

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	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  
RIGHT OF WAY 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):	<b>Holiday Park Plaza, Ltd., a Florida Limited Partnership</b>		
ADDRESS:	(Mailing) 100 North Andrews Avenue, Fort Lauderdale, FL 33301 (Site) 1501 East Sunrise Boulevard, Fort Lauderdale, Florida		
ACQUIRED BY:	Special Warranty Deed	O.R.B. 32716, Page 1608	
	Date Filed: February 1, 2002	Dated: January 30, 2002	
	And see page 3 of 21		
ENCUMBRANCES:	See page 3, 4, 5, 6 and 7 of 21		
CORPORATE STATUS:	See page 7 of 21		
NAME SEARCH:	See page 8 of 21		
TAX ID NO:	494235-00-0010 and see page 21 of 21		
TITF/EDD & RELEASES:	NOTHING OF RECORD		
RIGHT-OF-WAY DOCS:	See page 8, 9, 10, 11, 12 and 13 of 21		
TITLE HISTORY:	See page 13, 14, 15, 16, 17, 18, 19, 20 and 21 of 21		
EXAMINER'S NOTES:	A full chain of title has been examined on the subject property. *Note: The subject of this report is a portion of Tax Folio 494235-00-0010.		

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

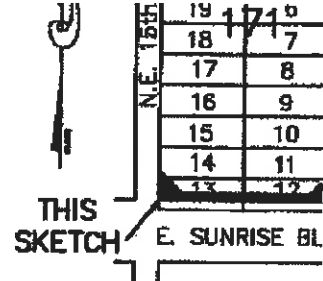
Paramount Title Services, Inc.  
 7501 W. Oakland Park Blvd., Suite 303-East  
 Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

**LEGAL DESCRIPTION**

A portion of Lots 12, 13 and 14, Block 171, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of 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 265.00 feet; thence North 00°00'00" East, on a line 5.00 feet East of and parallel with the West line of said Lots 13 and 14, a distance of 45.00 feet; thence South 45°00'00" East, a distance of 49.50 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 205.00 feet; thence North 45°00'00" East, a distance of 35.36 feet to the Point of Beginning.



**BLOCK PLAT  
 NOT TO SCALE**

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

**ACQUIRED BY**

Special Warranty Deed

O.R. Book: 33276, Page: 1946      Filed Date: June 13, 2002      Dated: June 11, 2002

**1st PARTY**      Holiday Plaza Associates, Ltd., a Florida Limited Partnership

**2nd PARTY**      Holiday Park Plaza, Ltd., a Florida Limited Partnership (Lots 13 and 14)

---

Special Warranty Deed

O.R. Book: 32716, Page: 1608      Filed Date: February 01, 2002      Dated: January 30, 2002

**1st PARTY**      Four Star, Inc., a Florida Corporation

**2nd PARTY**      Holiday Park Plaza, Ltd., a Florida Limited Partnership (Lot 12)

---

**ENCUMBRANCES**

Tax and Folio Information

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

---

Resolution

O.R. Book: 39206, Page: 158      Filed Date: March 09, 2005      Dated: December 07, 2004

**1st PARTY**      The City Commission of Fort Lauderdale, Florida

**2nd PARTY**      The Public (No. 04-218) (Re: Clarification of Legal Description and Easement Interest conveyed regarding ORB 38604-1373, ORB 35572-656, ORB 35703-1713, ORB 38638-182, ORB 38279-751 and ORB 38279-754. Reference to ORB 38604-1377 is N/A to this report)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	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: ORB 38604-1373) (ORB 38604-1377 is N/A to this report) (See ORB 39206-158 for clarification)

---

Right-of-Way Deed

O.R. Book: 38604, Page: 1373      Filed Date: November 29, 2004      Dated: September 17, 2004

**1st PARTY**      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 Municipal Corporation of the State of Florida (See ORB 39206-158 for clarification)

---

Ratification Agreement

O.R. Book: 38397, Page: 137      Filed Date: October 20, 2004      Dated: October 17, 2004

