

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, that BAROB GROUP, LTD. LP, a Delaware limited partnership, SARANEE PROPERTIES LLC, a Florida limited liability company, and BEAR REALTY LLC, a Delaware limited liability company (collectively, "Owner"), whose business address is 1330 Neptune Avenue, Leucadia, CA 92024, 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, 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 the subdivision known as CHICK-FIL-A AT WESTFORK 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.

OWNER:

BAROB GROUP, LTD. LP, a Delaware limited partnership

By: Barob Generations LLC, a Delaware limited liability company, its General Partner

By: Bear Realty LLC, a Delaware limited liability company, its Manager

D. Barry Simons

By: Signed by D. Barry Simons
Date & Time: Mar 21, 2024 09:26:27 EDT
D. Barry Simons, Manager

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 21st day of March, 2024, by D. Barry Simons, Manager of Bear Realty LLC, a Delaware limited liability company, the Manager of Barob Generations LLC, a Delaware limited liability company, the General Partner of Barob Group, Ltd., LP, a Delaware limited partnership. He is personally known to me or produced as identification.



James A. Ford, Jr.

Notary Public

My Commission Expires: _____

This remote online notarization involved the use of audio/visual communication technology

OWNER:

SARANEE PROPERTIES LLC, a Florida limited liability company

By: Barob Group, Ltd. LP, a Delaware limited partnership, its Manager

By: Barob Generations LLC, a Delaware limited liability company, its General Partner

By: Bear Realty LLC, a Delaware limited liability company, its Manager

D. Barry Simons

By: Signed by: D. Barry Simons
Witness: Date & Time: Mar 21, 2024 09:26:44 EDT
D. Barry Simons, Manager

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 21st day of March, 2024, by D. Barry Simons, Manager of Bear Realty LLC, a Delaware limited liability company, the Manager of Barob Generations LLC, a Delaware limited liability company, the General Partner of Barob Group, Ltd., LP, a Delaware limited partnership, the Manager of Saranee Properties LLC, a Florida limited liability company. He is personally known to me or produced _____ as identification.



This remote online notarization involved the use of audio/visual communication technology

James A. Ford, Jr.

Notary Public

My Commission Expires: _____

BEAR REALTY LLC, a Delaware limited liability company

D. Barry Simons

By: _____

Signed by: D. Barry Simons
Date: Mar 21, 2024 09:26:56 PDT

D. Barry Simons, Manager

(CORPORATE SEAL)

STATE OF FLORIDA

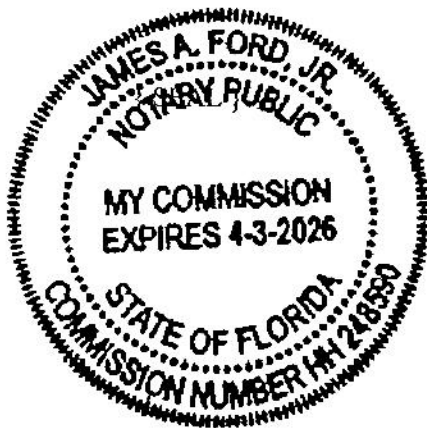
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 21st day of March, 2024, by D. Barry Simons, Manager of Bear Realty LLC. He is personally known to me or produced as identification.

James A. Ford, Jr.

