

PARAMOUNT TITLE SERVICES, INC.
7515 W. OAKLAND PARK BOULEVARD, SUITE 103
FORT LAUDERDALE, FLORIDA 33319

TITLE REPORT

105

REPORT NO. 14-708-119 FM/ITEM SEG. NO. 90003
STATE ROAD NO. STATE PROJ.-JOB NO. 84-055
S. R. NAME PARCEL NO.

THE UNDERSIGNED does hereby certify that search has been made of the Public Records of Monroe County, State of Florida, for:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

as to the following described property, to-wit:

That certain parcel of land lying in Section 4, Township 68 South, Range 25 East Monroe County, Florida and being more particularly described on page 2 attached.

said records reflect the following ownership and encumbrances:

TITLE HOLDER(S): City of Key West
ADDRESS: (mailing) P.O. Box 1409, Key West, Florida 33041-1409
ACQUIRED BY: Quit Claim Deed O.R.B. 1194, Page 2124
Date Filed: December 24, 1991 Dated: December 13, 1991
ENCUMBRANCES: See Page 3 of 6
CORPORATE STATUS: N/A
NAME SEARCH: No Search Made
TAX ID NO: 00066240-000000 - 1070190 Page 6 of 6
TIITF/EDD & RELEASES: NOTHING OF RECORD
RIGHT-OF-WAY DOCS: See Page 3 of 6
TITLE HISTORY: See Page 5 and 6 of 6
EXAMINER'S NOTES: A full chain of title has been examined on the subject property.

The undersigned hereby certifies that the foregoing Title Search Report reflects a comprehensive search and examination of the Public Records of Monroe County, Florida, showing the present ownership of the herein described real property, together with all interests affecting said real property. I further certify that a complete chain of title beginning from the earliest public record has been examined. Additionally, the results of a 20-year name search for every respective record title owner for said parcel are reflected in this report. This report is NOT to be construed as an opinion of title.

CERTIFIED this **October 6, 2014** at eleven o'clock P.M.

PARAMOUNT TITLE SERVICES, INC.

Timothy Marecki
Timothy Marecki
Examiner

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LEGAL DESCRIPTION

PARCEL NO. 46: From the intersection of the Northeast line of the Auditorium Trace recorded in Plat Book 1 at Page 192 of Monroe County Official Records and the north line (curb) of South Roosevelt Boulevard, go east along the said ~~west~~ line of South Roosevelt Boulevard, a distance of 1658.57 feet to a point, which point is the point of beginning; thence N 73° 47' 40" E along the said north line of South Roosevelt Boulevard, a distance of 102.20 feet to a point of curve, said curve having a central angle of 05° 13', a radius of 1744.12 feet and being concave to the south; thence easterly along said curve a distance of 158.80 feet to a point of tangent; thence N 79° 00' 40" E along the said north line of South Roosevelt Boulevard, a distance of 569.00 feet to a point in the west line of the U. S. Gov't easement; thence N 03° 54' 20" W along the said west line of the U. S. Gov't easement, a distance of 745.20 feet to a point; thence S 75° 45' W along the south line of the U. S. Gov't Tract, a distance of 991.46 feet to a point; thence S 16° 12' 20" E a distance of 706.45 feet back to the point of beginning; consisting of approximately 15.18 acres, more or

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ACQUIRED BY

Quit Claim Deed

O.R. Book: 1194, Page: 2124 Filed Date: December 24, 1991 Dated: December 13, 1991

1st PARTY MSG Associates, a Illinois general partnership a/k/a MSG Associates Partnership, a Illinois general partnership

2nd PARTY The City of Key West

ENCUMBRANCES

Tax and Folio Information

Filed Date: October 13, 2014 Dated: October 13, 2014

Plat

Plat Book: 4, Page: 69 Filed Date: July 06, 1958 Dated: July 06, 1958

1st PARTY PLAT OF SURVEY - PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC.

2nd PARTY the Public

Plat

Plat Book: 3, Page: 35 Filed Date: March 09, 1953 Dated: March 09, 1953

1st PARTY PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY, FLORIDA

2nd PARTY the Public

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RIGHT-OF-WAY DOCS

Perpetual Easement

O.R. Book: 322, Page: 464 Filed Date: November 06, 1964 Dated: November 04, 1964

1st PARTY Trustees of the Internal Improvement Fund of the State of Florida

2nd PARTY State Road Department of Florida

Plat

Plat Book: 4, Page: 69 Filed Date: July 06, 1958 Dated: July 06, 1958

1st PARTY PLAT OF SURVEY - PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC.

2nd PARTY the Public

Plat

Plat Book: 3, Page: 35 Filed Date: March 09, 1953 Dated: March 09, 1953

1st PARTY PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY, FLORIDA

2nd PARTY the Public

Plat

Plat Book: 2, Page: 17 Filed Date: September 13, 1939 Dated: September 13, 1939

1st PARTY PORTION OF ROOSEVELT BOULEVARD

2nd PARTY the Public

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TITLE HISTORY

Land Trust Agreement Deed

O.R. Book: 987, Page: 2363 Filed Date: September 22, 1986 Dated: August 19, 1986

1st PARTY Central Bank and Trust Company, a Florida banking corporation

2nd PARTY MSG Associates Partnership

Certificate of Merger

O.R. Book: 920, Page: 1267 Filed Date: September 05, 1984 Dated: September 05, 1984

1st PARTY Pan American Bank, National Association

2nd PARTY the Public (RE: merger of Central Bank and Trust Company, Miami, Florida,
Central Bank of North Dade, Miami, Florida into Pam American Bank, National
Association)

Warranty Deed

O.R. Book: 587, Page: 709 Filed Date: August 01, 1974 Dated: July 10, 1974

1st PARTY Ralphe B. Vawter and Caroline F. Vawter, his wife

2nd PARTY Central Bank and Trust Company, Miami, Florida, as Trustee under the
provisions of a Trust Agreement dated July 10, 1974 and known as 74-LT-55-
940

Warranty Deed

O.R. Book: 496, Page: 870 Filed Date: February 08, 1972 Dated: January 24, 1972

1st PARTY Ralphe B. Vawter and Caroline F. Vawter, his wife

2nd PARTY Central Bank and Trust Company, Miami, Florida, as Trustee under the
provisions of a Trust Agreement dated January 24, 1972 and known as Trust No.
72-LT-7-740

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Land Trust Agreement Deed

O.R. Book: 496, Page: 855 Filed Date: February 08, 1972 Dated: October 13, 1971

1st PARTY Central Bank and Trust Company, Miami, Florida, a Florida banking corporation

2nd PARTY Ralphe B. Vawter

TAXES:

TAX ID NO: 00066240-000000 - 1070190
YEAR: 2014
EXEMPTION: Government
EXEMPTION AMOUNT: \$326,768.00
DELINQUENT STATUS: NONE
AMOUNT: \$0.00
STATUS: EXEMPT
CERT. NO: n/a