**1st PARTY**      Holiday Park Plaza, Ltd., a Florida Limited Partnership

**2nd PARTY**      Walgreen Co., an Illinois Corporation (Re: ORB 33772-181)

---

Ratification Agreement

O.R. Book: 38395, Page: 173      Filed Date: October 20, 2004      Dated: October 17, 2004

**1st PARTY**      Holiday Park Plaza, Ltd., a Florida Limited Partnership

**2nd PARTY**      Walgreen Co., an Illinois Corporation (Re: ORB 33772-181)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Scrivener's Affidavit

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

**1st PARTY**      Holiday Park Plaza, Ltd., a Florida Limited Partnership, by and through its General Partner, Florida Property Investment Partners, Inc., a Florida Corporation

**2nd PARTY**      The City of Fort Lauderdale, a Municipal Corporation of the State of Florida (Re: ORB 35703-1713; see ORB 39206-158 for clarification)

---

Scrivener's Affidavit

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

**1st PARTY**      La Coquille Corporation, a Florida Corporation and Holiday Park Plaza, Ltd., a Florida Limited Partnership, by an through its General Partner, Florida Property Investment Partners, Inc., a Florida Corporation

**2nd PARTY**      City of Fort Lauderdale, a Municipal Corporation of the State of Florida (Re: ORB 33572-656; see ORB 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., 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 Municipal Corporation of the State of Florida (See ORB 39206-158 for clarification)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
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 07, 2003

**1st PARTY**      La Coquille Corporation, a Florida Corporation and Holiday Park Plaza, Ltd., a Florida Limited Partnership, by an through its General Partner, Florida Property Investment Partners, Inc., a Florida Corporation

**2nd PARTY**      City of Fort Lauderdale, a Municipal Corporation of the State of Florida (See ORB 39206-158 for clarification)

---

Ordinance

O.R. Book: 34145, Page: 1891      Filed Date: November 21, 2002      Dated: November 12, 2002

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

**2nd PARTY**      The Public (No. 2002-61) (Re: ORB Comprehensive plan amendment)

---

Memorandum of Lease

O.R. Book: 33772, Page: 181      Filed Date: September 10, 2002      Dated: October 17, 2001

**1st PARTY**      Holiday Park Plaza, Ltd., a Florida Limited Partnership

**2nd PARTY**      Walgreen Co., an Illinois Corporation

---

Grant Deed

O.R. Book: 30051, Page: 1673      Filed Date: November 30, 1999      Dated: November 18, 1999

**1st PARTY**      Motiva Enterprises, LLC, a Delaware Limited Liability Company

**2nd PARTY**      Four Star, Inc., a Florida Corporation (Creates restrictive covenants)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Easement

O.R. Book: 12715, Page: 374

Filed Date: July 31, 1985

Dated: July 16, 1985

**1st PARTY**

Holiday Park, Ltd., a Florida Limited Partnership doing business as Holiday Park Plaza, a Florida Partnership

**2nd PARTY**

The City of Fort Lauderdale, a Municipal Corporation of the State of Florida

---

Memorandum of Lease

O.R. Book: 12614, Page: 609

Filed Date: June 17, 1985

Dated: May 17, 1985

**1st PARTY**

Holiday Park, Ltd., a Florida Limited Partnership

**2nd PARTY**

Walgreen Co., an Illinois Corporation

---

Plat

Plat Book: 2, Page: 18

Filed Date: February 08, 1911

Dated: February 08, 1911

**1st PARTY**

Progresso

**2nd PARTY**

The Public

---

**CORPORATE STATUS**

Corporate Status: ACTIVE

Filed Date: April 02, 2013

Dated: April 02, 2013

**1st PARTY**

Holiday Park Plaza, Ltd., a Florida Limited Partnership

**2nd PARTY**

The Public

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

**NAME SEARCH**

<b>Holiday Park Plaza, Ltd.</b>	Nothing of record
<b>Florida Property Investment Partners, Inc.</b>	Nothing of record
<b>Four Star, Inc.</b>	Nothing of record
<b>Motiva Enterprises, LLC</b>	Nothing of record
<b>Shell Oil Company</b>	Nothing of record
<b>Holiday Plaza Associates, Ltd.</b>	Nothing of record
<b>Holiday Park Plaza, Inc.</b>	Nothing of record
<b>Danzansky Investment and Realty, Inc.</b>	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**      The City Commission of Fort Lauderdale, Florida