Notary Public

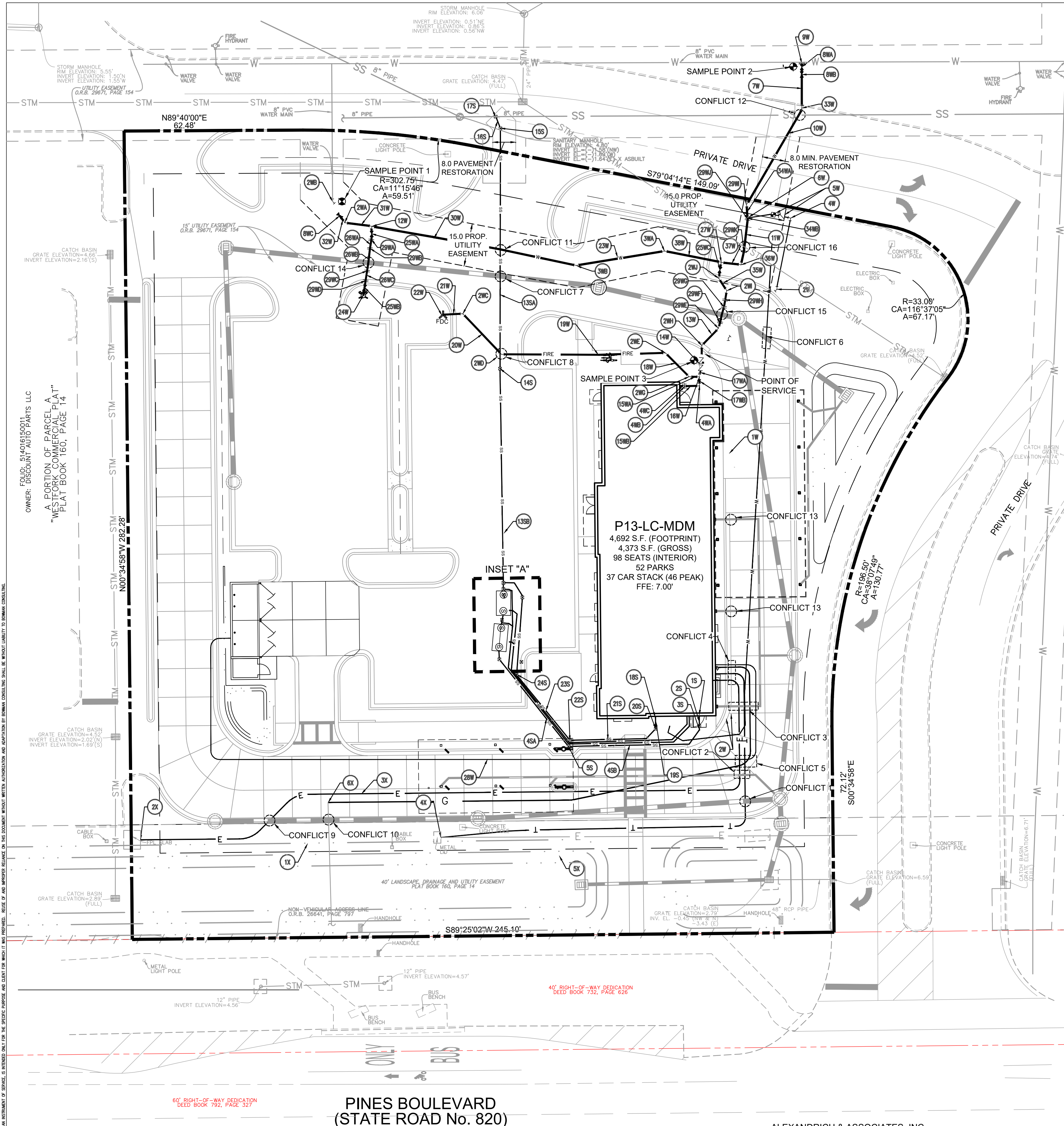
My Commission Expires: _____



This remote online notarization involved the use of audio/visual communication technology

EXHIBIT “A”

AS-BUILT PLANS
(Attached)



