

- Mortgage in favor of Seacoast National Bank recorded in Instrument #118060863 and related security instruments recorded in Instrument #118060864 and Instrument #118060865

**List of easements and Rights-of-Way lying within the plat boundaries (if none, state none).** (Attach copies of all recorded document(s) [excluding recorded plats].

1. Order Approving Variance from the City of Pompano Beach recorded in Instrument #114343013.
2. Order Approving Variance from the City of Pompano Beach recorded in Instrument #115581077.
3. Development Order of Minor Adjustment from City of Pompano Beach recorded in Instrument #116166631.
4. Force Main Maintenance Agreement between City of Pompano Beach and BW Atlantic Andrews, LLC recorded in Instrument #116400174.
5. Plat of BW Andrews recorded in Plat Book 183, Page 382.
6. Unrecorded lease with Wawa Florida, LLC, evidenced by Memorandum of Land Lease Agreement in Instrument #118060861, as affected by Subordination, Non-Disturbance and Attornment Agreement in Instrument #118060866.
7. Security/Lien Agreement Installation of Required Improvements between Broward County and BW Atlantic Andrews, LLC recorded in Instrument #116457456.
8. Notice of Commencement recorded in Instrument #119811780.
9. Easement to Florida Power & Light Company in Instrument #117982445.

All of the public records of Broward County, Florida.

**I HEREBY CERTIFY** that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above-described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 11<sup>th</sup> day of April, 2025.

  
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Name Heidi Davis Knapik  
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Print Name  
Florida Bar No. 0972266

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