

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, That RD Pembroke Apartments LLC

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 Pembroke Pines City Center

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 3rd day of November 20 16.

Signed, sealed and delivered in
Presence of us:

[Signature]

(Seal) _____

(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 Jon Paul Perez, 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 3rd day of November 20 16.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 11/12/2019



Vanessa Olcese
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF935785
Expires 11/12/2019

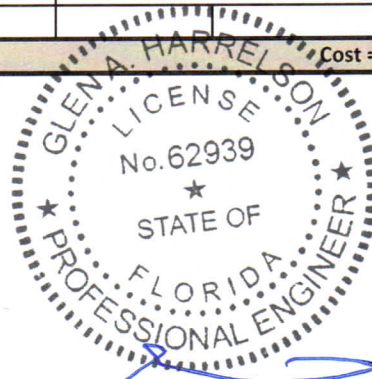


Premiere Design Solutions, Inc.
2900 Glades Circle, Suite 700
Weston, FL-33327
Ph: 954 237 7850

Project: City Center Apartments

11/4/16

ENGINEER'S FINAL CONSTRUCTION COST					
Item No:	Description	Unit	Unit Price	Quantity	Cost
Water System					
1	8" PVC Water Main	LF	\$34.75	2450	\$85,137.50
2	Fire Hydrant Assembly	EA	\$1,825.00	12	\$21,900.00
3	12"x8" Tapping Sleeve and Valve	EA	\$3,450.00	2	\$6,900.00
4	8" Gate Valve	EA	\$1,295.00	9	\$11,655.00
5	Fittings	TN	\$7,000.00	0.6	\$4,200.00
6	1" Water Service	LF	\$18.35	305	\$5,596.75
7	2" Water Service	LF	\$19.60	650	\$12,740.00
8	4" Fire Line	LF	\$27.75	145	\$4,023.75
9	4" DDCV	EA	\$1,195.00	2	\$2,390.00
10	6" Fire Line	LF	\$35.25	80	\$2,820.00
11	6" DDCV	EA	\$1,450.00	1	\$1,450.00
12	2 1/2" Fire Line	LF	\$26.50	60	\$1,590.00
13	2 1/2" DDCV	EA	\$1,150.00	1	\$1,150.00
				Sub-total	\$161,553.00
Sanitary Sewer					
1	Sanitary Sewer Manhole (0-6')	EA	\$2,475.00	2	\$4,950.00
2	Sanitary Sewer Manhole (6-8')	EA	\$2,530.00	3	\$7,590.00
3	8" PVC (0-6')	LF	\$38.25	240	\$9,180.00
4	8" PVC (6-8')	LF	\$40.00	477	\$19,080.00
5	Connect to Existing Manhole	EA	\$1,200.00	1	\$1,200.00
6	Cleanouts	EA	\$575.00	14	\$8,050.00
7	6" PVC Sanitary Lateral	LF	\$34.30	685	\$23,495.50
				Sub-total	\$73,545.50
				Cost =	\$235,098.50



Glen Harrelson, P.E.
Florida Registration No. 62939

11/9/16

EXHIBIT "A"