UTILITY CONFLICTS

- CONFLICT 1**
BURIED TELEPHONE SERVICE LINE TO PASS OVER STORM WITH A MINIMUM CLEARANCE OF 6"
T.O.P. = 4.00'
- CONFLICT 2**
BURIED TELEPHONE AND ELECTRIC SERVICE LINE TO PASS OVER STORM WITH MINIMUM CLEARANCE OF 6"
T.O.P. = 2.67'
- CONFLICT 3**
BURIED TELEPHONE SERVICE LINE, ELECTRIC SERVICE LINE AND GAS SERVICE LINE TO PASS OVER STORM WITH MINIMUM CLEARANCE OF 12"
T.O.P. = 3.70'
- CONFLICT 4**
WATER SERVICE TO DUMPSTER, BURIED TELEPHONE SERVICE LINE, ELECTRIC SERVICE LINE AND GAS SERVICE LINE TO PASS OVER STORM WITH MIN. CLEARANCE OF 18"
TOP OF WATER = 4.60'
B.O.P. WATER = 4.56'
T.O.P. STORM = 3.00'
- CONFLICT 5**
WATER SERVICE TO DUMPSTER TO PASS OVER GAS, ELECTRICAL & TELEPHONE WITH MIN. CLEARANCE OF 12"
T.O.P. WATER = 4.60'
B.O.P. WATER = 4.56'
T.O.P. UTILITIES = 3.55'
- CONFLICT 6**
WATER MAIN TO PASS OVER STORM WITH MIN. CLEARANCE OF 12"
T.O.P. WATER = 5.06'
T.O.P. STORM = 4.06"
- CONFLICT 7**
STORM TO PASS OVER SEWER WITH MIN. CLEARANCE OF 12"
T.O.P. SEWER = 0.28' (0.31)
B.O.P. STORM = 2.56' (0.96)
- CONFLICT 8**
FIRE LINE TO PASS OVER SEWER WITH A MIN. CLEARANCE OF 12"
T.O.P. SEWER = 0.75' (0.73)
B.O.P. FIRE LINE = 1.75' (2.75)
- CONFLICT 9**
ELECTRIC SERVICE LINE TO PASS OVER STORM WITH MINIMUM CLEARANCE OF 6"
T.O.P. ELECTRIC = 2.00'
B.O.P. STORM = 2.50'
- CONFLICT 10**
GAS SERVICE LINE TO PASS OVER STORM WITH MINIMUM CLEARANCE OF 6"
T.O.P. GAS = 2.00'
B.O.P. STORM = 2.50'
- CONFLICT 11**
WATER MAIN TO PASS OVER SEWER WITH A MIN. CLEARANCE OF 18"
T.O.P. SEWER = 0.62' (0.11)
(B.O.P. WATER = 2.15)
- CONFLICT 12**
WATER MAIN TO PASS OVER EXISTING SEWER WITH A MIN. CLEARANCE OF 12"
T.O.P. SEWER = -1.11'
(B.O.P. WATER = 2.33)
- CONFLICT 13**
WATER MAIN TO PASS OVER STORM WITH A MIN. CLEARANCE OF 12"
T.O.P. STORM = 3.70'