**2nd PARTY**      The Public (No. 04-218) (Re: Clarification of Legal Description and Easement Interest conveyed regarding ORB 38604-1373, ORB 35572-656, ORB 35703-1713, ORB 38638-182, ORB 38279-751 and ORB 38279-754. Reference to ORB 38604-1377 is N/A 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: ORB 38604-1373) (ORB 38604-1377 is N/A to this report) (See ORB 39206-158 for clarification)



Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Right-of-Way Deed

O.R. Book: 38604, Page: 1373      Filed Date: November 29, 2004      Dated: September 17, 2004

**1st PARTY**      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 Municipal Corporation of the State of Florida (See ORB 39206-158 for clarification)

---

Scrivener's Affidavit

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

**1st PARTY**      Holiday Park Plaza, Ltd., a Florida Limited Partnership, by and through its General Partner, Florida Property Investment Partners, Inc., a Florida Corporation

**2nd PARTY**      The City of Fort Lauderdale, a Municipal Corporation of the State of Florida (Re: ORB 35703-1713; see ORB 39206-158 for clarification)

---

Scrivener's Affidavit

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

**1st PARTY**      La Coquille Corporation, a Florida Corporation and Holiday Park Plaza, Ltd., a Florida Limited Partnership, by an through its General Partner, Florida Property Investment Partners, Inc., a Florida Corporation

**2nd PARTY**      City of Fort Lauderdale, a Municipal Corporation of the State of Florida (Re: ORB 33572-656; see ORB 39206-158 for clarification)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
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., 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 Municipal Corporation of the State of Florida (See ORB 39206-158 for clarification)

---

Right-of-Way Deed

O.R. Book: 35572, Page: 656      Filed Date: July 10, 2003      Dated: May 07, 2003

**1st PARTY**      La Coquille Corporation, a Florida Corporation and Holiday Park Plaza, Ltd., a Florida Limited Partnership, by an through its General Partner, Florida Property Investment Partners, Inc., a Florida Corporation

**2nd PARTY**      City of Fort Lauderdale, a Municipal Corporation of the State of Florida (See ORB 39206-158 for clarification)

---

Easement

O.R. Book: 12715, Page: 374      Filed Date: July 31, 1985      Dated: July 16, 1985

**1st PARTY**      Holiday Park, Ltd., a Florida Limited Partnership doing business as Holiday Park Plaza, a Florida Partnership

**2nd PARTY**      The City of Fort Lauderdale, a Municipal Corporation of the State of Florida

---

Quit Claim Deed

O.R. Book: 4615, Page: 192      Filed Date: September 21, 1971      Dated: July 30, 1971

**1st PARTY**      Shell Oil Company, a Delaware Corporation

**2nd PARTY**      City of Fort Lauderdale, a Municipal Corporation of the State of Florida

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Warranty Deed

O.R. Book: 4542, Page: 157	Filed Date: July 02, 1971	Dated: June 30, 1971
<b>1st PARTY</b>	Building and Leasing Company of Fort Lauderdale, a Florida Corporation	
<b>2nd PARTY</b>	City of Fort Lauderdale, a Municipal Corporation of the State of Florida	

---

Right-of-Way Map

Road Plat: 7, Page: 43	Filed Date: March 29, 1971	Dated: March 29, 1971
<b>1st PARTY</b>	State of Florida Department of Transportation	
<b>2nd PARTY</b>	The Public (N.E. 15th Avenue)	

---

Right-of-Way Map

Road Plat: 8, Page: 3	Filed Date: May 19, 1970	Dated: May 19, 1970
<b>1st PARTY</b>	The City of Fort Lauderdale	
<b>2nd PARTY</b>	The Public (N.E. 15th Avenue)	