WATER EASEMENT

CITY CENTER APARTMENTS

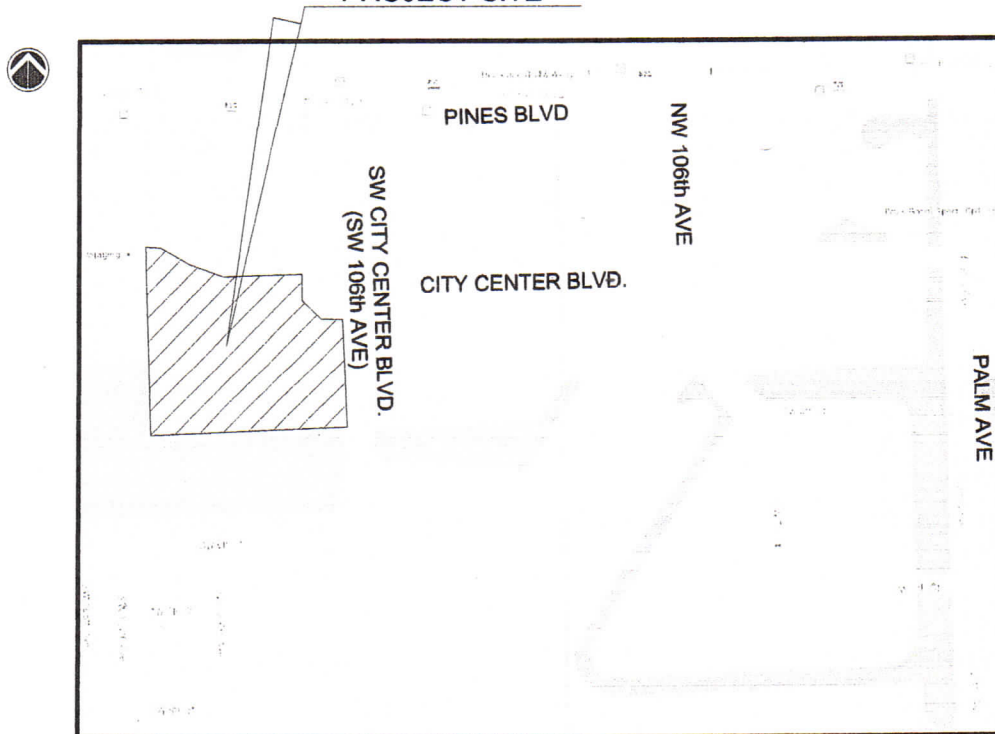
10700 CITY CENTER BLVD., PEMBROKE PINES, FL. 33026

OWNER: RD PEMBROKE APARTMENTS, L.L.C.

SKETCH AND LEGAL DESCRIPTION

FOLIO #: 5141-18-28-0011

PROJECT SITE



LOCATION MAP

**A PORTION OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = N.T.S.**

**WATER EASEMENT (WWS)
SKETCH AND LEGAL DESCRIPTION**

**10700 CITY CENTER BLVD.,
PEMBROKE PINES, FL. 33026**

**MPG TECHNICAL GROUP CORP.
CERTIFICATE OF AUTH. # LB-6932**

**908 S.W. 141st Avenue, Miami, Florida 33184
Ph. (305) 559-9043 Fax. (305) 559-8914**

Job #: 160518

Date: OCT./2016

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 1 of 5


SURVEYORS NOTES

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NORTH ARROW DIRECTION AND BEARING SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N87°49'48"E, ALONG THE CENTERLINE PINES BLVD. (STATE ROAD 820), ALSO KNOWN AS THE NORTHERLY LINE, SOUTH 1/2, SECTION 18-51-41.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH & LEGAL THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
5. NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE IS ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT-OF-WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZED FOR.
6. ONE SHEET IS NOT VALID WITHOUT OTHERS OR IF THE SET IS INCOMPLETE.
7. THE VERTICAL CLEARANCE OF THIS EASEMENT IS 25.0 FEET.
8. THIS EASEMENT IS A CLOSED GEOMETRIC FIGURE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON, WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS IN CHAPTER 5J-17.50 THROUGH 5J-17.52 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

 10/17/16
MICHAEL CAROZZA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, No. 6965

WATER EASEMENT (WWS)
SKETCH AND LEGAL DESCRIPTION

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EASEMENT LEGAL DESCRIPTION

A portion of Parcel "A" in "PEMBROKE PINES CITY CENTER", according to the Plat thereof, as recorded in Plat Book 176, Page 89, Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner, SW 1/4, Section 18, Township 51 South, Range 41 East; thence run N87°49'48"E along the centerline of Pines Blvd. also known as the Northerly Line, South 1/2 of said Section 18 for a distance of 2095.65 to a point that intersects with the Westerly prolongation of the Property Line of aforementioned Parcel "A"; thence run S02°10'12"E along the Westerly prolongation of the Property Line of said Parcel "A" for a distance of 578.00 feet to its intersection with the arc of a circular curve to the right; concave to the Southwest, a radial line to said point bears N01°32'12"E, thence Southeasterly along the arc of said curve, said arc having a radius of 222.62 feet, through a central angle of 5°45'24" for an arc distance of 22.37 feet to the **POINT OF BEGINNING** of a 15 foot wide Water Easement, lying 7.50 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land, unless otherwise noted); thence continue S02°10'12"E for a distance of 96.60 feet to a **Designated Point "A"**; thence continue S02°10'12"E for a distance 58.78 feet to a point; thence run S58°31'50"E for a distance of 114.95 feet to a **Designated Point "B"**; thence continue S58°31'50"E for a distance 20.26 feet to a point; thence run S06°06'06"E for a distance of 52.17 feet to a **Designated Point "C"**; thence run S87°33'30"W for a distance of 14.31 feet to a point; thence run S43°50'41"W for a distance of 17.48 feet to a point; thence run S02°12'59"E for a distance of 41.63 feet to a point; thence run S49°09'02"W for a distance of 24.69 feet to a **Designated Point "I"**; thence continue S49°09'02"W for a distance of 20.12 feet to a point; thence run S86°48'17"W for a distance of 36.78 feet to a point; thence run S43°21'34"W for a distance of 20.57 feet to a **Designated Point "J"**; thence continue S43°21'34"W for a distance of 18.52 feet to a point; thence run S02°04'16"E for a distance of 322.25 feet to a point; thence run S48°03'13"E for a distance of 43.67 feet to a point; thence run N87°34'15"E for a distance of 18.32 feet to a **Designated Point "K"**; thence continue N87°34'15"E for a distance of 360.33 feet to a **Designated Point "L"**; thence continue N87°34'15"E for a distance of 352.75 feet to a **Designated Point "M"**; thence continue N87°34'15"E for a distance of 23.39 feet to a **POINT OF TERMINATION**, where that point lands on the Westerly Right-of-Way Line of SW 106th Avenue.