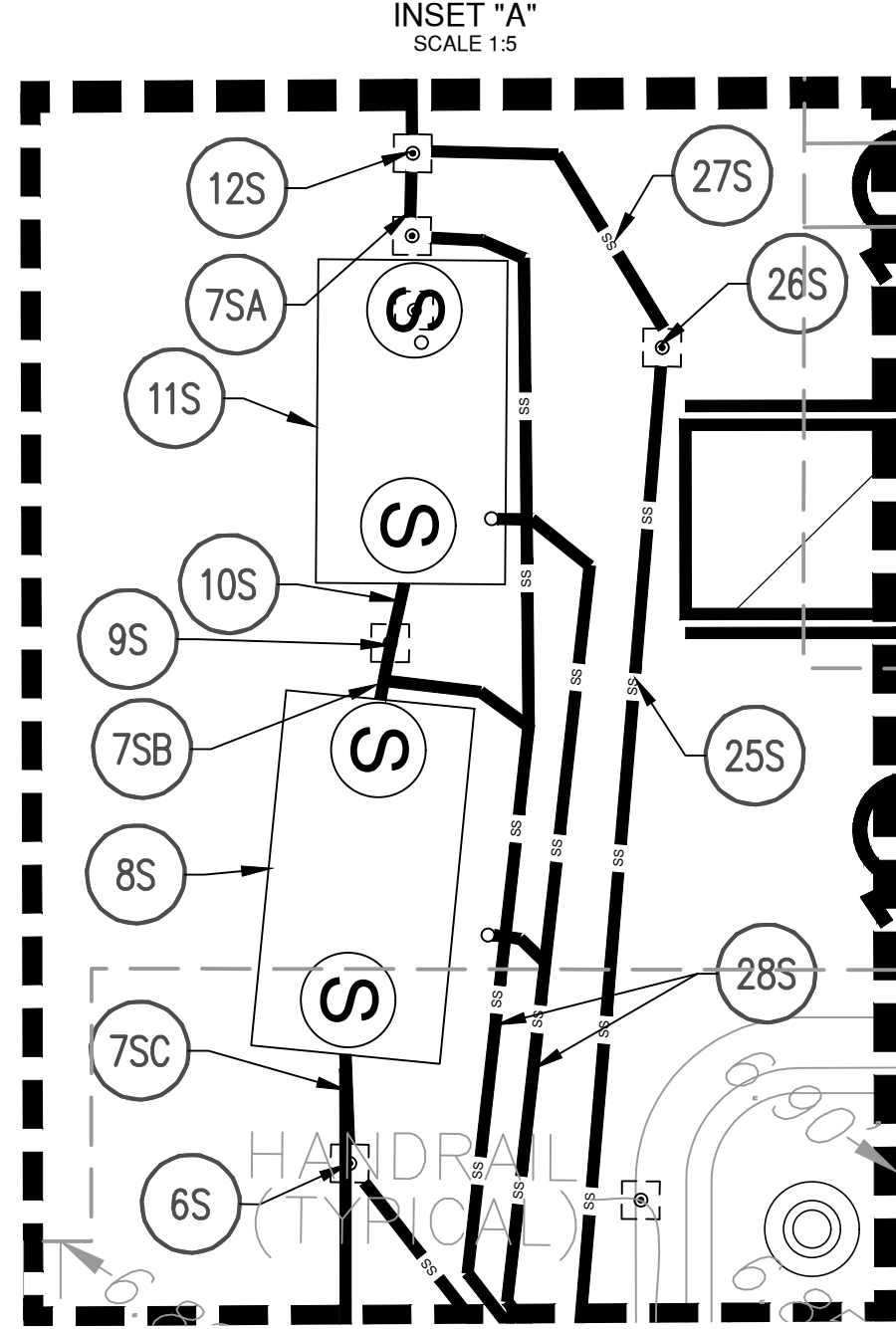
UTILITY CONSTRUCTION NOTES

WATER SERVICE

- (1W) 192 LF OF 2" PVC POTABLE WATER SERVICE
- (2W) 45' BEND (A- 8" TP=3.44), (B- NOT INSTALLED), (C- 6" TP=3.60), (D- 6" TP=3.45), (E- 6" TP=6.47), (F- 6" TP=3.80), (G- 6" TP=6.00), (H- 6" TP=3.80), (I- 6" TP=4.05), (J- 6" TP=4.05)
- (3W) 22.5' BEND (A- 8" TP=3.62), (B- 8" TP=3.32)
- (4W) 90' BEND (A- 8" TP=3.76), (B- 6" TP=3.70), (C- 6" TP=6.47)
- (5W) 2" WATER METER AND 2" BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICE (NOT INSTALLED)
- (6W) 2" WATER SERVICE CONNECTION (NOT INSTALLED)
- (7W) 16 LF OF 8" PVC WATER MAIN (11')
- (8W) 8" GATE VALVE (A- 8" GV TON= 4.43) (FILLING AND FLUSHING CONNECTION) (B- 8" GV TON= 4.26), (C- 8" GV TON= 4.75)
- (9W) CONNECTED TO EXISTING 8" PVC WATER MAIN 8" X 8" TSV (TP= 3.32)
- (10W) 1/4 LF OF 8" PVC WATER MAIN (39')
- (11W) 16 LF OF 8" DIP WATER MAIN (11' PBC)
- (12W) 8" X 6" TEE (TP= 2.68)
- (13W) 1/4 LF OF 6" D.I.P. FIRE SERVICE LINE (8')
- (14W) 6" DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER PER CITY STANDARD W-6 (AS-BUILT)
- (15W) 1/4 LF OF 6" D.I.P. FIRE SERVICE LINE (A- 4'), (B- 5')
- (16W) 6" X 6" TEE (TP= 3.93)
- (17W) 1/4 LF OF 6" D.I.P. FIRE SERVICE LINE (A- 3'), (B- 3')
- (18W) 1/4 LF OF 6" D.I.P. FIRE SERVICE LINE (12')
- (19W) 1/4 LF OF 6" D.I.P. FIRE SERVICE LINE (57')
- (20W) 1/4 LF OF 6" D.I.P. FIRE SERVICE LINE (20')
- (21W) 1/4 LF OF 6" D.I.P. FIRE SERVICE LINE (7')
- (22W)

SEWER SERVICE

- (15) 8" GREASE LINE FROM BUILDING INV. EL. = 3.00' (SEE ARCHITECTURAL PLANS FOR CONTINUATION)
- (25) CONST. 1/4 LF OF 6" SANITARY SEWER AT 1.0% (NS)
- (35) CONST. SANITARY CLEANOUT WITH INV. EL. = 2.96' (3.44)
- (45) CONST. 1/4 LF OF 6" SANITARY SEWER AT 1.0% (A- 38 LF @ 1.42%) (B- 48 LF @ 1.37%)
