, 1968 Dated: September 10, 1968

1st PARTY Broward County, Florida

2nd PARTY State of Florida for the use and benefit of the State Road Department

Warranty Deed

Deed Book: 824, Page: 647 Filed Date: May 18, 1953 Dated: April 23, 1953

1st PARTY Gertrude Schagrín and husband Leo Schagrín

2nd PARTY The State of Florida for the use and benefit of the State Road Department of Florida

PARAMOUNT TITLE SERVICES, INC.
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Right-of-Way Map

Right of Way Plat Book: 3, Page: 6 Filed Date: March 20, 1952 Dated: March 20, 1952

1st PARTY State of Florida State Road Department

2nd PARTY the Public (SR 5)

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)

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

Warranty Deed

O.R. Book: 33956, Page: 1854 Filed Date: October 16, 2002 Dated: October 14, 2002

1st PARTY Henri Terrier and Marie-Paule Terrier, co-tenants in common with 50% / 50% respective interest

2nd PARTY Holiday Park Plaza, Ltd., a Florida limited partnership (Note: Deed notes that grantors are husband and wife) (shown for reference only RE: possible interest of Holiday Park Plaza, Ltd in Lot 13)

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Quit Claim Deed

O.R. Book: 23837, Page: 412 Filed Date: August 26, 1995 Dated: August 11, 1995

1st PARTY Henri Terrier and Marie-Paule Terrier, his wife

2nd PARTY Henri Terrier and Marie-Paule Terrier, co-tenants in common with (50% / 50%)
respective interest (shown for reference only RE: possible interest of Holiday
Park Plaza, Ltd. in Lot 13)

Certificate of Title

O.R. Book: 18853, Page: 844 Filed Date: October 23, 1991 Dated: October 21, 1991

1st PARTY Circuit Court of the 17th Judicial Circuit in and for Broward County, Florida

2nd PARTY Boca Bank, a Florida corporation

Summary Final Judgment of Foreclosure

O.R. Book: 18776, Page: 349 Filed Date: September 27, 1991 Dated: September 19, 1991

1st PARTY Boca Raton Bank, a Florida banking corporation

2nd PARTY Gulf Eastern Intervals, Inc., a Florida corporation; J. Urban Boutin; Rollande D.
Boutin; California Federal Savings & Loan Association, as Successor in interest
to Broward Federal Savings & Loan Association; Karen Kantner; The French
Place Co., Inc., a Florida corp; Automatic Car Wash, Inc., a dissolved Florida
corporation and Gulf Eastern Group, Inc., a Florida corporation (RE: OR
18853-844)

Non-Homestead Affidavit

O.R. Book: 16470, Page: 945 Filed Date: May 23, 1989 Dated: May 23, 1989

1st PARTY J. Urban Boutin

2nd PARTY the Public (non-homestead)

PARAMOUNT TITLE SERVICES, INC.
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S. R. NAME	N.E. 10th Street	PARCEL NO.	

Quit Claim Deed

O.R. Book: 16334, Page: 655 Filed Date: April 07, 1989 Dated: February 01, 1989

1st PARTY J. Urban Boutin and Karen Kantner Boutin, his wife, as Tenants by the Entirety

2nd PARTY Gulf Eastern Intervals, Inc., a Florida corporation

Quit Claim Deed

O.R. Book: 13990, Page: 47 Filed Date: December 15, 1986 Dated: December 12, 1986

1st PARTY J. Urban Boutin

2nd PARTY J. Urban Boutin and Karen Kanter-Boutin, his wife, as Tenants by the Entirety
(non-homestead)

Special Warranty Deed

O.R. Book: 13965, Page: 165 Filed Date: December 08, 1986 Dated: December 05, 1986

1st PARTY Jean Pierre Bollinne (50%), Urban Boutin (25%) and Gerald C. Obermayer
(25%) a/k/a Gerald C. Obermayr

2nd PARTY J. Urban Boutin (non-homestead)

Warranty Deed

O.R. Book: 12479, Page: 505 Filed Date: April 22, 1985 Dated: April 15, 1985

1st PARTY Paul A. Blanchet a/k/a Paul Blanchet

2nd PARTY Gerald C. Obermayer (25% interest) (non-homestead; referenced mortgage is
satisfied)

PARAMOUNT TITLE SERVICES, INC.
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FORT LAUDERDALE, FLORIDA 33319

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S. R. NAME	N.E. 10th Street	PARCEL NO.	

