



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1100 W STATE ROAD 84, FORT LAUDERDALE FL 33315	ID #	5042 21 00 0080
Property Owner	1100 HOTELS LLC	Millage	0312
Mailing Address	20 SOUTH FEDERAL HWY FORT LAUDERDALE FL 33301	Use	18
Abbr Legal Description	51-50-42 PART OF N1/2 OF NE1/4 OF NE 1/4 LYING S OF SR 84 OF SEC 21, LESS S 25, BEING MORE PARTICULARLY DESC AS; COMM SW COR OF N1/2 OF NE1/4 OF NE1/4 SEC 21, E 430, N 25 TO POB, N 296.81, NE 181.79, NELY 77.24, S 364.76, W 250.08 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,242,060	\$1,535,280	\$2,777,340	\$2,777,340	
2020	\$1,242,060	\$1,532,840	\$2,774,900	\$2,774,900	\$60,906.16
2019	\$1,242,060	\$1,529,040	\$2,771,100	\$2,771,100	\$56,252.06

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,777,340	\$2,777,340	\$2,777,340	\$2,777,340
Portability	0	0	0	0
Assessed/SOH	\$2,777,340	\$2,777,340	\$2,777,340	\$2,777,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,777,340	\$2,777,340	\$2,777,340	\$2,777,340

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/22/2021	SWD-Q	\$3,330,000	117224131	\$15.00	82,804	SF
7/1/2015	SWD-D	\$2,085,000	113121659			
3/31/2003	SWD	\$1,663,400	34942 / 740			
7/22/1998	SWD	\$1,348,600	29564 / 1306			
				Adj. Bldg. S.F. (Card, Sketch)		15602
				Eff./Act. Year Built: 1977/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
15602						82804		

Detail by Entity Name

Florida Limited Liability Company
1100 HOTELS, LLC

Filing Information

Document Number L21000137235
FEI/EIN Number NONE
Date Filed 03/23/2021
State FL
Status ACTIVE

Principal Address

20 S FEDERAL HWY
FORT LAUDERDALE, FL 33301

Mailing Address

20 S FEDERAL HWY
FORT LAUDERDALE, FL 33301

Registered Agent Name & Address

PATEL, SANJAYKUMAR
20 S FEDERAL HWY
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, SANJAYKUMAR
20 S FEDERAL HWY
FORT LAUDERDALE, FL 33301

Title MGR

PATEL, SADHANA
20 S FEDERAL HWY
FORT LAUDERDALE, FL 33301

Annual Reports

No Annual Reports Filed

Document Images

[03/23/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

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

Search No.: 21-802-5

TITLE CERTIFICATE

Broward County Land Development Code-Section 5-189-(C) (3)
Florida Statutes Chapter 177

TO: Broward County Board of County Commissioners

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners, 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 30th day of April 2021, 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:

Names of all Owner(s) of Record:

1100 Hotels, LLC, a Florida limited liability company (Instrument No. 117224131)

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:

SEE ATTACHED

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

SEE ATTACHED

TITF Deeds and Releases:

SEE ATTACHED

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 17th day of May 2021.

Evelyn Branas
Name

Signature

(Corporate Seal)

Search No.: 21-802-5

EXHIBIT "A"

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING SOUTH OF STATE ROAD 84 (200 FOOT RIGHT OF WAY) OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. LESS THE SOUTH 25 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, SOUTH 89 DEGREES 53' 26" EAST, 430 FEET TO A POINT; THENCE, DUE NORTH FOR 25.0 FEET TO THE POINT OF BEGINNING; THENCE, DUE NORTH FOR 296.81 FEET TO A RECOVERED REBAR ON THE SOUTHERN R/W OF STATE RD. 84; THENCE ALONG SAID R/W, NORTH 74 DEGREES 47'04" EAST, 181.79 FEET TO A RECOVERED IRON PIN; THENCE ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING FOR ITS ELEMENTS, DELTA 00 DEGREES 47' 10", RADIUS 5629.65 FEET CHORD BEARING, NORTH 75 DEGREES 10' 18" EAST, CHORD DISTANCE 77.24 FEET, ARC DISTANCE 77.24 FEET TO A RECOVERED IRON PIN; THENCE LEAVING SAID R/W OF STATE RD. 84 DUE SOUTH FOR 364.76 FEET TO A RECOVERED NAIL IN WALL ON THE NORTHERN R/W OF SOUTHWEST 26TH STREET; THENCE, ALONG SAID R/W OF SOUTHWEST 26TH STREET, NORTH 89 DEGREES 53' 26" WEST, 250.08 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING.