AND;

Beginning at the aforementioned **Designated Point "A"** also known as the Point of Beginning of a 36 foot wide Water Easement, lying 18.00 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run N87°49'48"E for a distance of 15.25 feet to a **Point of Termination "A"**.

Beginning at the aforementioned **Designated Point "B"**; thence run N28°08'30"E for a distance of 16.15 feet to a **Point of Termination "B"**.

Beginning at the aforementioned **Designated Point "C"**; thence run N87°33'30"E for a distance of 70.17 feet to a **Designated Point "D"**; thence continue N87°33'30"E for a distance of 199.70 feet to a **Designated Point "E"**; thence continue N87°33'30"E for a distance of 164.98 feet to a point; thence run S49°58'59"E for a distance of 20.81 to a **Designated Point "F"**; thence continue S49°58'59"E for a distance of 134.42 feet to a **Designated Point "G"**; thence continue S49°58'59"E for a distance of 23.25 feet to a point; thence run N87°24'02"E for a

continue next page...

WATER EASEMENT (WWS)
SKETCH AND LEGAL DESCRIPTION

10700 CITY CENTER BLVD.,
PEMBROKE PINES, FL. 33026

MPG TECHNICAL GROUP CORP.

CERTIFICATE OF AUTH. # LB-6932

908 S.W. 141st Avenue, Miami, Florida 33184

Ph. (305) 559-9043 Fax. (305)559-8914

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Sheet:

3 of 5

EASEMENT LEGAL DESCRIPTION

distance of 40.55 feet to a **Designated Point "H"**; thence continue N87°24'02"E for a distance of 22.07 feet to a **Point of Termination "C"**, where that point lands on the Westerly Right-of-Way Line of SW 106th Avenue.

Beginning at the aforementioned **Designated Point "D"**; thence run N04°35'11"E for a distance of 33.50 feet to a **Point of Termination "D"**.

Beginning at the aforementioned **Designated Point "E"** also known as the Point of Beginning of a 20 foot wide Water Easement, lying 10.00 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run N00°07'47"E for a distance of 47.50 feet to a **Point of Termination "E"**.

Beginning at the aforementioned **Designated Point "F"** also known as the Point of Beginning of a 20 foot wide Water Easement, lying 10.00 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run S40°01'01"W for a distance of 12.65 feet to a **Point of Termination "F"**.

Beginning at the aforementioned **Designated Point "G"** also known as the Point of Beginning of a 34.50 foot wide Water Easement, lying 17.25 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run S38°36'20"W for a distance of 13.50 feet to a **Point of Termination "G"**.

Beginning at the aforementioned **Designated Point "H"**; thence run N00°00'00"E for a distance of 21.50 feet to a **Point of Termination "H"**.

Beginning at the aforementioned **Designated Point "I"** also known as the Point of Beginning of a 33 foot wide Water Easement, lying 16.50 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run S45°19'13"E for a distance of 40.00 feet to a **Point of Termination "I"**.

Beginning at the aforementioned **Designated Point "J"**; thence run S45°24'28"E for a distance of 21.75 feet to a **Point of Termination "J"**.

