

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, That Pines Crossings, LLC

a Limited Liability Company

Of the STATE of FLORIDA,

in the County of BROWARD and State of Florida, Party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States, to be paid by the CITY OF PEMBROKE PINES, a municipal corporation of the State of Florida, 10100 Pines Boulevard, Pembroke Pines, Florida, Party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered and by these presents does grant, bargain, sell, transfer and deliver unto the said Party of the second part, its successors and assigns, the following goods and chattels:

All of the WATER AND SEWER IMPROVEMENTS

Improvements; together with all appurtenances attached thereto, which lie within the Public Rights-of-Way or within easements provided for same, in the subdivision of Pines Crossings Plaza

All of the above further described in "As-Built" Plans which are attached hereto as Exhibit "A" and quantities and costs breakdown which is attached hereto as Exhibit "B".

TO HAVE AND TO HOLD the same unto the said Party of the second part, its successors and assigns forever.

The Party of the First part does covenant to and with the Party of the second part, its successors and assigns, that it is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that it has good right to sell the same aforesaid, and that it will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said Party of the second Party's successors and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 day of

December 2016.

Signed, sealed and delivered in
Presence of us:

[Signature]

Ralph Sheppard, Manager

(Seal) _____

Pines Crossings, LLC by Pines Crossings Mgmt., LLC

(Seal) _____

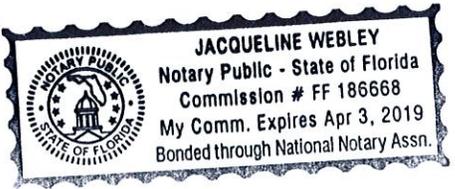
STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Ralph Sheppard, to me known and known to me to be the person who executed the foregoing instrument, and acknowledged before me that executed the same.

WITNESS my hand and official seal in the State and County last aforesaid, this 30 day of December 2016.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: APRIL 3 2019



January 26, 2016

PINES CROSSINGS PLAZA
Pines Boulevard & S.W. 184 Avenue
Pembroke Pines, Florida

FINAL CONSTRUCTION COST ESTIMATE

SANITARY SEWER SYSTEM:

8" PVC Sanitary Sewer	642 @ \$ 38.00 per l.f.	\$ 24,396
Sewer manholes	4 @ \$ 4,400 each	17,600
Cleanouts	4 @ \$ 500 each	2,000

SEWER TOTAL: \$ 43,996

WATER MAIN SYSTEM:

12" PVC Water Main	613 @ \$ 45.00 per l.f.	\$ 27,585
16" X 12" Tapping sleeve	2 @ \$9,800 each	19,600
6" PVC Water Main	149 feet @ \$ 30.00 l.f.	4,470
Fire Hydrant assembly	5 @ \$ 3,200 each	16,000
12" Gate valve	4 @ \$ 2,800 each	11,200
6" Gate valve	6 @ \$ 1,700 each	10,200
2" Water Services	4 @ \$ 2,800 each	11,200

WATER TOTAL: \$ 100,255

TOTAL: \$ 144,251

Sincerely,

Zamora & Associates, Inc.


Jerry Zamora Jr. P.E.
Professional Engineer No. 44207
State of Florida