

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, that Douglas Gardens V, Ltd., a Florida limited partnership, with a business address of 5200 Northeast 2nd Avenue Miami, FL 33137, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to be paid by the CITY OF PEMBROKE PINES, a municipal corporation of the State of Florida, located at 601 City Center Way, Pembroke Pines, Florida, 33025, 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; together with all appurtenances attached thereto, which lie within the Public Rights-of-Way or within easements provided for same, in that portion of Tract "A" of the Pathways Plat in Broward County, Florida, as legally described on Exhibit "A" attached hereto and by this reference incorporated herein.

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

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 8th day of January, 2020.

Signed, sealed and delivered in Presence of us:

OL
Odelaisy Hero
(print name)
Joh S
Johanna Suarez
(print name)

Douglas Gardens V, Ltd., a Florida limited partnership

By: MJHS Douglas, LLC, a Florida limited liability company, its general partner

By: Douglas Gardens Senior Housing, Inc., a Florida not-for-profit corporation, its sole member

By: Robert J. Becht

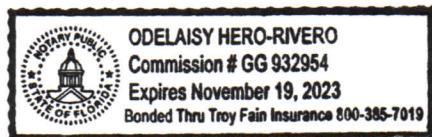
Robert J. Becht, Treasurer

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
) SS:
)

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 Robert J. Becht, as Treasurer of Douglas Gardens Senior Housing, Inc., a Florida not-for-profit corporation, as sole member of MJHS Douglas, LLC, a Florida limited liability company, as general partner of Douglas Gardens V, Ltd., a Florida limited partnership, to me known and known to me to be the person who executed the foregoing instrument, and acknowledged before me that executed the same.

8th WITNESS my hand and official seal in the State and County last aforesaid, this 8th day of January, 2020.

OL
NOTARY PUBLIC, STATE OF FLORIDA



My Commission Expires:

Exhibit A

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, ON PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 87°47'13" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 622.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°47'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH A LINE BEING 662.28 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A"; THENCE SOUTH 02°08'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 139.00 FEET TO AN INTERSECTION WITH A LINE BEING 139.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE NORTH 87°47'13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 347.00 FEET TO AN INTERSECTION WITH A LINE BEING 257.81 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°08'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 395.00 FEET TO AN INTERSECTION WITH A LINE BEING 534.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 87°47'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 337.00 FEET TO AN INTERSECTION WITH A LINE BEING 594.81 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 02°08'42" WEST ALONG SAID PARALLEL LINE 40.00 FEET TO AN INTERSECTION WITH A LINE BEING 494.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 87°47'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH A LINE BEING 622.28 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 02°08'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 494.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 156,425 SQUARE FEET (3.591 ACRES) MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR.
ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°47'13" EAST ALONG THE NORTH LINE OF TRACT "A", PATHWAYS, AS RECORDED IN PLAT BOOK 152, ON PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 31, 2016 MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

**SKETCH & DESCRIPTION
PARCEL A-1B**

A PORTION OF TRACT "A", PATHWAYS,
P.B. 152, PG. 15, B.C.R.

KEITH
& ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500

EMAIL: mail@graham-associates.com 23

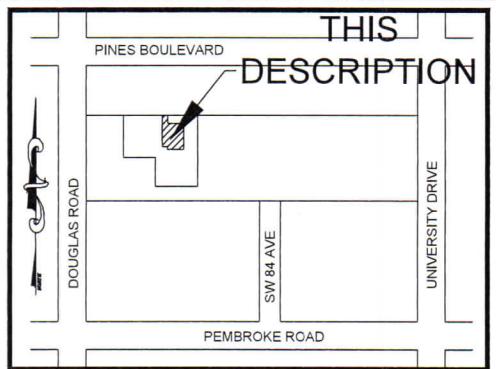
DATE	5/31/16
SCALE	N/A
FIELD BK.	N/A
DWNG. BY	S.M.
CHK. BY	A.M.L.