Beginning at the aforementioned **Designated Point "K"**; thence run N02°42'26"W for a distance of 16.75 feet to a **Point of Termination "K"**.

Beginning at the aforementioned **Designated Point "L"**; thence run N02°31'17"W for a distance of 18.00 feet to a **Point of Termination "L"**.

Beginning at the aforementioned **Designated Point "M"**; thence run N00°59'13"W for a distance of 16.51 feet to a **Point of Termination "M"**, where that point lands on the Westerly Right-of-Way Line of SW 106th Avenue.

All of the above land situated, being and lying in Broward County, Florida, and containing 38,806.18 Square Feet and/or 0.89 acres Acres more or less.

WATER EASEMENT (WWS)
SKETCH AND LEGAL DESCRIPTION

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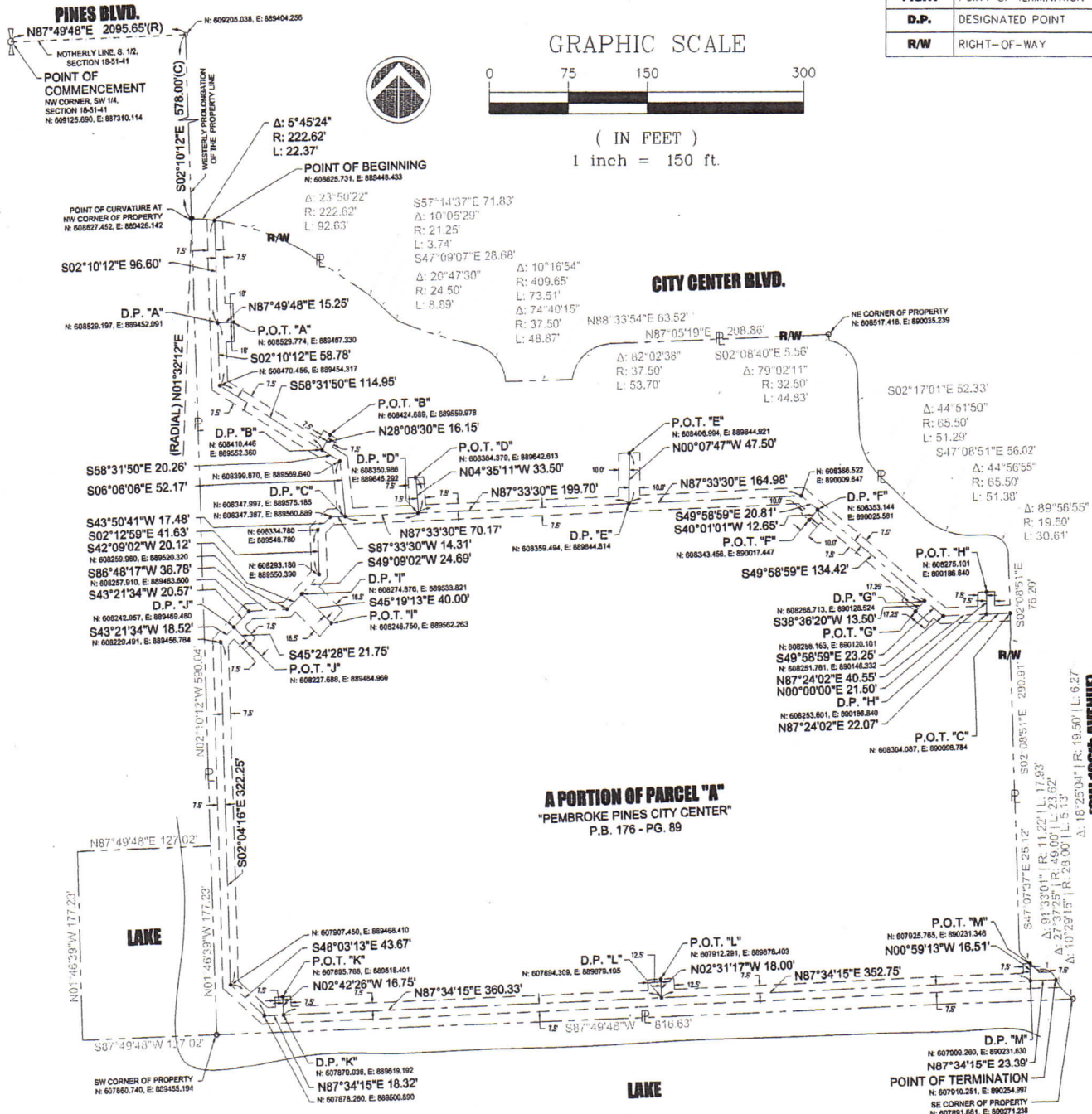
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4 of 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ABBREVIATIONS