Personal Representative's Deed

O.R. Book: 11199, Page: 186 Filed Date: October 13, 1983 Dated: October 12, 1983

1st PARTY Robert E. Cobb, as Personal Representative of the Estate of Robert D. Cobb, deceased

2nd PARTY Henri Terrier and Marie-Paule Terrier, his wife (shown for reference only RE: possible interest of Holiday Park Plaza, Ltd. in Lot 13)

Affidavit

O.R. Book: 11199, Page: 185 Filed Date: October 13, 1983 Dated: October 12, 1983

1st PARTY Robert E. Cobb, as Personal Representative of the Estate of R.D. Cobb a/k/a Robert D. Cobb

2nd PARTY the Public (RE: Daisy H. Cobb, deceased and continuous marriage to R.D. Cobb a/k/a Robert D. Cobb)

Order Authorizing Sale of Property

O.R. Book: 11139, Page: 355 Filed Date: September 16, 1983 Dated: September 13, 1983

1st PARTY Circuit Court in and for Broward County, Florida

2nd PARTY the Public (RE: Estate of Robert D. Cobb, deceased) (RE: OR 11199-186) (shown for reference only RE: possible interest of Holiday Park Plaza, Ltd. in Lot 13)

Warranty Deed

O.R. Book: 9592, Page: 895 Filed Date: May 20, 1981 Dated: May 15, 1981

1st PARTY Albert Handy and Anita A. Handy, his wife and Bernard F. Shadrawy and Rita M. Shadrawy, his wife

2nd PARTY Jean Pierre Bollinne (50%), Urban Boutin (25%) and Paul Blanchet (25%) (referenced mortgage is satisfied)

PARAMOUNT TITLE SERVICES, INC.
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Personal Representative's Deed

O.R. Book: 8884, Page: 220 Filed Date: May 02, 1980 Dated: April 18, 1980

1st PARTY Fayes F. Thomas, Jr. and Wadih Peter Tayah, a Personal Representative's of the Estate of John M. Shadrawy, deceased

2nd PARTY Bernard F. Shadrawy and Anita H. Handy

Warranty Deed

Deed Book: 373, Page: 502 Filed Date: January 09, 1941 Dated: January 22, 1938

1st PARTY Frank Suder, a single man

2nd PARTY R.D. Cobb and his wife Daisy H. Cobb (shown for reference only RE: possible interest of Holiday Park Plaza, Ltd. in Lot 13)

Warranty Deed

Deed Book: 306, Page: 109 Filed Date: January 23, 1938 Dated: January 10, 1938

1st PARTY Ralph A. Horton and his wife Louise L. Horton

2nd PARTY Frank Suder, a single man (shown for reference only RE: possible interest of Holiday Park Plaza, Ltd. in Lot 13)

PARAMOUNT TITLE SERVICES, INC.
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S. R. NAME	N.E. 10th Street	PARCEL NO.	

TAXES:

TAX ID NO:	4942-35-00-0010
YEAR:	2012
EXEMPTION:	Municipal Government
EXEMPTION AMOUNT:	\$3,980.00
DELINQUENT STATUS:	NONE
AMOUNT:	\$0.00
STATUS:	EXEMPT
CERT. NO:	N/A