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

Search No.: 21-802-5

Mortgage(s) of Record:

1. **MORTGAGE DEED AND SECURITY AGREEMENT:** William & Sons of Ft. Lauderdale, LLC, a Florida limited liability company TO Inter Audi Bank, a New York chartered state bank, dated July 1, 2015, filed July 21, 2015, Under Instrument No. 113121660.
2. **ASSIGNMENT OF LANDLORD'S INTEREST IN LEASES:** William & Sons of Ft. Lauderdale, LLC, a Florida limited liability company TO Inter Audi Bank, dated July 1, 2015, filed July 21, 2015, Under Instrument No. 113121661.
3. **FINANCING STATEMENT:** William & Sons of Ft. Lauderdale, LLC TO Inter Audi Bank, filed July 21, 2021, Under Instrument No. 113121662.
4. **MORTGAGE AND SECURITY AGREEMENT:** 1100 Hotels, LLC, a Florida limited liability company TO Centennial Bank, an Arkansas banking corporation, dated April 26, 2021, filed April 26, 2021, Under Instrument No. 117224132.
5. **COLLATERAL ASSIGNMENT OF LEASES, RENTS AND INCOME:** 1100 Hotels, LLC, a Florida limited liability company TO Centennial Bank, an Arkansas banking corporation, dated April 26, 2021, filed April 26, 2021, Under Instrument No. 117224133.
6. **FINANCING STATEMENT:** 1100 Hotels, LLC TO Centennial Bank, filed April 26, 2021, Under Instrument No. 117224134.

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

1. **RIGHT OF WAY MAP:** Book 3, Page 21
2. **RIGHT OF WAY MAP:** Book 4, Page 8
3. **RIGHT OF WAY MAP:** Book 4, Page 19
4. **RIGHT OF WAY MAP:** Book 4, Page 23
5. **COUNTY DEED:** Broward County, Florida TO State of Florida for the use and benefit of the State Road Department of Florida, dated February 27, 1962, filed February 28, 1962 in O.R. Book 2348, Page 620.
6. **EASEMENT:** James C. Goss, Jerri Lynn Goss, his wife, Paul Schuetz and Sieglinda Schuetz, his wife TO Florida Power & Light Company, dated August 16, 1971, filed September 3, 1971 in O.R. Book 4600, Page 570.
7. **WARRANTY DEED:** Citizens Bancshares of Florida, Inc., a Florida corporation TO City of Fort Lauderdale, a Florida municipal corporation, dated September 26, 1972, filed October 9, 1972 in O.R. Book 5017, Page 252.

TIITF RESERVATIONS:

1. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Florida Coast Line Canal and Transportation Company, dated September 24, 1890, filed April 8, 1926 in Deed Book D, Page 362.

This instrument prepared by:
Mark L. Rivlin, Esq.
Mark L. Rivlin, P.A.
1550 Madruga Avenue, Suite 120
Coral Gables, Florida 33146
Tax Folio Number: 50-42-21-00-0080

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 21st day of April, 2021, by and between William & Sons of Ft. Lauderdale, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 495 Brickell Avenue, Suite 5507, Miami, FL 33131, and 1100 Hotels, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 20 South Federal Highway, Fort Lauderdale, FL 33301.

W I T N E S S E T H :

THAT, the Grantor, for and in consideration of the sum of TEN AND NO/00 DOLLARS (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to said Grantee, its successors and assigns forever, the following described real property, located and situate in Broward County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to the following:


1. Taxes for the year 2021, and subsequent years.
2. Conditions, restrictions, limitations, agreements and easements of record, if any; but this provision shall not operate to reimpose the same.
3. Zoning and other governmental regulations.


The Grantor does hereby fully warrant the title to the real property hereby conveyed and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:

William & Sons of Ft. Lauderdale,
LLC, a Florida limited liability
company

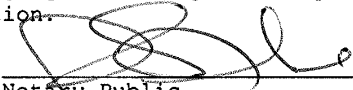

Printed Name: Robert Stabile

By: 
George Fakhir, Manager
495 Brickell Ave, Suite 5507
Miami, FL 33131


Printed Name: Parnika Wells

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of April 2021 by George Fakhir, as manager of William & Sons of Ft. Lauderdale, LLC, a Florida limited liability company, on behalf of the Company, who is personally known to me or did provide Driver's License as identification.


Notary Public
State of New York at Large

My Commission Expires:

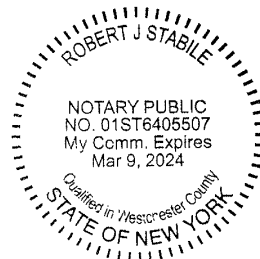


EXHIBIT "A"
Legal Description

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