



PARAMOUNT TITLE SERVICES, INC.
12555 Orange Drive, Suite 216
Davie, Florida 33330
Phone: 954-467-6607 - Fax: 954-467-3280

Search No.: 25-817-7 Update 1

TITLE CERTIFICATE

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

TO: Broward County Board of County Commissioners/ City of Pompano Beach

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners/ City of Pompano Beach, 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 9th day of December 2025, 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:

City of Pompano Beach, a Florida municipal corporation
(O.R. Book 22966-843, O.R. Book 31790-409, O.R. Book 31858-788, O.R. Book 32047-420, O.R. Book 32217-1244, O.R. Book 34151-476, Instrument Number 113035644)

The Pompano Beach Redevelopment Agency of the City of Pompano Beach
(O.R. Book 33261-270, O.R. Book 30414-1118, O.R. Book 42227-771, O.R. Book 47116-1242, Instrument Number 115716491)

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:** NONE
- Easement(s) and Rights-of-Way Documents:** SEE ATTACHED
- Maps:** SEE ATTACHED
- TIITF 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 16th day of December 2025.

Evelyn Branas
Name

(Corporate Seal)

Signature

DRC

PZ25- 14000007
01/21/2026

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EXHIBIT "A"

(PARCEL 1)

THE EAST 70 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST LESS THE SOUTH 76.38 FEET FOR C & SFFCD AND LESS PARCEL 135 FOR ROAD RIGHT OF WAY, LESS RIGHT OF WAY FOR NW. 1ST STREET.

TOGETHER WITH:

(PARCEL 2)

LOTS 14, 15 AND 16, THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE PORTIONS DESCRIBED IN OFFICIAL RECORDS BOOK 1220 PAGE 17, OFFICIAL RECORD BOOK 2296, PAGE 748, OFFICIAL RECORDS BOOK 16524, PAGE 910, AND OFFICIAL RECORDS BOOK 14465, PAGE 170, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 3)

A PORTION OF LOTS 14, 15 AND 16 OF THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 16 THENCE EAST ALONG NORTH BOUNDARY OF SAID LOT 16 A DISTANCE OF 269.11 FEET TO THE WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 75.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 134.63 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 75°04'33" AND A RADIUS OF 20 FEET, AN ARC DISTANCE OF 26.21 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 134.53 FEET; THENCE NORTHEAST AND PARALLEL TO THE SAID WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY, A DISTANCE OF 150 FEET; THENCE EAST AND PARALLEL TO THE SAID NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS A PORTION OF THE TOWNSITE OF POMPANO, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 927.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

PARCEL NO. 122, THAT PART OF LOTS 14, 15 AND 16 OF A PORTION OF THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING THE TOWNSITE OF POMPANO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 01°25'49" WEST, A DISTANCE OF 81.75 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD; THENCE NORTH 89°00'24" EAST, ALONG THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD., A DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'24" EAST, A DISTANCE OF 134.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET; THROUGH AN ANGLE OF 75°02'14", AN ARC DISTANCE OF 26.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 13°58'10" EAST, ALONG THE WESTERLY EXISTING RIGHT OF WAY FOR DIXIE HIGHWAY, A DISTANCE OF 134.78 FEET; THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 79.80 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 90.08 FEET; THENCE SOUTH

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51°04'43" WEST, A DISTANCE OF 41.44 FEET; THENCE SOUTH 88°11'16" WEST, A DISTANCE OF 43.92 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 33.04 FEET AND THE POINT OF BEGINNING.

AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 14465, PAGE 170, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 4)

LOT 39, LESS THE WEST 4 FEET, AND THE WEST 10 FEET OF LOT 40, ALL LESS THE SOUTH 15 FEET, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 5)

LOT 40 LESS THAT WEST 10 FEET THEREOF, AND LESS THE SOUTH 15 FEET THEREOF, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 6)

LOT 10, LESS THE EAST 35.50 FEET OF SAID LOT 10; ALL OF LOTS 11, 12, 13, AND LOT 14, LESS THE EAST 35.50 FEET OF SAID LOT 14, WOODRUFF ADDITION TO POMPANO FLA. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE VACATED SOUTH 1/2 OF SPRUCE AVENUE LYING NORTH AND ADJACENT TO LOTS, 12, 13, 14 AND THE EAST 1/2 OF VACATED NW. 3RD AVENUE LYING WEST AND ADJACENT TO LOT 12, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF BROWARD COUNTY, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

ALL OF SAID LANDS LYING IN THE CITY OF POMPANO BEACH, FLORIDA, CONTAINING 39,206 SQUARE FEET (0.9 ACRES), MORE OR LESS.

TOGETHER WITH:

(PARCEL 7)

THE EAST 35.50 FEET OF LOT 10, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM BEACH COUNTY RECORDS.

SAID LAND SITUATE WITHIN BROWARD COUNTY FLORIDA, CONTAINING 4,952 SQ. FT., MORE OR LESS.

THE EAST 35.50 FEET OF LOT 14, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM BEACH COUNTY RECORDS.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 5,173 SQ. FT., MORE OR LESS.

TOGETHER WITH THE WEST 1/2 OF THE VACATED NW 2ND AVENUE LYING EAST AND ADJACENT TO SAID LOTS, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF BROWARD COUNTY.

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TOGETHER WITH THE VACATED SOUTH 1/2 OF SPRUCE AVENUE LYING NORTH OF AND ADJACENT TO THE ABOVE-DESCRIBED PARCEL.

TOGETHER WITH:

(PARCEL 8)

BEGINNING AT THE SOUTHWEST CORNER OF LOTS SIX (6) OF WOODRUFF ADDITION TO THE TOWN OF POMPANO, THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 6, A DISTANCE OF 109.1 FEET; THENCE NORTHEASTERLY AND PARALLEL TO THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5.51 FEET; THENCE WESTERLY A DISTANCE OF 109.1 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID LOT 6; THENCE SOUTHERLY ALONG SAID BOUNDARY, A DISTANCE OF 4.32 FEET TO THE SAID SOUTHWEST CORNER OF LOT 6; AND, ALSO, ALL OF LOTS SEVEN (7), EIGHT (8) AND NINE(9), OF WOODRUFF ADDITION TO THE TOWN OF POMPANO, LESS THE EAST TWENTY-FIVE AND NINE-TENTHS (25.9) FEET THEREOF, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM: (PARCEL NO. 123 ALSO IN ORB 16645 PG 220 BCR)

THAT PART OF LOTS 6, 7, 8 AND 9, OF WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89° 00' 24" EAST ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 24.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 00' 24" EAST, A DISTANCE OF 84.97 FEET; THENCE NORTH 13° 58' 10" EAST ALONG THE WESTERLY EXISTING RIGHT OF WAY FOR DIXIE HIGHWAY, A DISTANCE OF 99.11 FEET; THENCE SOUTH 88° 24' 17" WEST, A DISTANCE OF 56.54 FEET; THENCE SOUTH 28° 35' 30" WEST, A DISTANCE OF 109.42 FEET TO THE POINT OF BEGINNING.

PREMISES ARE NOW LOCATED IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE EAST ONE-HALF E. 1/2 OF RIGHT OF WAY FOR A ALLEY AS SHOWN ON WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS NOW VACATED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 9)