- (55) CONST. SANITARY CLEANOUT WITH INV. EL. = 2.56' (2.76)
- (65) CONST. SANITARY CLEANOUT WITH INV. EL. = 2.96' (2.17)
- (75) CONST. 1/4 LF OF 6" SANITARY SEWER AT 1.0% (A- 1/4 LF @ 10.85%) (B- 2 LF @ 1.06%) (3 LF @ 1.02%)
- (85) 1,250 GAL GREASE TRAP WITH INFLOW INV. EL. = 2.42' (2.00) AND OUTFLOW INV. EL. = 2.96' (2.14)
- (95) SANITARY CLEANOUT WITH INV. EL. = 1.92' (1.98)
- (105) 1/4 LF OF 6" SANITARY SEWER AT 1.0% (2 LF @ 1.00%)
- (115) CONST. 1,250 GAL GREASE TRAP WITH INFLOW INV. EL. = 2.96' (1.84) AND OUTFLOW INV. EL. = 2.96' (1.84)
- (125) CONST. SANITARY CLEANOUT WITH INV. EL. = 2.96' (1.39)
- (135) CONST. 1/4 LF OF 6" SANITARY SEWER AT 2.0% (A- 84 LF @ 1.61%) (B- 75 LF @ 1.89%)
- (145) CONST. SANITARY CLEANOUT WITH INV. EL. = 0.41' (-0.02)
- (155) CONST. SANITARY CLEANOUT WITH INV. EL. = 1.61' (-1.37) AT EX. U.E.
- (165) CONST. 1/4 LF OF 6" SANITARY SEWER AT 2.0% (5 LF @ 4.40)
- (175) CONNECT TO EXISTING 8" SANITARY SEWER LINE WITH 8" X 6" WYE AT INV. EL. = (-1.59' (+/-)) (CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERT ELEVATION OF EXISTING PIPE)
- (185) 6" SANITARY LINE FROM BUILDING INV. WL. = 2.61' (SEE ARCHITECTURAL PLANS FOR CONTINUATION)
- (195) CONST. 1/4 LF OF 6" SANITARY SEWER AT 1.0% (NS)
- (205) CONST. SANITARY CLEANOUT WITH INV. EL. = 2.56' (3.55)
- (215) CONST. 1/4 LF OF 6" SANITARY SEWER AT 1.0% (32 LF @ 3.91%)
- (225) CONST. SANITARY CLEANOUT WITH INV. EL. = 2.56' (2.54)
- (235) CONST. 1/4 LF OF 6" SANITARY SEWER AT 1.0% (38 LF @ 1.15%)
- (245) CONST. SANITARY CLEANOUT WITH INV. EL. = 2.96' (2.20)
- (255) CONST. 1/4 LF OF 6" SANITARY SEWER AT 1.0% (27 LF @ 1.44%)
- (265) CONST. SANITARY CLEANOUT WITH INV. EL. = 1.80' (1.81)
- (275) CONST. 1/4 LF OF 6" SANITARY SEWER AT 1.0% (10 LF @ 4.42%)
- (285) CONST. 3" SANITARY VENT LINES