SYMBOL	DEFINITION
	CENTERLINE
	PROPERTY LINE
N.T.S.	NOT TO SCALE
P.O.T.	POINT OF TERMINATION
D.P.	DESIGNATED POINT
R/W	RIGHT-OF-WAY



WATER EASEMENT (WWS)
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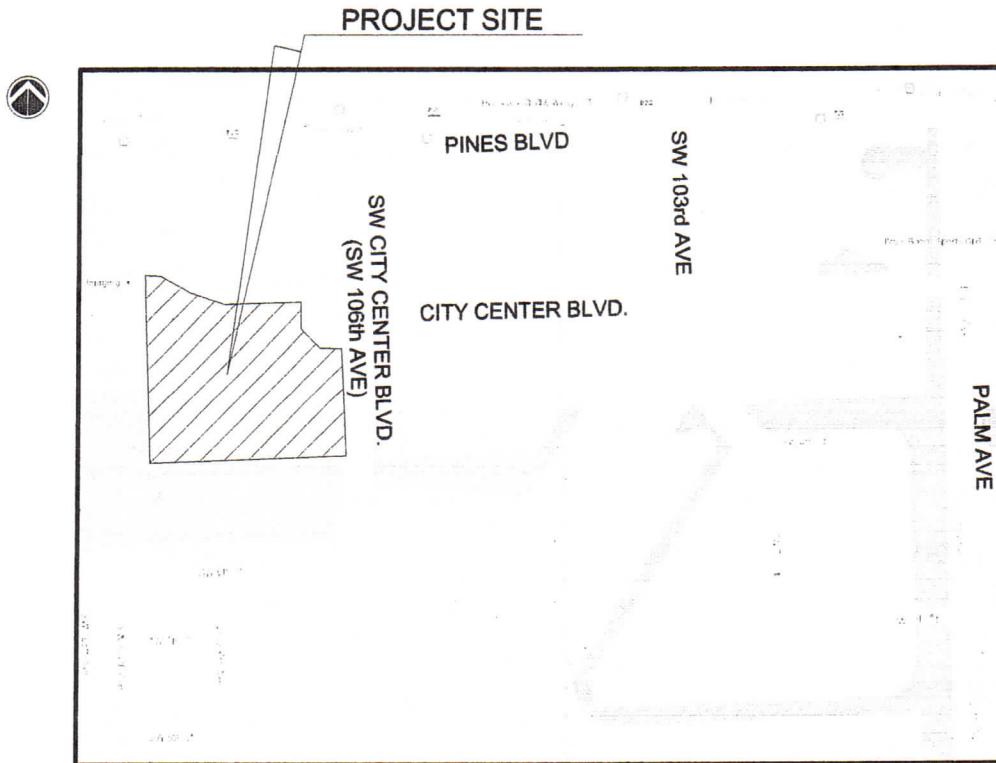
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Sheet: 5 of 5

EXHIBIT "A"
SEWER EASEMENT
CITY CENTER APARTMENTS
10700 CITY CENTER BLVD., PEMBROKE PINES, FL. 33026
OWNER: RD PEMBROKE APARTMENTS, L.L.C.

SKETCH AND LEGAL DESCRIPTION
FOLIO #: 5141-18-28-0011



LOCATION MAP

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SCALE = N.T.S.

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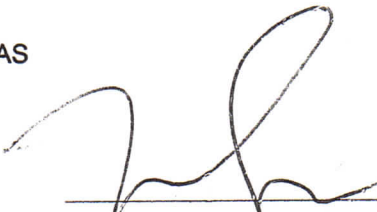
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MICHAEL CAROZZA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, No. 6965

10/17/16

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AND;

Beginning at the aforementioned **Designated Point "A"**; thence run N87°33'30"E for a distance of 253.98 feet to a point, thence run S49°58'59"E for a distance of 120.25 feet to a **Point of Termination "B"**.

All of the above land situated, being and lying in Broward County, Florida, and containing 10,853.43 Square Feet and/or 0.25 acres Acres more or less.

SEWER EASEMENT (WWS)
SKETCH AND LEGAL DESCRIPTION

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