A PORTION OF LOTS 1, 2, 3, 4, 5, AND 6 CONTAINED IN QUIT CLAIM DEED TO THE TOWN OF POMPANO DATED FEBRUARY 1, 1927, AND RECORDED MAY 12, 1958, IN OFFICIAL RECORD BOOK 1220, AT PAGE 19, OF THE BROWARD COUNTY PUBLIC RECORDS. THE ABOVE-DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, OF WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE N13°58'10"E FOR A DISTANCE OF 4.32 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N13°58'10"E FOR A DISTANCE OF 197.99 FEET; THENCE N89°21'27"E FOR A DISTANCE OF 60.40 FEET, TO THE WEST RIGHT OF WAY LINE DIXIE HIGHWAY; THENCE S13°52'10"W, ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 171.18 FEET; THENCE S28°35'30"W ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 29.09 FEET; THENCE S88°45'20"E FOR A DISTANCE OF 52.96 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PROPERTY CONTAINS 11,473 SQUARE FEET (MORE OR LESS) (OR 0.2634 ACRES) AND LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

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TOGETHER WITH THE EAST ONE-HALF E. 1/2 OF RIGHT OF WAY FOR AN ALLEY AS SHOWN ON WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS NOW VACATED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 5 FEET OF THE SOUTH 15 FEET OF THAT NOW VACATED PORTION OF RIGHT OF WAY FOR SPRUCE AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 10)

LOTS 15 AND 16, LESS THE WEST SIX FEET (6') THEREOF, OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE WEST ONE-HALF W. 1/2 OF THAT NOW VACATED PORTION OF NW 3RD AVENUE (PINES STREET PER PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 11)

THE WEST SIX FEET (6') OF LOT 16, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 12)

LOT 17, OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 13)

LOTS 18 AND 19 OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 14)

LOT 20 OF WOODRUFF ADDITION TO POMPANO, PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 15)

LOT 21 OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH

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COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA,

TOGETHER WITH:

(PARCEL 16)

LOT 22, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 17)

LOT 23, WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 18)

LOT 24, WOODRUFF ADDITION TO POMPANO FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 19)

LOT 25, WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 20)

LOT 26 OF WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 21)

LOT 27, WOODRUFF ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 22)

LOT 37, LESS THE WEST 48 FEET, ALL OF LOT 38 AND THE WEST 4 FEET OF LOT 39, WOODRUFF ADDITION TO POMPANO, FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF. SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 23)

LOT 36, LESS THE WEST 42 FEET AND THE WEST 48 FEET OF LOT 37, ALL LESS THE SOUTH 15 FEET THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF

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PALM BEACH COUNTY FLORIDA; SAID LAND SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 24)

LOT 35 LESS THE WEST 36 FEET AND LESS THE SOUTH 15 FEET TOGETHER WITH THE WEST 42 FEET OF LOT 36, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF'S ADDITION TO POMPANO, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 25)

LOT 34, LESS THE WEST 30 FEET AND LESS THE SOUTH 15 FEET THEREOF, AND THE WEST 36 FEET OF LOT 35, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 26)

LOT 33, LESS THE WEST 24 FEET THEREOF AND THE WEST 30 FEET OF LOT 34 LESS THE SOUTH 15 FEET THEREOF OF WOODRUFF ADDITION TO POMPANO, FLA. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 27)

LOT 32 LESS THE WEST 18 FEET THEREOF AND THE WEST 24 FEET OF LOT 33, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 28)

LOT 31, LESS THE WEST 12 FEET THEREOF AND THE WEST 18 FEET OF LOT 32, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE SOUTH 15 FEET THEREOF. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 29)

LOT 30, LESS THE WEST 6 FEET AND THE WEST 12 FEET OF LOT 31, LESS THE SOUTH 15 FEET, OF WOODRUFF ADDITION TO POMPANO FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 30)

LOT 29, LESS THE SOUTH 15 FEET THEREOF, AND THE WEST 6 FEET OF LOT 30 LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF'S ADDITION TO POMPANO FLORIDA, ACCORDING



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TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 31)
LOT 28, LESS THE SOUTH 15 FEET THEREOF, WOODRUFF'S ADDITION TO POMPANO FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 32)
LOT 37, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 33)
LOT 38, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 34)
LOT 39, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 35)
LOT 40, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 36)
LOT 41, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 37)
LOT 42, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 38)
LOT 1, 2, 3, 43 AND 44 (LESS THAT PORTION OF SAID LOTS 1, 2 AND 3 CONVEYED TO THE CITY OF POMPANO BEACH BY THE WARRANTY DEED RECORDED IN O.R. BOOK 8728, PAGE 243, BLOCK 1, BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE MAP OR PLAT