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

UPDATED TITLE REPORT

REPORT NO.	13-158-002	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): **La Coquille Corporation, a Florida corporation**
ADDRESS: (mailing) 100 N. Andrews Avenue, Fort Lauderdale, Florida (site) 1501 E. Sunrise Boulevard, Fort Lauderdale, Florida
ACQUIRED BY: Special Warranty Deed O.R.B. 21952, Page 313
Date Filed: April 2, 1994 Dated: March 23, 1994
See Page 3 of 4
ENCUMBRANCES: See Page 3 of 4
CORPORATE STATUS: See Page 3 of 4
NAME SEARCH: See Page 3 of 4
TAX ID NO: 494235000010 Page 4 of 4
TITF/EDD & RELEASES: No Change Since Prior Search
RIGHT-OF-WAY DOCS: No Change Since Prior Search
TITLE HISTORY: No Change Since Prior Search
EXAMINER'S NOTES: All matters shown on previous reports remain open, unless otherwise noted. The subject of this report is a portion of Tax Folio 4942-35-00-0010. Holiday Park Plaza, Ltd., may claim an interest in the subject property arising from Warranty Deed recorded in OR 48959-388. (see acquired by section of report) "See Note on Tax Section"

THE UNDERSIGNED hereby certifies that the foregoing Updated Title Report reflects a comprehensive search of the Public Records of **Broward** County, Florida, within the time period mentioned above for the sole purpose of updating prior Title Report referred to as Report No. 13-056-002, Prepared by: Paramount Title Services, Inc. This report is not to be construed as an Opinion of Title.

CERTIFIED this **July 3, 2013** at eleven o'clock P.M.
Previous Certification Date **March 3, 2013** at eleven o'clock P.M.

PARAMOUNT TITLE SERVICES, INC.

Eliana Leal
Eliana Leal
President

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

UPDATED TITLE REPORT

REPORT NO.	13-158-002	FIN. NO.	4287261
STATE ROAD NO.	838	SECTION NO.	8602-107
S. R. NAME	Sunrise Boulevard	PARCEL NO.	

LEGAL DESCRIPTION

That portion of the following description lying in Lot 12, Block 170, PROGRESSO, Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida:

A portion of Lots 12 and 13, Block 170, PROGRESSO, according to the Plat thereof, recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, more fully described as follows:

Beginning at the Northeast corner of said Lot 12, Thence South 00°00'00" East, on the East line of said Lot 12, a distance of 35.00 feet; thence North 90°00'00" West, on the existing North right-of-way line of East Sunrise Boulevard (State Road #838), a distance of 270.00 feet; thence North 00°00'00" East, on the West line of said Lot 13, a distance of 35 feet; thence South 45°00'00" East, a distance of 35.36 feet; thence North 90°00'00" East, on a line 10.00 feet North of and parallel with the said existing right-of-way line, a distance of 220.00 feet; thence North 45°00'00" East, a distance of 35.36 feet to the Point of Beginning. Said land situate, lying and being in Broward County Florida.

PARAMOUNT TITLE SERVICES, INC.
7501 W. OAKLAND PARK BOULEVARD, SUITE 303-East
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UPDATED TITLE REPORT

REPORT NO.	13-158-002	FIN. NO.	4287261
STATE ROAD NO.	838	SECTION NO.	8602-107
S. R. NAME	Sunrise Boulevard	PARCEL NO.	

TAXES:

TAX ID NO:	494235000010
YEAR:	2012
EXEMPTION:	Government
EXEMPTION AMOUNT:	\$3,980.00
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

FLORIDA DEPARTMENT OF TRANSPORTATION
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

UPDATED TITLE REPORT

REPORT NO.	13-182-002	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION	8602-107
S. R. NAME	US-1	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):	La Coquille Corporation, a Florida corporation		
ADDRESS:	*Mailing: c/o Jean Bert, 2300 NE 17th Avenue, Wilton Manors, FL 33305 Site: E Sunrise Boulevard, Fort Lauderdale, FL		
ACQUIRED BY:	Special Warranty Deed	O.R.B. 21952, Page 313	
	Date Filed: April 2, 1994	Dated: March 23, 1994	
ENCUMBRANCES:	See page 3 of 4		
CORPORATE STATUS:	See page 4 of 4		
NAME SEARCH:	See page 4 of 4		
TAX ID NO:	4942 34 04 5671 and see page 4 of 4		
TIITF/EDD & RELEASES:	No change since prior search.		
RIGHT-OF-WAY DOCS:	No change since prior search.		
TITLE HISTORY:	No change since prior search.		
EXAMINER'S NOTES:	All matters shown on previous reports remain open, unless otherwise noted. *Change in Mailing and Site address. **Tax ID number has changed as a result of changes made by BCPA on 7/24/2013. See Examiner's Note on page 2 for additional comments.		