---

Right-of-Way Map

Road Plat: 3, Page: 6	Filed Date: October 22, 1959	Dated: October 22, 1959
<b>1st PARTY</b>	The City of Fort Lauderdale	
<b>2nd PARTY</b>	The Public (SR 5)	

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

**Deed**

O.R. Book: 36, Page: 643                      Filed Date: September 29, 1953                      Dated: September 21, 1953

**1st PARTY**                      City of Fort Lauderdale, a Municipal Corporation of the State of Florida

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

---

**Warranty Deed**

Deed Book: 773, Page: 269                      Filed Date: April 23, 1952                      Dated: April 21, 1952

**1st PARTY**                      William S. Burkhart and wife, Lina A. Burkhart

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

---

**Warranty Deed**

Deed Book: 773, Page: 267                      Filed Date: April 23, 1952                      Dated: April 18, 1952

**1st PARTY**                      Southern Ohio Savings Bank and Trust Company, Trustee under the Will of William S. Burkhart, deceased, an Ohio Corporation

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

---

**Right-of-Way Map**

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

**1st PARTY**                      The City of Fort Lauderdale

**2nd PARTY**                      The Public (SR 5)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Special Warranty Deed

Deed Book: 746, Page: 226                      Filed Date: September 15, 1951                      Dated: September 05, 1951

**1st PARTY**                      Bart R. Chaplin and Louise C. Chaplin, his wife

**2nd PARTY**                      The City of Fort Lauderdale, a Municipal Corporation of the State of Florida

---

Plat

Plat Book: 2, Page: 18                      Filed Date: February 08, 1911                      Dated: February 08, 1911

**1st PARTY**                      Progresso

**2nd PARTY**                      The Public

---

**TITLE HISTORY**

Certificate

O.R. Book: 35918, Page: 768                      Filed Date: August 28, 2003                      Dated: August 18, 2003

**1st PARTY**                      Sentinel Real Estate Fund, a Delaware Group Trust

**2nd PARTY**                      The Public (Lots 13 and 14) (Re: ORB 11030-717; ORB 12306-735 is N/A)

---

Partnership Affidavit

O.R. Book: 33276, Page: 1950                      Filed Date: June 13, 2002                      Dated: June 11, 2002

**1st PARTY**                      Holiday Park Plaza, Inc., a Florida Corporation, a General Partner of Holiday Plaza Associates, Ltd., a Florida Limited Partnership and Investment and Realty, Inc, a Florida Corporation, a General Partner of Holiday Plaza Associates, Ltd., a Florida Limited Partnership

**2nd PARTY**                      The Public (Lots 13 and 14) (Re: Holiday Plaza Associates, Ltd.)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Release

O.R. Book: 30175, Page: 1333      Filed Date: January 12, 2000      Dated: November 04, 1999

**1st PARTY**      Shell Oil Company, a Delaware Corporation

**2nd PARTY**      Motiva Enterprises, LLC, a Delaware Corporation (Lot 12 - releasing reservations in ORB 28923-118)

---

Grant Deed

O.R. Book: 30051, Page: 1673      Filed Date: November 30, 1999      Dated: November 18, 1999

**1st PARTY**      Motiva Enterprises, LLC, a Delaware Limited Liability Company

**2nd PARTY**      Four Star, Inc., a Florida Corporation (Lot 12)

---

Limited Warranty Deed

O.R. Book: 28923, Page: 118      Filed Date: October 19, 1998      Dated: September 04, 1998

**1st PARTY**      Shell Oil Company, a Delaware Corporation

**2nd PARTY**      Motiva Enterprises, LLC, a Delaware Limited Liability Company (Lot 12 - see page 134 for Legal Description)

---

Limited Warranty Deed

O.R. Book: 16180, Page: 56      Filed Date: February 08, 1989      Dated: August 31, 1988

**1st PARTY**      Stafac, Inc., a Delaware Corporation

**2nd PARTY**      Shell Oil Company, a Delaware Corporation (Lot 12)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Special Warranty Deed

O.R. Book: 14251, Page: 946      Filed Date: March 13, 1987      Dated: March 11, 1987