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THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 39)
THAT PORTION OF ABANDONED RIGHT-OF-WAY FOR NW. 5TH AVENUE BOUNDED ON THE NORTH BY MARTIN LUTHER KING, JR. BLVD. (HAMMONDVILLE ROAD) ON THE SOUTH BY THE MAPLES PLAT PARCEL “A”, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LYING BETWEEN BLOCKS 1 AND 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY , FLORIDA.

TOGETHER WITH:

(PARCEL 40)
BEING A PORTION OF PARCEL "A", MAPLES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°48'39” EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 309.64 FEET; THENCE SOUTH 00°41'26" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°48'59” WEST, A DISTANCE OF 309.37 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A" AND EAST RIGHT OF WAY LINE OF NW. 6TH AVENUE; THENCE NORTH 01°26'22” WEST, ALONG SAID LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(PARCEL 41)
LOTS 4, 5 AND 6, BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY.

LESS THE FOLLOWING:

THAT PORTION OF LOT 6 FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8939, PAGE 201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THAT PORTION OF LOTS 4 AND 5 FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9107, PAGE 806, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 7, 8 AND 9 BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY.

LESS THE FOLLOWING:

THAT PORTION OF LOTS 7, 8 AND 9, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8446, PAGE 284, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THAT PORTION OF LOT 9, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 318, OF THE PUBLIC RECORDS OF BROWARD COUNTY.



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TOGETHER WITH:

LOTS 21 THROUGH 28, BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY.

LESS THE FOLLOWING:

THOSE PORTIONS OF LOTS 21 THROUGH 28, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 318, OF THE PUBLIC RECORDS OF BROWARD COUNTY

TOGETHER WITH:

ALL OF LOTS 29 THROUGH 36, BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY.

TOGETHER WITH:

(PARCEL 42)
A PORTION OF THAT CERTAIN 40' RIGHT OF WAY FOR NW. 2ND STREET, ALSO KNOWN AS CYPRESS AVENUE PER PLAT, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE EAST LINE OF PARCEL "A", AND THE NORTHERLY EXTENSION THEREOF, MAPLES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING BOUND ON THE EAST BY THE SOUTHERLY EXTENSION OF LOT 15, OF SAID PLAT. BEING BOUND ON THE NORTH BY THE SOUTH LINE OF LOTS 15 THROUGH 27, OF SAID PLAT, AND BEING BOUND ON THE SOUTH BY THE NORTH LINE OF LOTS 28 THROUGH 40 OF SAID PLAT.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 40' OF RIGHT OF WAY FOR NW. 3RD AVENUE, ALSO KNOWN AS PINE STREET PER PLAT, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE EAST LINE OF LOT 40, OF SAID PLAT AND THE NORTHERLY EXTENSION THEREOF, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF LOT 15, OF SAID PLAT, BEING BOUND ON THE EAST BY WEST LINE OF LOTS 11 AND 12, OF SAID PLAT, AND BEING BOUND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LOT LINE OF LOT 11, OF SAID PLAT.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 50' RIGHT OF WAY FOR NW. 1ST STREET, UNNAMED RIGHT OF WAY PER PLAT, RE-SUBDIVISION OF LOT 15 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 16, OF SAID PLAT AND BEING BOUND ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 40' RIGHT OF WAY FOR NW. 1ST STREET, AS SHOWN ON THE CITY OF POMPANO BEACH RIGHT OF WAY MAP NO. 73 NORTH, BEING BOUND ON THE WEST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL "C", LAVIGNE'S COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING BOUND ON THE EAST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 16, RE-SUBDIVISION OF LOT 15, SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT



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THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-
DADE COUNTY, FLORIDA.

