



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

Search No.: 25-817-8a

ADJACENT RIGHT-OF-WAY REPORT

Broward County Land Development Code – Section 5-189(c)(3)

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

The Broward County Board of County Commissioners

As to the following described property; as described in Exhibit “A”, to wit:

RIGHTS-OF-WAY: SEE ATTACHED

MAINTENANCE MAPS: SEE ATTACHED

EASEMENTS: SEE ATTACHED

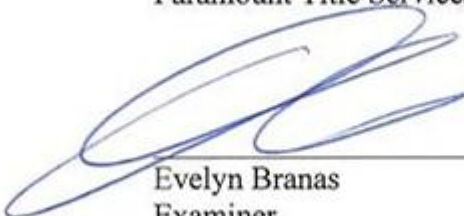
TIITF RESERVATIONS: SEE ATTACHED

**RELEASES/QUIT-CLAIMS or other
CONVEYANCES OR RESERVATIONS: SEE ATTACHED**

***NOTE: THE ADJACENT RIGHT OF WAY HEREBY INCORPORATES ALL OF THE RIGHT OF WAY DOCUMENTS LISTED IN THE TITLE CERTIFICATE REPORT SUBMITTED HEREWITH.**

THE UNDERSIGNED hereby certifies that the forgoing Right-of-Way Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the recorded documentation of Rights-of-Way held in Fee Title, Easement and/or Reservation, including instruments into or out of TIITF on the above described property.

CERTIFIED this 12th day of September 2025, at 11:00 P.M.

Paramount Title Services, Inc.

Evelyn Branas
Examiner



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EXHIBIT “A”

That certain portion of (N. ANDREWS AVENUE) lying in **SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 and SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42** bounded on the North by the Easterly projection from the south line of **S.W. 8TH STREET** and on the South by the Westerly projection of **S 100 OF N 2235 OF THAT PT OF W1/2 OF W1/2 OF W1/2 OF SAID SEC LYING S OF GOVT LOT 5 , OF SECTION 2**, now lying in Broward County, Florida



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RIGHT OF WAY:

1. **WARRANTY DEED:** Chris-Craft Corporation, a Michigan corporation TO Broward County, of the State of Florida, dated February 1, 1958, filed February 28, 1958 in O.R. Book 1160, Page 383.
2. **DEED:** Seaboard Coast Line Railroad Company, a Virginia corporation TO City of Pompano Beach, a Florida municipal corporation, dated June 7, 1973, filed June 13, 1973 in O.R. Book 5322, Page 766.
3. **QUIT CLAIM DEED:** Hart Development Inc., a Florida corporation TO City of Pompano Beach, a Florida municipal corporation, dated October 31, 1973, filed February 13, 1974 in O.R. Book 5639, Page 967.
4. **ORDER OF TAKING:** City of Pompano Beach, a Florida municipal corporation VS A. Carol Sanford, as Trustee et al., dated June 7, 1984, filed July 5, 1984 in O.R. Book 11830, Page 232.
5. **WARRANTY DEED:** The Storage Authority – Andrews Avenue L.P., a Delaware limited partnership TO Broward County, a body corporate and political subdivision of the State of Florida, dated November 3, 1998, filed March 16, 1999 in O.R. Book 29313, Page 1621.

MAINTENANCE MAPS:

1. **RIGHT OF WAY MAP:** Right of Way Map Book 14, Page 94

EASEMENTS:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND DEDICATIONS AS SET FORTH ON PLAT OF **Lamont Plat**, Plat Book 172, Page 132, Public Records Broward County, Florida.
2. **EASEMENT:** Sanford Industries, Inc. TO A. Carol Sanford, dated August 20, 1975, filed August 21, 1975 in O.R. Book 6308, Page 840.
3. **EASEMENT:** A. Carol Sanford and Sanford Industries, Inc., a Florida corporation TO Melley Energy Systems, Inc., a Florida corporation, dated September 16, 1976, filed September 21, 1976 in O.R. Book 6729, Page 918.
4. **EASEMENT:** Sanford Industries, Inc., a Florida corporation and A. Carol Sanford TO City of Pompano Beach, Florida, a Florida municipal corporation, dated October 7, 1976, filed December 17, 1976 in O.R. Book 6837, Page 496.
5. **DRAINAGE EASEMENT:** 1000 Andrews Avenue Corporation, a Florida corporation TO Broward County, Florida, a political subdivision of the State of Florida, dated November 11, 2003, filed April 6, 2003 in O.R. Book 37200, Page 271.

TITF RESERVATIONS:

1. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Florida Coast Line Canal and Transportation Company, dated September 24, 1890, filed December 2, 1890 in Deed Book D, Page 362.



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RELEASES/QUIT-CLAIMS or other CONVEYANCES OR RESERVATIONS:

1. **RIGHTS IN RESERVATIONS:** Central and Southern Florida Flood Control District, a Florida public corporation TO Water Management District No. 4, Broward County, a Florida public corporation, dated May 12, 1972, filed May 17, 1972 in O.R. Book 4866, Page 332