

# ALL CITY TITLE COMPANY

December 17, 2014

## CERTIFICATE OF SEARCH OWNERSHIP & ENCUMBRANCE

File Number: 1921 Pembroke Rd., LLC - 14-4260

Provided for: City of Hollywood, Florida  
Engineering And Architectural Services Division  
P.O. Box 229045, Hollywood, FL 33022

**ALL CITY TITLE COMPANY** does hereby certify that a search of the Public Records of Broward County, Florida through and including the date of December 8, 2014 at 6:00 a.m. was conducted on the land described as follows:

Lots 1, 2, 3 and 4, the South 8 feet of Lot 5, the East 30 feet of Lot 18, and all of Lots 19, 20 and 21, all in Block 4 of Broward Manor of Hollywood, according to the plat thereof, recorded in Plat Book 12, Page 48, of the Public Records of Broward County, Florida; LESS AND EXCEPT the North 10.45 feet of Lots 19, 20 and 21 and LESS the North 10.45 feet of the East 30 feet of Lot 18, all in Block 4; and also LESS the South 10 feet of the East 30 feet of Lot 18, and LESS the South 10 feet of Lots 19, 20 and 21, all in Block 4, and further LESS AND EXCEPT that portion of Lot 1 as set forth in Official Records Book 4823, Page 605, of the Public Records of Broward County, Florida.

### WHICH PORTION IS FURTHER DESCRIBED AS FOLLOWS:

That part of Lot 1, Block 4, BROWARD MANOR OF HOLLYWOOD, according to the plat thereof, as recorded in Plat Book 12, Page 48, of the Public Records of Broward County, Florida, Section 22 Township 51 South, Range 42 East, which is including in the external area formed by a 20 foot radius arc, which is tangent to the East line of said Lot 1 and tangent to a line which is 10 feet North of and parallel to the South line of said Lot 1.

Address: 1921 Pembroke Road, Hollywood, Florida  
Folio No: 5142-22-16-0340

**That record title to the land as described and shown on the above description is in the name of:**

**Title is vested in 1921 Pembroke Rd. LLC, a Florida limited liability company, by virtue of Special Warranty Deed filed September 25, 2014, recorded in Official Records Book 51120 Page 679.**

**The following mortgages, liens and leases identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:**

1. Mortgage, Assignment of Rents, Security Agreement And Fixture filing dated September 19, 2014, from 1921 Pembroke Rd. LLC, a Florida limited liability company, to Bank of America N.A., in the original principal amount of \$648,000.00, recorded on September 25, 2014, under Instrument No.: 112550413 and in Official Records Book 51120, Page 682 of the Public Records of Broward County, Florida.

The following items are additional documents covering the captioned property:

2. Parking Agreement between Levitt Memorial Chapel, Inc. and City of Hollywood recorded on October 11, 1974, in Official Records Book 5973, Page 577 of the Public Records of Broward County, Florida.
3. Plat of Broward Manor of Hollywood recorded on March 2, 1926, in Plat Book 12, Page 48 of the Public Records of Broward County, Florida.

**Name Search on only the Fee Simple Title Owner, 1921 Pembroke Rd., LLC, was conducted and found the following: NOTHING FOUND**

**ALL CITY TITLE COMPANY** hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Broward, State of Florida, and from such other public records and sources as are herein indicated.

**CONTENTS:** This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward County, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

**FORM:** Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

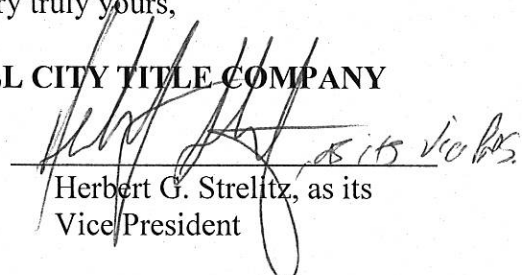
- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years proceeding the date of this Certificate.

Acceptance of this report shall evidence agreement by the party receiving it that no insurance is to be issued based upon this report. The liability of All City Title Company for any negligence, error or omission with respect to the contents of this report is limited to the sum of \$1,000.00 pursuant to Florida Statute §627.7843.

Very truly yours,

**ALL CITY TITLE COMPANY**

By

  
Herbert G. Strelitz, as its  
Vice President

HGS/moh  
Enclosures