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

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND DEDICATIONS AS SET FORTH ON PLAT OF **Plat of the Subdivision of Sec 35, Tp 48S, Range 42E, the S1/2 of SW ¼ Sec 37, Tp 48S Range 43E, all of Sec 7 Tp 49S Range 42E, Lots 3,4 & 5 of Sec 6 Tp 49 S Range 43 E, and Resubdivision of Lot 15 of Subdivision of said Sec. 35**, Plat Book B, Page 76, Public Records Miami-Dade County, Florida.
2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND DEDICATIONS AS SET FORTH ON PLAT OF **Woodruff Addition**, Plat Book 2, Page 55, Public Records Palm Beach County, Florida.
3. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND DEDICATIONS AS SET FORTH ON PLAT OF **Bevill & Saxon's Colored Addition to Pompano**, Plat Book 3, Page 2, Public Records Broward County, Florida.
4. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND DEDICATIONS AS SET FORTH ON PLAT OF **Maples Plat**, Plat Book 142, Page 46, Public Records Broward County, Florida.
5. **WARRANTY DEED:** Woodruff TO Broward County, a political subdivision of the State of Florida, filed in Deed Book 23, Page 477. (Best copy available, Legal: The S15' of lots 28-40 of Woodruff Add. To Pompano Beach)
6. **QUIT CLAIM DEED:** Lillian Saxon, joined by her husband J.A. Saxon TO City of Pompano Beach, a Florida municipal corporation, dated June 20, 1928, filed May 12, 1958 in O.R. Book 1220, Page 17.
7. **QUIT CLAIM DEED:** W.L. Kester TO Town of Pompano, a Florida municipal corporation, dated February 1, 1927, filed May 12, 1958 in O.R. Book 1220, Page 19.
8. **QUIT CLAIM DEED:** Central and Southern Florida Flood Control District, a Florida body corporate TO City of Pompano Beach, Florida, dated December 1, 1961, filed December 11, 1961 in O.R. Book 2296, Page 748.
9. **COUNTY DEED:** Broward County, Florida TO State of Florida, for the use and benefit of the State Road Department of Florida, dated September 14, 1962, filed September 17, 1962 in O.R. Book 2459, Page 891.
10. **SPECIAL WARRANTY DEED:** City of Pompano Beach, a Florida municipal corporation TO State of Florida, for the use and benefit of the State Road Department of Florida, dated August 28, 1962, filed September 20, 1962 in O.R. Book 2462, Page 761.
11. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated April 14, 1964, filed December 10, 1964 in O.R. Book 2922, Page 561.
12. **ORDER OF TAKING:** City of Pompano Beach, a Florida municipal corporation VS Sara E. Harry, et al., dated April 3, 1974, filed April 5, 1974 in O.R. Book 5704, Page 318.
13. **FINAL JUDGMENT AS TO PARCELS 1 AND 8:** City of Pompano Beach, a Florida municipal corporation VS Sara E. Harry, et al., dated October 2, 1974, filed October 7, 1974 in O.R. Book 5967, Page 972.
14. **ORDER OF TAKING:** City of Pompano Beach, a Florida municipal corporation VS Walter L. Timerman, et al., dated January 2, 1975, filed January 3, 1975 in O.R. Book 6064, Page 985.
15. **WARRANTY DEED:** Sara E. Harry, an unremarried widow TO City of Pompano Beach, a Florida municipal corporation, dated September 12, 1979, filed September 17, 1979 in O.R. Book 8446, Page 284.

