

# First American Title Insurance Company

13450 West Sunrise Blvd., Suite 300

Sunrise, Florida 33323

Phone: (954)839-2900 FAX: (888)596-5085

## TITLE SEARCH REPORT

**Prepared for:** Weiss, Serota, Helfman, Cole & Bierman, P.L.  
2525 Ponce De Leon Blvd Ste 700  
Coral Gables , FL 33134

**Customer File Number:** 0021.281

**FATIC File Number:** 1062-4535298

**Searched from:** November 6, 1989

**Through:** November 6, 2019 at 8:00 a.m.

### **Last Grantee of Record for Period Searched:**

Richgreens, LP, a Florid limited partnership by virtue of Trustee's Deed recorded in Official Records Instrument Number 113606729, of the public records of Broward County, Florida.

### **Legal Description:**

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); together with the West half (W1/2) of the West half (W1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW1/4), of Section Nine (9), Township 51 South, Range 42 East, LESS the South 25 feet for right-of-way for Johnson Street given to the City of Hollywood and dedicated for highway purposes, of Section Nine (9) Township 51 South, Range 42 East, LESS the South 25 feet for right-of-way for Johnson Street; ALSO LESS the East 7.6 feet of the North 162.5 feet thereof; said lands situate lying and being in Broward County, Florida.

### **1. Unsatisfied Encumbrances:**

- a) Order of Imposition of Fine and Claim of Lien recorded in Official Records Instrument Number [115415860](#).
- b) Order of Imposition of Fine and Claim of Lien recorded in Official Records Instrument Number [115525304](#).
- c) Notice of Commencement recorded in Official Records Instrument Number [116014743](#).

### **2. Easements, Restrictions, and Other Matters affecting the lands described herein:**

- a) Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).

- b) The consequences of claims and allegations that may be raised by owners of interests in lands surrounding the lands described on Schedule A (the "Subject Property") that they hold rights of any kind that would prevent the Insured herein from operating the Subject Property in any manner other than as a golf course.
- c) Easement in favor of Florida Power & Light Company recorded in Official Records [Book 1243, page 497](#), of the public records of Broward County, Florida.
- d) Easement Deed in favor of City of Hollywood recorded in Official Records [Book 2220, page 756](#), as affected by Ordinance No. 64-2, recorded in Official Records [Book 2740, page 290](#), both of the public records of Broward County, Florida.
- e) Easements in favor of the City of Hollywood, as contained in that Easement Deed recorded in Official Records [Book 4925, page 585](#), and in that Easement Deed, recorded in Official Records [Book 4928, page 880](#), both of the public records of Broward County, Florida.
- f) Terms and conditions of that Lease between Henri Cieri and Angelina Cieri, husband and wife, and Ciro E. Pomponio and Grace Pomponio, recorded in Official Records [Book 110, page 88](#), as amended and/or affected by Assignment of Lease to George Goodman and Robert Goodman, recorded in Official Records [Book 937, page 561](#); Amendment of Lease recorded in Official Records [Book 2473, page 564](#); Quit-Claim Deed recorded in Official Records [Book 17881, page 694](#); Quit-Claim Deed recorded in Official Records [Book 17881, page 697](#); Quit-Claim Deed recorded in Official Records [Book 17881, page 700](#); Quit-Claim Deed recorded in Official Records [Book 17881, page 703](#); Quit-Claim Deed recorded in Official Records [Book 17881, page 706](#); Quit-Claim Deed recorded in Official Records [Book 17881, page 709](#); Quit-Claim Deed recorded in Official Records [Book 17881, page 715](#); Quit-Claim Deed recorded in Official Records [Book 17881, page 718](#); Quit-Claim Deed recorded in Official Records [Book 17881, page 721](#); Assignment of Lease recorded in Official Records [Book 17881, page 724](#); Reassignment of Lease recorded in Official Records [Book 17881, page 728](#); Reassignment of Lease recorded in Official Records [Book 17881, page 731](#); Reassignment of Lease recorded in Official Records [Book 17881, page 734](#); Consent to Assignment and Reassignment recorded in Official Records [Book 17881, page 737](#); Amendment to Lease recorded in Official Records [Book 17881, page 739](#); Quit-Claim Deed recorded in Official Records [Book 17914, page 676](#); Quit-Claim Deed recorded in Official Records [Book 19378, page 289](#); Amendment to Lease recorded in Official Records [Book 20111, page 668](#); Quit-Claim Deed recorded in Official Records [Book 47272, page 1587](#); Assignment of Lease recorded in Official Records [Book 47272, page 1589](#); Assignment of Fractional Interest recorded in Official Records [Book 47272, page 1591](#); Quit Claim Deed recorded in Official Records [Book 47404, page 1902](#); Assignment of Fractional Interest in Lease recorded in Official Records [Book 47404, page 1911](#); Assignment and Assumption of Lease recorded in Official Records [Book 50253, page 1869](#); Assignment and Assumption of Lease recorded in Official Records Instrument Number [113611866](#), all of the public records of Broward County, Florida.

Copies of the Encumbrances/Matters Affecting Title (X) are ( ) are not included with this Report.

The following is for informational purposes only and is given without assurance or guarantee: The 2019 ad valorem taxes were assessed under Tax Parcel/Folio No. 514209-00-0200, in the gross amount of \$18,590.32, and are not yet paid.

**Miscellaneous Notes** (including matters affecting the Buyer, if searched):

NONE.

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## **Certificate**

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from **November 6, 1989** to **November 6, 2019** at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Broward County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.



First American Title Insurance Company



as Vice President

Dated: November 12, 2019