**1st PARTY**      Holiday Park, Ltd., a Florida Limited Partnership

**2nd PARTY**      Holiday Plaza Associates, Ltd., a Florida Limited Partnership (Lots 13 and 14)

---

Affidavit

O.R. Book: 12368, Page: 244      Filed Date: March 05, 1985      Dated: February 26, 1985

**1st PARTY**      Smith, Barney Real Estate Fund

**2nd PARTY**      Security Capital Real Estate Fund (Lots 13 and 14) (Re: Smith Barney Real Estate Fund and Security Capital Real Estate Fund)

---

Special Warranty Deed

O.R. Book: 12368, Page: 240      Filed Date: March 05, 1985      Dated: February 26, 1985

**1st PARTY**      Thomas J. Gochberg, Robert Garrett, Michael J. Weinberger, William T. Bozarth and Joseph P. King (as Trustees of Security Capital Real Estate Fund f/k/a Smith, Barney Real Estate Fund, a New York Trust and not in their individual capacities)

**2nd PARTY**      Holiday Park, Ltd., a Florida Limited Partnership (Lots 13 and 14) (References in paragraphs 8 and 11 of Exhibit B are N/A)

---

Quit Claim Deed

O.R. Book: 12368, Page: 229      Filed Date: March 05, 1985      Dated: January 23, 1985

**1st PARTY**      NCNB Office Associates, Ltd., a Florida Limited Partnership

**2nd PARTY**      Thomas J. Gochberg, Robert Garrett, Michael J. Weinberger, William T. Bozarth and Joseph P. King (as Trustees of Security Capital Real Estate Fund and not in their individual capacities) (Lots 13 and 14)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Special Warranty Deed

O.R. Book: 12064, Page: 425      Filed Date: October 16, 1984      Dated: September 25, 1984

**1st PARTY**      Thomas J. Gochberg, Robert Garrett, Michael J. Weinberger, William T. Bozarth and Joseph P. King (as Trustees of Smith, Barney Real Estate Fund, a New York Trust and not in their individual capacities)

**2nd PARTY**      NCNB Office Associates, Ltd., a Florida Limited Partnership (Lots 13 and 14) (All references in Exhibit B are N/A) (Ref Ground Lease terminated as to the subject property of this report in ORB 12368-236)

---

Special Warranty Deed

O.R. Book: 12025, Page: 844      Filed Date: September 27, 1984      Dated: September 25, 1984

**1st PARTY**      Thomas J. Gochberg, Robert Garrett, Michael J. Weinberger, William T. Bozarth and Joseph P. King (as Trustees of Smith, Barney Real Estate Fund, a New York Trust and not in their individual capacities)

**2nd PARTY**      NCNB Office Associates, Ltd., a Florida Limited Partnership (Lots 13 and 14) (All references in Exhibit B are N/A) (Ref Ground Lease terminated as to the subject property of this report in ORB 12368-236)

---

Warranty Deed

O.R. Book: 11030, Page: 717      Filed Date: July 29, 1983      Dated: July 26, 1983

**1st PARTY**      NCNB National Bank of Florida, a National Banking Association

**2nd PARTY**      Thomas J. Gochberg, Robert Garrett, Michael J. Weinberger, William T. Bozarth and Joseph P. King (as Trustees Smith, Barney Real Estate Fund, a New York Trust and not in their individual capacities) (Lots 13 and 14) (All references in Exhibit B are N/A)

---



Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Warranty Deed

O.R. Book: 10838, Page: 452                      Filed Date: May 05, 1983                      Dated: May 02, 1983

**1st PARTY**                      NCNB Florida Corporation, a Florida Corporation, Successor by merger to  
NCNB Gulfstream Banks, Inc., a Florida Corporation

**2nd PARTY**                      NCNB National Bank of Florida (Lots 13 and 14)

---

Warranty Deed

O.R. Book: 10833, Page: 692                      Filed Date: May 02, 1983                      Dated: May 02, 1983