16. **WARRANTY DEED:** Sara E. Harry, an unremarried widow TO City of Pompano Beach, a Florida municipal corporation, dated September 12, 1979, filed September 18, 1979 in O.R. Book 8448, Page 704.
17. **PERSONAL REPRESENTATIVE'S DEED:** Gertrude Coppola, as Personal Representative of the Estate of Lucille A. Crum, deceased TO City of Pompano Beach, a Florida municipal corporation, dated December 19, 1979, filed December 21, 1979 in O.R. Book 8633, Page 699.
18. **WARRANTY DEED:** Marvin I. Ogden, Jr. TO City of Pompano Beach, a Florida municipal corporation, dated February 13, 1980, filed February 13, 1980 in O.R. Book 8728, Page 243.
19. **WARRANTY DEED:** Harold L. Abel, a single man and Mary Haynes, a single woman TO City of Pompano Beach, a Florida municipal corporation, dated May 22, 1980, filed June 3, 1980 in O.R. Book 8939, Page 201.
20. **NOTICE OF LIS PENDENS:** City of Pompano Beach, a municipal corporation VS T.S. Pridemore and Pauline Pridemore, his wife, et al., dated September 5, 1980, filed September 8, 1980 in O.R. Book 9107, Page 806.
21. **ORDER OF TAKING:** City of Pompano Beach, a Florida municipal corporation VS T.S. Pridemore and Pauline Pridemore, his wife, et al., dated December 3, 1980, filed December 3, 1980 in O.R. Book 9282, Page 812.
22. **EASEMENT:** Marvin I. Ogden, Jr. TO Florida Power & Light Company, dated June 23, 1981, filed July 6, 1981 in O.R. Book 9674, Page 414.
23. **DEED:** Ralph Christophers and Marie Christophers TO State of Florida, for the use and benefit of the State Road Department of Florida, dated November 11, 1986, filed February 3, 1987 in O.R. Book 14136, Page 455.
24. **ORDER OF TAKING:** State of Florida Department of Transportation VS Sperduti Enterprises, Inc., et al., dated May 19, 1987, filed May 26, 1987 in O.R. Book 14465, Page 170.
25. **STIPULATED AMENDMENT TO ORDER OF TAKING:** State of Florida Department of Transportation VS Crosser Millwork, Inc., et al., dated June 7, 1989, filed June 16, 1989 in O.R. Book 16524, Page 910.
26. **FINAL JUDGMENT:** State of Florida Department of Transportation VS James C. Baber, et al., dated July 25, 1989, filed August 3, 1989 in O.R. Book 16645, Page 220.
27. **RIGHT OF WAY RESOLUTION:** State of Florida Department of Transportation TO the Public, dated February 26, 1993, filed March 1, 1993 in O.R. Book 20408, Page 749.
28. **CITY DEED:** City of Pompano Beach, a Florida municipal corporation TO State of Florida Department of Transportation, dated April 19, 1994, filed June 1, 1994 in O.R. Book 22205, Page 299.
29. **ORDER OF TAKING:** City of Pompano Beach, a Florida municipal corporation VS Abel's Tire Store, Inc., an administratively dissolved Florida corporation, U.S. Property Management and Holdings, Inc., a Florida corporation, Florida Power & Light Company, a Florida, et al., dated February 19, 2003, filed February 28, 2003 in O.R. Book 34659, Page 1203.
30. **EASEMENT:** Marie J. Jules, a married woman TO City of Pompano Beach, a Florida municipal corporation, dated March 28, 2003, filed April 3, 2003 in O.R. Book 34877, Page 937.
31. **EASEMENT:** Broward County, through its Board of County Commissioners TO Florida Power & Light Company, dated April 29, 2003, filed April 30, 2003 in O.R. Book 35055, Page 1021.