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
C.M.E.	CANAL MAINTENANCE EASEMENT
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
C.M.E.	CANAL MAINTENANCE EASEMENT

SCALE 1"=200'



LOCATION MAP:
NOT TO SCALE

**SKETCH & DESCRIPTION
PARCEL A-1B**

*A PORTION OF TRACT "A", PATHWAYS,
P.B. 152, PG. 15, B.C.R.*

CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA

KEITH
& ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500

SHEET 2 OF 2
DRAWING NO 09492.00 PARCEL A-1B-SKD.dwg

DATE	5/31/16
SCALE	AS SHOWN
FIELD BK.	N/A
DWNG. BY	S.M.
CHK. BY	A.M.L.

Exhibit "B"

DOUGLAS GARDENS
WATER AND SEWER ~~PLAT~~
AS BUILT

KEITH
SPECIALISTS IN
SIGHTING EQUIPMENT
30 Rue Charles Baudelaire
92100 Boulogne-Billancourt
France 33(1) 46-84-62
33(1) 46-84-62
33(1) 46-84-62

ASBUILT
BY ASBUILT.COM

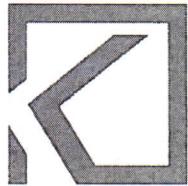
TY WITNESSING THIS
SHAWARD COUNTY

Ch. 901

6

Exhibit "C"

4820-1659-5867v.3 152450/00001



KEITH

September 18, 2019

City of Pembroke Pines
8300 S. Palm Drive
Pembroke Pines, FL 33025

**RE: Douglas Gardens
City Permit No. 129880
Construction Costs, Material Takeoff and Unit Pricing
K&A Project No. 09492.00**

To Whom it May Concern,

This letter is to inform you that the actual construction costs of the facilities constructed at Douglas Gardens IV, located at 709 S.W. 88th Avenue, Pembroke Pines, Florida 33025, are as follows:

Water System =	\$ 33,000
Sewer System =	<u>\$ 159,000</u>
Total Cost =	\$ 192,000

This information was provided to us by the Contractor, Coastal Pipeline, Inc. on 9/18/2019. Please see the attached exhibit for material takeoff and pricing.

Please do not hesitate to call if you have any questions or require additional information.

Sincerely yours,

**KEITH & ASSOCIATES, INC.
Consulting Engineers**

Stephen D. Williams, P.E.
Vice President
Fla. Reg. No. 32090
(for the firm)

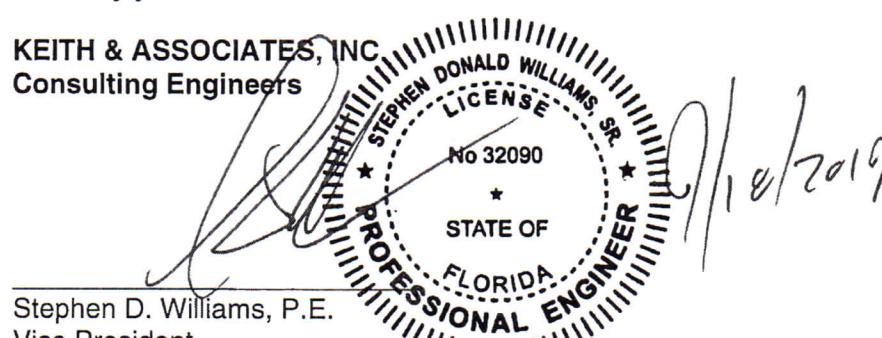
Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Brevard County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400



COASTAL PIPELINE, INC.
303 Jim Moran Boulevard, Suite B
Deerfield Beach, Florida 33442
Telephone (954) 425-7717 Fax (954) 425-7718
E-mail: CPIcoastal@aol.com
State of Florida License # CUC1224809

Jeff Liefer

Roy Liefer

Justin Liefer

September 18, 2019

City of Pembroke Pines

Project: Douglas Gardens – 705 SW 88th Avenue, Pembroke Pines, FL 33025

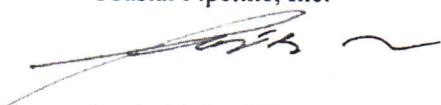
This letter is to inform you that the actual construction costs of the facilities constructed at the above listed project are as follows:

Sanitary Sewer System	\$ 33,000.00
Water System	<u>\$159,000.00</u>
Total	\$192,000.00

Please see the attached Schedule of Values for material takeoff and pricing.