**1st PARTY**                      NCNB National Bank of Florida f/k/a Gulfstream Bank, N.A.

**2nd PARTY**                      NCNB Gulfstream Banks, Inc., a Florida Corporation (Lots 13 and 14)

---

Warranty Deed

O.R. Book: 10483, Page: 25                      Filed Date: October 29, 1982                      Dated: October 29, 1982

**1st PARTY**                      Gulfstream Real Estate Properties, Inc., a Florida Corporation formerly known  
as Building and Leasing Company of Fort Lauderdale

**2nd PARTY**                      Gulfstream Bank, N.A. (Lots 13 and 14) (Reference to ORB 2457-62 is N/A)

---

Warranty Deed

O.R. Book: 4130, Page: 868                      Filed Date: December 02, 1969                      Dated: December 01, 1969

**1st PARTY**                      Phaeton Company, a Florida Corporation

**2nd PARTY**                      Building and Leasing Company of Fort Lauderdale (Re-recording of ORB 4084-  
662) (Lots 13 and 14) (Referenced Lease expired) (Referenced covenant is N/A)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Quit Claim Deed

O.R. Book: 3467, Page: 251	Filed Date: July 27, 1967	Dated: July 26, 1967
<b>1st PARTY</b>	William S. Burkhart and Lina A. Burkhart, his wife	
<b>2nd PARTY</b>	Phaeton Company, a Florida Corporation (The East 60 feet of Lot 13)	

---

Warranty Deed

O.R. Book: 3467, Page: 250	Filed Date: July 27, 1967	Dated: July 26, 1967
<b>1st PARTY</b>	William S. Burkhart and Lina A. Burkhart, his wife	
<b>2nd PARTY</b>	Phaeton Company, a Florida Corporation (Lot 13 less the East 60 feet)	

---

Special Warranty Deed

O.R. Book: 3467, Page: 248	Filed Date: July 27, 1967	Dated: July 14, 1967
<b>1st PARTY</b>	The Southern Ohio Bank of Cincinnati, an Ohio Corporation, formerly The Southern Ohio National Bank of Cincinnati, and formerly The Southern Ohio Bank & Trust Company, as Trustee under the Will of William S. Burkhart, deceased	
<b>2nd PARTY</b>	Phaeton Company, a Florida Corporation (The East 60 feet of Lot 13)	

---

Affidavit

O.R. Book: 3467, Page: 247	Filed Date: July 27, 1967	Dated: July 14, 1967
<b>1st PARTY</b>	Roland E. Stieringer, as Vice President and Senior Trust Officer of the Southern Ohio Bank of Cincinnati, an Ohio Banking Corporation, formerly the Southern Ohio National Bank of Cincinnati, and formerly The Southern Ohio Savings Bank and Trust Company	
<b>2nd PARTY</b>	The Public (The East 60 feet of Lot 13) (Re: DB 611-99)	

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Warranty Deed

O.R. Book: 3046, Page: 535	Filed Date: July 12, 1965	Dated: July 09, 1965
<b>1st PARTY</b>	Homes, Inc., of Fort Lauderdale, a Florida Corporation	
<b>2nd PARTY</b>	William S. Burkhart and Lina A. Burkhart, husband and wife (Lot 13 less the East 60 feet)	

---

Warranty Deed

O.R. Book: 2667, Page: 343	Filed Date: September 17, 1963	Dated: July 29, 1963
<b>1st PARTY</b>	Shell Oil Company, a Delaware Corporation	
<b>2nd PARTY</b>	Stafac, Inc., a Delaware Corporation (Lot 12)	

---

Warranty Deed

O.R. Book: 2486, Page: 363	Filed Date: November 01, 1962	Dated: November 01, 1962
<b>1st PARTY</b>	Phaeton Company, a Florida Corporation	
<b>2nd PARTY</b>	Shell Oil Company, a Delaware Corporation (Lot 12)	

---

Warranty Deed

O.R. Book: 988, Page: 171	Filed Date: August 01, 1957	Dated: July 25, 1957
<b>1st PARTY</b>	Joseph K. Wexman, joined by his wife, Harriett C. Wexman	
<b>2nd PARTY</b>	Phaeton Company, a Florida Corporation (Lot 14) (Referenced Mortgage satisfied)	