- SURVEY NOTES**
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR WITH THE VERIFIED DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - IT IS A VIOLATION OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 - THIS AS-BUILT SURVEY IS LIMITED TO THE AS-BUILTS SHOWN HEREON.
 - THIS IS NOT A BOUNDARY SURVEY.

SURVEY LEGEND

(XXXX) AS-BUILT DATA
NS NOT SET / NOT INSTALLED
PBC DATA PROVIDED BY CONTRACTOR

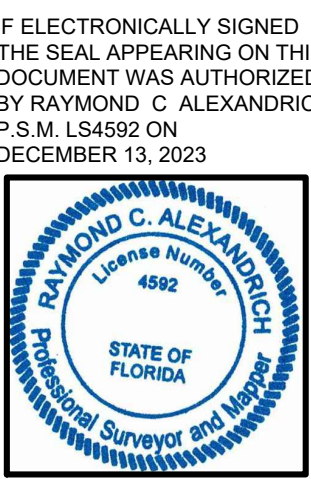
ALEXANDRICH & ASSOCIATES, INC.
LAND SURVEYORS & MAPPERS
9771 RICHMOND CIRCLE
BOCA RATON, FL 33434
PHONE (561) 306-2568
FAX (561) 488-9183

AS-BUILT SURVEY

I HEREBY CERTIFY THAT THE ATTACHED AS-BUILT SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

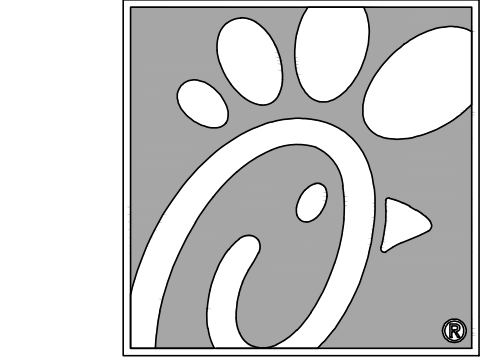
DATE: 11/03/23

RAYMOND C. ALEXANDRICH
PROFESSIONAL LAND SURVEYOR #4592
STATE OF FLORIDA LBS0827
(VALID COPIES WILL BEAR THE SEAL OF THE STATE OF FLORIDA)



ELECTRICAL, TELEPHONE AND GAS SERVICE

- (1X) SECONDARY ELECTRIC SERVICE LINE TO BE CONSTRUCTED BY CONTRACTOR
- (2X) CONNECT TO EXISTING FPL TRANSFORMER
- (3X) BURIED TELEPHONE SERVICE LINE TO BE CONSTRUCTED BY CONTRACTOR
- (4X) CONNECT TO EXISTING METAL LID BOX
- (5X) BURIED GAS SERVICE LINE TO BE CONSTRUCTED BY SERVICE PROVIDER
- (6X) CONNECT TO EXISTING GAS LINE