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32. **WARRANTY DEED:** Marie J. Jules, a married woman TO City of Pompano Beach, a Florida municipal corporation, dated June 12, 2003, filed June 19, 2003 in O.R. Book 35416, Page 1283.
33. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated April 27, 2004, filed May 12, 2004 in O.R. Book 37446, Page 992.
34. **EASEMENT:** City of Pompano Beach TO Florida Power & Light Company, dated May 27, 2005, filed June 14, 2005 in O.R. Book 39840, Page 233.
35. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated May 25, 2010, filed June 2, 2010 in O.R. Book 47116, Page 1242.
36. **RIGHT OF WAY DEED:** Taco Bell of America, Inc. TO City of Pompano Beach, a body corporate and political subdivision of the State of Florida, dated August 13, 2010, filed October 6, 2010 in O.R. Book 47427, Page 1664.
37. **QUIT CLAIM DEED:** Pompano Beach Community Redevelopment Agency TO City of Pompano Beach, a Florida municipal corporation, dated January 17, 2012, filed February 22, 2012 in O.R. Book 48529, Page 1983.
38. **SIDEWALK EASEMENT AGREEMENT:** Pompano Beach Community Redevelopment Agency AND City of Pompano Beach, Florida, a political subdivision of the State of Florida, dated January 7, 2013, filed January 18, 2013 in O.R. Book 49433, Page 1926.
39. **SIDEWALK EASEMENT AGREEMENT:** Marie Josette Jeune AND City of Pompano Beach, Florida, a political subdivision of the State of Florida, dated February 14, 2014, filed March 11, 2014 in O.R. Book 50608, Page 765.
40. **ASSIGNMENT AND ASSUMPTION OF EASEMENTS:** Tampa Electric Company, a Florida corporation, and Peoples Gas System, a Division of Tampa Electric Company TO Peoples Gas System, Inc., a Florida corporation, dated January 1, 2023, filed June 13, 2023, Instrument Number 118918515.
41. **ASSIGNMENT AND ASSUMPTION OF EASEMENTS:** Tampa Electric Company, a Florida corporation, and Peoples Gas System, a Division of Tampa Electric Company TO Peoples Gas System, Inc., a Florida corporation, dated January 1, 2023, filed December 21, 2023, Instrument Number 119299909.
42. **RESOLUTION:** City Commission of the City of Pompano Beach, Florida TO the Public, dated June 20, 2024, filed July 10, 2024, Instrument Number 119676609.
43. **MEMORANDUM OF THE POMPANO BEACH DOWNTOWN PUBLIC PRIVATE DEVELOPMENT AGREEMENT:** City of Pompano Beach, Florida AND RP Pompano LLC, a Florida limited liability company and Pompano Beach Community Redevelopment Agency, dated June 24, 2024, filed September 11, 2024, Instrument Number 119790806.

Maps:

1. **RIGHT OF WAY MAP:** Right of Way Map Book 2, Page 39
2. **RIGHT OF WAY MAP:** Right of Way Map Book 4, Page 29
3. **RIGHT OF WAY MAP:** Right of Way Map Book 4, Page 30
4. **RIGHT OF WAY MAP:** Right of Way Map Book 4, Page 31
5. **RIGHT OF WAY MAP:** Right of Way Map Book 4, Page 32

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6. **RIGHT OF WAY MAP:** Right of Way Map Book 4, Page 34
7. **RIGHT OF WAY MAP:** Right of Way Map Book 5, Page 27
8. **RIGHT OF WAY MAP:** Right of Way Map Book 5, Page 99
9. **RIGHT OF WAY MAP:** Right of Way Map Book 8, Page 21
10. **RIGHT OF WAY MAP:** Right of Way Map Book 13, Page 39
11. **RIGHT OF WAY MAP:** Right of Way Map Book 15, Page 48
12. **RIGHT OF WAY MAP:** Right of Way Map Book 15, Page 57
13. **RIGHT OF WAY MAP:** Right of Way Map Book 15, Page 99

TIITF Deeds and Releases:

1. **DEED:** Board of Commissioners of Everglades Drainage District TO Saxon, dated September 18, 1944, filed December 4, 1944 in Deed Book 463, Page 388.
2. **RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO Bojangles of Florida, Inc., a Florida corporation, dated January 13, 1984, filed January 25, 1984 in O.R. Book 11433, Page 69.
3. **RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO Ralph L. Lavigne and Donna R. Lavigne, his wife, dated February 14, 1986, filed March 4, 1986 in O.R. Book 13222, Page 867.