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Warranty Deed

Deed Book: 802, Page: 123                      Filed Date: December 22, 1952                      Dated: December 12, 1952

**1st PARTY**                      William S. Burkhart and Lina A. Burkhart, his wife

**2nd PARTY**                      Homes, Inc., of Fort Lauderdale, a Florida Corporation

---

Warranty Deed

Deed Book: 680, Page: 8                      Filed Date: February 24, 1950                      Dated: January 18, 1950

**1st PARTY**                      Robert S. Colman, a single man

**2nd PARTY**                      William S. Burkhart and Lina A. Burkhart, his wife (Lot 13 less the East 60 feet)

---

Warranty Deed

Deed Book: 680, Page: 7                      Filed Date: February 24, 1950                      Dated: January 18, 1950

**1st PARTY**                      William S. Burkhart and Lina A. Burkhart, his wife

**2nd PARTY**                      Robert S. Colman (Lot 13 less the East 60 feet)

---

Warranty Deed

Deed Book: 611, Page: 99                      Filed Date: December 24, 1947                      Dated: December 18, 1947

**1st PARTY**                      William S. Burkhart and Lina A. Burkhart, his wife

**2nd PARTY**                      The Southern Ohio Savings Bank and Trust Company, as Trustee (Recorded document is illegible) (Info taken from First American Title Plant)

---

Paramount Title Services, Inc.  
7501 W. Oakland Park Blvd., Suite 303-East  
Fort Lauderdale, Florida, 33319  
**TITLE REPORT**

REPORT NO.	13-056-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION NO.	8602-107
S. R. NAME	N.E. 10th Street	PARCEL NO.	

Warranty Deed

Deed Book: 610, Page: 360      Filed Date: December 15, 1947      Dated: December 15, 1947

**1st PARTY**      Dewey Snyder and Pearl Snyder, his wife

**2nd PARTY**      William S. Burkhart (Lot 13)

---

**TAXES:**

<b>TAX ID NO:</b>	494235-00-0010	<b>PAYER NAME:</b>	City of Fort Lauderdale
<b>YEAR:</b>	2012	<b>PAYER ADDRESS:</b>	100 North Andrews Avenue, Fort Lauderdale, FL 33301

<b>EXEMPTION:</b>	EXEMPT TYPE 14
<b>EXEMPTION AMOUNT:</b>	\$3,980.00
<b>DELINQUENT STATUS:</b>	NONE
<b>AMOUNT:</b>	\$0.00
<b>STATUS:</b>	EXEMPT
<b>CERT. NO:</b>	N/A

---

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

REPORT NO.	13-158-003	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): **Holiday Park Plaza, Ltd., a Florida limited Partnership**  
ADDRESS: (mailing) 100 N. Andrews Avenue, Fort Lauderdale, Florida 33301 (site) 1501  
East Sunrise Boulevard, Fort Lauderdale, Florida  
ACQUIRED BY: Special Warranty Deed O.R.B. 32716, Page 1608  
Date Filed: February 1, 2002 Dated: January 30, 2002  
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  
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.  
\*Note: the subject of this report is a portion of Tax Folio 494235-00-0010. "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. 13-056-003, 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.	13-158-003	FIN. NO.	4287261
STATE ROAD NO.	838	SECTION NO.	8602-107
S. R. NAME	Sunrise Boulevard	PARCEL NO.	

**TAXES:**

<b>TAX ID NO:</b>	494235000010
<b>YEAR:</b>	2012
<b>EXEMPTION:</b>	Government
<b>EXEMPTION AMOUNT:</b>	\$3,980.00
<b>DELINQUENT STATUS:</b>	NONE
<b>AMOUNT:</b>	\$0.00
<b>STATUS:</b>	EXEMPT
<b>CERT. NO:</b>	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.	13-182-003	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):	<b>Holiday Park Plaza, Ltd., a Florida limited partnership</b>		
ADDRESS:	*Mailing Address: 450 E Las Olas Blvd., Ste. 730, Fort Lauderdale, FL 33308 Site: E Sunrise Boulevard, Fort Lauderdale, Florida		
ACQUIRED BY:	Special Warranty Deed	O.R.B. 32716, Page 1608	
	Date Filed: February 1, 2002	Dated: January 30, 2002	
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 5852 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. *Changes to 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. 13-158-003, Paramount Title Services, Inc. This report is not to be construed as an Opinion of Title.