Please do not hesitate to call if you have any questions or require additional information.

Sincerely,
Coastal Pipeline, Inc.


Justin Liefer, VP

SCHEDULE OF VALUES

From Contractor:
 Coastal Pipeline, Inc.
 303 Jim Moran Blvd., Suite B
 Deerfield Beach, FL 33442

Project:

Douglas Gardens
705 SW 88th Avenue
Pembroke Pines, FL 33025

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL	ITEM TOTAL		
1	Sanitary Sewer							
	Connect to Existing Sewer	2	ea	\$ 515.00	\$ 1,030.00			
	8" SDR-26	14	lf	\$ 44.70	\$ 625.80			
	6" SDR-26	476	lf	\$ 42.30	\$ 20,134.80			
	8"x6" Wye	2	ea	\$ 155.00	\$ 310.00			
	6" Repair Coupling	4	ea	\$ 130.00	\$ 520.00			
	6" 45 deg Bend	2	ea	\$ 75.00	\$ 150.00			
	6" DIP x SDR-35 Adapter	6	ea	\$ 150.00	\$ 900.00			
	6"x6" T-Wye	3	ea	\$ 160.00	\$ 480.00			
	6" Clean-out	8	ea	\$ 450.00	\$ 3,600.00			
	6" Plug	3	ea	\$ 25.00	\$ 75.00			
	6" DIP	60	ea	\$ 64.99	\$ 3,899.40			
	6"x6" Wye	6	ea	\$ 150.00	\$ 900.00			
	6" 90 deg Bend	5	ea	\$ 75.00	\$ 375.00			
2	Water Distribution							
	8"x8" Tapping Sleeve & Valve	1	ea	\$ 5,260.00	\$ 5,260.00			
	Connect to Existing Water Main	1	ea	\$ 730.00	\$ 730.00			
	6" Master Meter	1	ea	\$ 12,000.00	\$ 12,000.00			
	6" RPZ	1	ea	\$ 7,200.00	\$ 7,200.00			
	6" Double Detector Check Assy	1	ea	\$ 6,800.00	\$ 6,800.00			
	8" C-900	1000	lf	\$ 36.00	\$ 36,000.00			
	8" DIP	340	lf	\$ 52.00	\$ 17,680.00			
	6" DIP	60	lf	\$ 47.00	\$ 2,820.00			
	6" C-900	80	lf	\$ 32.00	\$ 2,560.00			
	8" Gate Valve	5	ea	\$ 2,000.00	\$ 10,000.00			
	8" 45 deg Bend	27	ea	\$ 650.00	\$ 17,550.00			
	8"x6" Tee	6	ea	\$ 750.00	\$ 4,500.00			
	8" Cross	1	ea	\$ 900.00	\$ 900.00			
	8"x6" Tee	1	ea	\$ 800.00	\$ 800.00			
	8" 90 deg Bend	4	ea	\$ 700.00	\$ 2,800.00			
	6" Gate Valve	6	ea	\$ 1,600.00	\$ 9,600.00			
	Fire Hydrant	4	ea	\$ 3,000.00	\$ 12,000.00			
	2" Blow-off	3	ea	\$ 1,200.00	\$ 3,600.00			
	2" Fill & Flush	1	ea	\$ 2,000.00	\$ 2,000.00			
	Sample Points	4	ea	\$ 350.00	\$ 1,400.00			

AIA DOCUMENT G702 • APPLICATION AND CERTIFICATE FOR PAYMENT • 1992 EDITION • AIA • 1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006 5292 • **WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.**

CAUTION: You should use an original AIA document which has this caution printed in red. An ordinal assures that changes will not be obscured as may occur when documents are reproduced.

G703-1992