

QUITCLAIM DEED

Return recorded copy to:
Broward County
Real Property and Real Estate Development Division
115 South Andrews Avenue, Suite 501
Fort Lauderdale, Florida 33301

This document prepared by:
Sunnaz Toreihi, Esq.
Office of the County Attorney
Broward County, Florida
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301

Folio Numbers: 4942-10-00-0083
4942-10-13-0012

QUITCLAIM DEED
(Pursuant to Sections 125.411 and 125.35(2), Florida Statutes)

THIS QUITCLAIM DEED, made this _____ day of _____, 2026, by BROWARD COUNTY, a political subdivision of the State of Florida ("Grantor"), whose address is Governmental Center, Suite 501, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and Poliakoff, Becker & Streitfeld LLP, a Florida limited liability partnership ("Grantee"), whose address is 14601 Marvin Lane, Southwest Ranches, Florida 33330.

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, all of Grantor's rights, title, and interest, if any, in and to the following described lands, lying and being in Broward County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

THIS CONVEYANCE IS SUBJECT TO all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; that certain Easement Agreement recorded of even date herewith; and real estate taxes for the year 2026 and all subsequent years.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

ATTEST:

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

(Official Seal)

GRANTOR:

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____ Mayor

_____ day of _____, 2026

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By: _____ (Date)
Sunnaz Toreihi
Assistant County Attorney

By: _____ (Date)
Annika E. Ashton
Deputy County Attorney

REF: Approved BCC _____ Item No: _____
Return to BC Real Property and Real Estate Development Division

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

A PORTION OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, ALSO BEING A PORTION OF THAT PARTICULAR ROAD RIGHT OF WAY OF NORTH ANDREWS AVENUE AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD (I-95) 9, BROWARD COUNTY, FLORIDA (SECTION 86070-2413).

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A, DON L. CLYMER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, ON PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 62°36'03" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 49.68 FEET; THENCE NORTH 41°33'43" EAST, A DISTANCE OF 93.64 FEET; THENCE NORTH 56°31'59" EAST, A DISTANCE OF 47.16 FEET; THENCE NORTH 42°19'51" EAST, A DISTANCE OF 27.56 FEET; THENCE NORTH 84°59'52" EAST, A DISTANCE OF 4.36 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE ALSO BEING THE ORIGINAL WESTERLY LINE OF PARCEL "G", PINE CREST ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT HAVING A RADIAL BEARING FROM SAID POINT OF SOUTH 57°38'13" EAST AND A RADIUS OF 1860.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 04°57'51" AND AN ARC DISTANCE OF 161.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

PARCEL 2

A PORTION OF LAND LYING WITHIN PARCEL "G", "PINE CREST ISLES" AND A PORTION OF THAT CERTAIN 60-FOOT RIGHT OF WAY (N.E. 1ST WAY), NOW VACATED, AS SHOWN ON "PINE CREST ISLES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A, DON L. CLYMER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, ON PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID CORNER BEING ON A CIRCULAR CURVE TO THE RIGHT WITH A RADIAL LINE THROUGH SAID POINT BEARS NORTH 62°36'03" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,860.08 FEET, THROUGH A CENTRAL ANGLE OF 4°57'51" AND AN ARC DISTANCE OF 161.16 FEET TO A NON-TANGENT LINE; THENCE NORTH 84°59'52" EAST, 0.08 FEET; THENCE SOUTH 62°36'03" EAST, 4.95 FEET TO A POINT ON THE EXISTING EASTERLY

RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8019, PAGE 278, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON A CIRCULAR CURVE TO THE LEFT, A RADIAL LINE THROUGH SAID POINT BEARS NORTH $57^{\circ}37'19''$ WEST, THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1855.08 FEET, THROUGH A CENTRAL ANGLE OF $4^{\circ}58'44''$ AND AN ARC DISTANCE OF 161.20 FEET, TO THE NORTH LINE OF SAID PARCEL A; THENCE ALONG SAID NORTH LINE, NORTH $62^{\circ}36'03''$ WEST, 5.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.