FLORIDA DEPARTMENT OF  
TRANSPORTATION

*Alverene Arjun*

Alverene Arjun  
Land Title Specialist



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

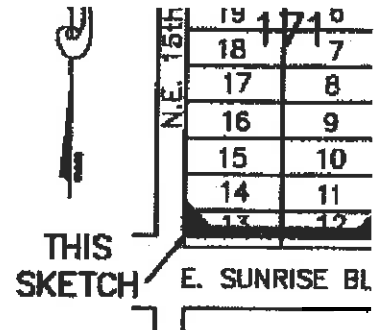
**UPDATED TITLE REPORT**

REPORT NO.	13-182-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION	8602-107
S. R. NAME	US-1	PARCEL NO.	

**LEGAL DESCRIPTION**

A portion of Lots 12, 13 and 14, Block 171, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of 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 265.00 feet; thence North 00°00'00" East, on a line 5.00 feet East of and parallel with the West line of said Lots 13 and 14, a distance of 45.00 feet; thence South 45°00'00" East, a distance of 49.50 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 205.00 feet; thence North 45°00'00" East, a distance of 35.36 feet to the Point of Beginning.



**BLOCK PLAT  
 NOT TO SCALE**

**EXAMINERS NOTE:**

**Holiday Park Plaza, Ltd., a Florida limited partnership owns multiple lots within Block 171, 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  
3400 West Commercial Boulevard  
Fort Lauderdale, Florida 33309

**UPDATED TITLE REPORT**

REPORT NO.	13-182-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION	8602-107
S. R. NAME	US-1	PARCEL NO.	

**ACQUIRED BY**

Special Warranty Deed

O.R. Book: 33276, Page: 1946      Filed Date: June 13, 2002      Dated: June 11, 2002

**1st PARTY**      Holiday Plaza Associates, Ltd., a Florida limited partnership

**2nd PARTY**      Holiday Park Plaza, Ltd., a Florida limited partnership (Lots 13.& 14)

---

Special Warranty Deed

O.R. Book: 32716, Page: 1608      Filed Date: February 01, 2002      Dated: January 30, 2002

**1st PARTY**      Four Star, Inc., a Florida Corporation

**2nd PARTY**      Holiday Park Plaza, Ltd., a Florida limited partnership (Lot 12)

---

**ENCUMBRANCES**

Notice of Commencement

O.R. Book: 49892, Page: 973      Filed Date: June 14, 2013      Dated: June 11, 2013

**1st PARTY**      Comet Construction

**2nd PARTY**      Holiday Park Plaza LTD (This was not shown in previous report)

(NOTE: The subject document contains our subdivision but does not reflect Lot or Block, Holiday Park Plaza LTD is listed as owner on the document)

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

**UPDATED TITLE REPORT**

REPORT NO.	13-182-003	FM/ITEM SEG. NO.	4287261
STATE ROAD NO.	5	SECTION	8602-107
S. R. NAME	US-1	PARCEL NO.	

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**

Holiday Park Plaza, Ltd., a Florida Limited Partnership

---

**NAME SEARCH**

**HOLIDAY PARK PLAZA, LTD.**

**NO CHANGE SINCE PRIOR SEARCH**

---

**TAXES:**

<b>TAX ID NO:</b>	4942 34 04 5852
<b>YEAR:</b>	2012
<b>EXEMPTION:</b>	NONE
<b>EXEMPTION AMOUNT:</b>	\$0.00
<b>DELINQUENT STATUS:</b>	NONE
<b>AMOUNT:</b>	Not Available due to recent changes by the BCPA
<b>STATUS:</b>	Not Available

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

---