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Bowman

Certificate of Authorization License No. 35462
610 SE 17th St, Suite 300
Fort Lauderdale, FL 33316
Phone: (954) 314-6466
www.bowman.com
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Seal

ANDRES MIZRAHI, P.E.
FLORIDA REG. NO. 92421

CHICK-FIL-A
PEMBROKE PINES
15901 PINES BOULEVARD
PEMBROKE PINES, FL 33027

FSU# 4968

REVISION SCHEDULE	NO.	DATE	DESCRIPTION
	1	09/02/2022	FIRE LINE REVISION
	2	12/02/2022	PER ENGINEERING COMMENTS
	3	12/27/2022	CFA COMMENTS
	4	01/26/2023	CANOPY COLUMNS REVISION
	5	02/06/2023	ENGINEERING COMMENTS
	6	04/17/2023	DRAINAGE REV
	7	05/10/2023	DRAINAGE REV
	8	07/05/2023	DRAINAGE/DUMPSTER REV
	9	07/19/2023	WATER CONFLICT
	10	08/08/2023	WATER CONFLICT
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	180	08/08/2023	WATER CONFLICT
	181	08/08/2023	WATER CONFLICT
	182	08/08/2023	WATER CONFLICT
	183	08/08/2023	WATER CONFLICT
	184	08/08/2023	WATER CONFLICT
	185	08/08/2023	WATER CONFLICT
	186	08/08/2023	WATER CONFLICT
	187	08/08/2023	WATER CONFLICT
	188	08/08/2023	WATER CONFLICT
	189	08/08/2023	WATER CONFLICT
	190	08/08/2023	WATER CONFLICT
	191	08/08/2023	WATER CONFLICT
	192	08/08/2023	

EXHIBIT "B"

WATER AND SEWER QUANTITIES AND COSTS
(Attached)



Date: 2/16/2024

Project: CFA Pembroke Pines

Project No: 010014-01-142

"Exhibit B"

Prepared By: AR
910 SE 17th Street, Suite 300
Ft. Lauderdale, FL 33316

ENGINEERING ESTIMATE OF PROBABLE COST

WATER:

QUANTITY	U/A	DESCRIPTION	UNIT COST			
225	LF	8" PVC Water Main	\$	35.00 \	LF	\$ 7,875.00
25	LF	6" DIP Water Main	\$	33.00 \	LF	\$ 825.00
2	EA	8" Gate Valve	\$	1,200.00 \	EA	\$ 2,400.00
2	EA	8" X 6" Tee	\$	90.00 \	EA	\$ 180.00
1	EA	Fire Hydrant Assembly	\$	4,000.00 \	EA	\$ 4,000.00
8	EA	6" DIP Bend	\$	24.00	EA	\$ 192.00
11	EA	8" PVC Bend	\$	22.00	EA	\$ 242.00
1	EA	8" X 8" Tapping Sleeve Valve	\$	2,100.00 \	EA	\$ 2,100.00
SUBTOTAL:			\$			17,814.00

SEWER:

QUANTITY	U/A	DESCRIPTION	UNIT COST			
6	LF	6" PVC Sanitary Sewer	\$	32.00 \	LF	\$ 192.00
1	EA	Cleanout Assembly	\$	500.00 \	EA	\$ 500.00
1	EA	Connect to Existing 8" Sanitary Sewer line	\$	1,600.00 \	EA	\$ 1,600.00
SUBTOTAL:			\$			2,292.00

WATER:	\$	17,814.00
SEWER:	\$	2,292.00

SUBTOTAL:	\$	20,106.00
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TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST:	\$	20,106.00
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Prices shown above are only estimates and the Engineer of Record will not be held responsible for any changes in the price of materials