CERTIFIED this July 25, 2013 at eleven o'clock P.M.
Previous Certification Date **July 3, 2013** at eleven o'clock P.M.

THE UNDERSIGNED hereby certifies that the foregoing Updated Title Report reflects a comprehensive search of the Public Records of **Broward** County, Florida, within the time period mentioned above for the sole purpose of updating prior Title Report referred to as Report No. 13-158-002, Paramount Title Services, Inc. This report is not to be construed as an Opinion of Title.

FLORIDA DEPARTMENT OF
TRANSPORTATION



Alverene Arjun
Land Title Specialist

FLORIDA DEPARTMENT OF TRANSPORTATION
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

UPDATED TITLE REPORT

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STATE ROAD NO.	5	SECTION	8602-107
S. R. NAME	US-1	PARCEL NO.	

LEGAL DESCRIPTION

A portion of Lot 12, Block 170, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, lying in Section 2, Township 50 South, Range 42 East, Broward County, Florida, more fully described as follows:

BEGIN at the Northeast corner of said Lot 12, thence South 00°00'00" East along the East line of said Lot 12, a distance of 35.00 feet; thence North 90°00'00" West, a distance of 135.00 feet along the Existing North Right of Way line of State Road 5 (U.S. 1); thence North 00°00'00" East along the West line of said Lot 12, a distance of 10.00 feet; thence North 90°00'00" East, a distance of 110.00 feet along a line 10.00 feet north of and parallel with the said Existing North Right of Way line; thence North 45°00'00" East, a distance of 35.36 feet to the POINT OF BEGINNING.

NOTE: This legal description was provided to the Title and Document Department Section by Section 2 of Florida Department of Transportation's Surveying and Mapping Department.

EXAMINERS NOTE:

Holiday Park Plaza, Ltd., a Florida limited partnership owns multiple lots within Block 170, however, only the legal described in page 2 was searched. No other lots within this block was searched or examined. If any additional search is needed, please contact this office.

FLORIDA DEPARTMENT OF TRANSPORTATION
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Fort Lauderdale, Florida 33309

UPDATED TITLE REPORT

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STATE ROAD NO.	5	SECTION	8602-107
S. R. NAME	US-1	PARCEL NO.	

ACQUIRED BY

Warranty Deed

O.R. Book: 48959, Page: 388

Filed Date: August 01, 2012

Dated: July 31, 2012

1st PARTY

La Coquille Corporation, a Florida corporation

2nd PARTY

Holiday Park Plaza, Ltd., a Florida limited partnership (Shown for reference, Examiner's note: less out in legal description describes the entirety of the property conveyed in OR 38604-1377 and clarified in OR 39206-158)

Special Warranty Deed

O.R. Book: 21952, Page: 313

Filed Date: April 02, 1994

Dated: March 23, 1994

1st PARTY

Boca Bank, a Florida banking corporation

2nd PARTY

La Coquille Corporation, a Florida corporation

ENCUMBRANCES

Tax Information

Filed Date: August 01, 2013

Dated: August 01, 2013

CORPORATE STATUS

Corporate Status: ACTIVE

Filed Date: August 05, 2013

Dated: August 05, 2013

1st PARTY

La Coquille Corporation

FLORIDA DEPARTMENT OF TRANSPORTATION
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

UPDATED TITLE REPORT

REPORT NO.	13-182-002	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION	8602-107
S. R. NAME	US-1	PARCEL NO.	

NAME SEARCH

LA COQUILLE CORPORATION NO CHANGE SINCE PRIOR SEARCH

TAXES:

TAX ID NO:	4942 34 04 5671
YEAR:	2012
EXEMPTION:	NONE
EXEMPTION AMOUNT:	\$0.00
DELINQUENT STATUS:	NONE
AMOUNT:	Not Avail. due to BCPA Changes
STATUS:	NONE AVAILABLE

NOTE TO CLOSING AGENT: Tax ID number has changed as a result of changes made by BCPA on 7/24/2013
