

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, That ALTIS PEMBROKE GARDENS MANAGER, LLC, a Florida limited liability company, in the County of Palm Beach 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 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 of Pembroke Corporate Center according to the plat thereof as recorded in Plat Book 177, at Pages 91 and 92, of the Public Records of Broward County, Florida, more fully described in Exhibit "A" attached hereto (the "Property").

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.

Exhibit "A"
Property



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

A PORTION OF TRACT 59, SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF SW 5th STREET RIGHT-OF-WAY, A PRIVATE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 41752, PAGE 1446, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", "PEMBROKE CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 91, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°28'40" WEST, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID SW 5th STREET, 63.67 FEET; THENCE NORTH 50°41'11" WEST 25.24 FEET; THENCE SOUTH 88°48'23" WEST 20.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°48'23" WEST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 15.00 FEET; THENCE NORTH 02°09'35" WEST 44.48 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 59, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID SW 5th STREET; THENCE NORTH 89°41'44" EAST ALONG SAID NORTH LINE AND SAID NORTH RIGHT-OF-WAY LINE 15.01 FEET; THENCE SOUTH 02°09'35" EAST 44.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 665 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "A", BEING S89°42'19"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BOHLER ENGINEERING

SCALE: N/A

ORDER NO.: 56316F

DATE: 9/3/13

15' UTILITY EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: DUKE REALTY - PEMBROKE PINES

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

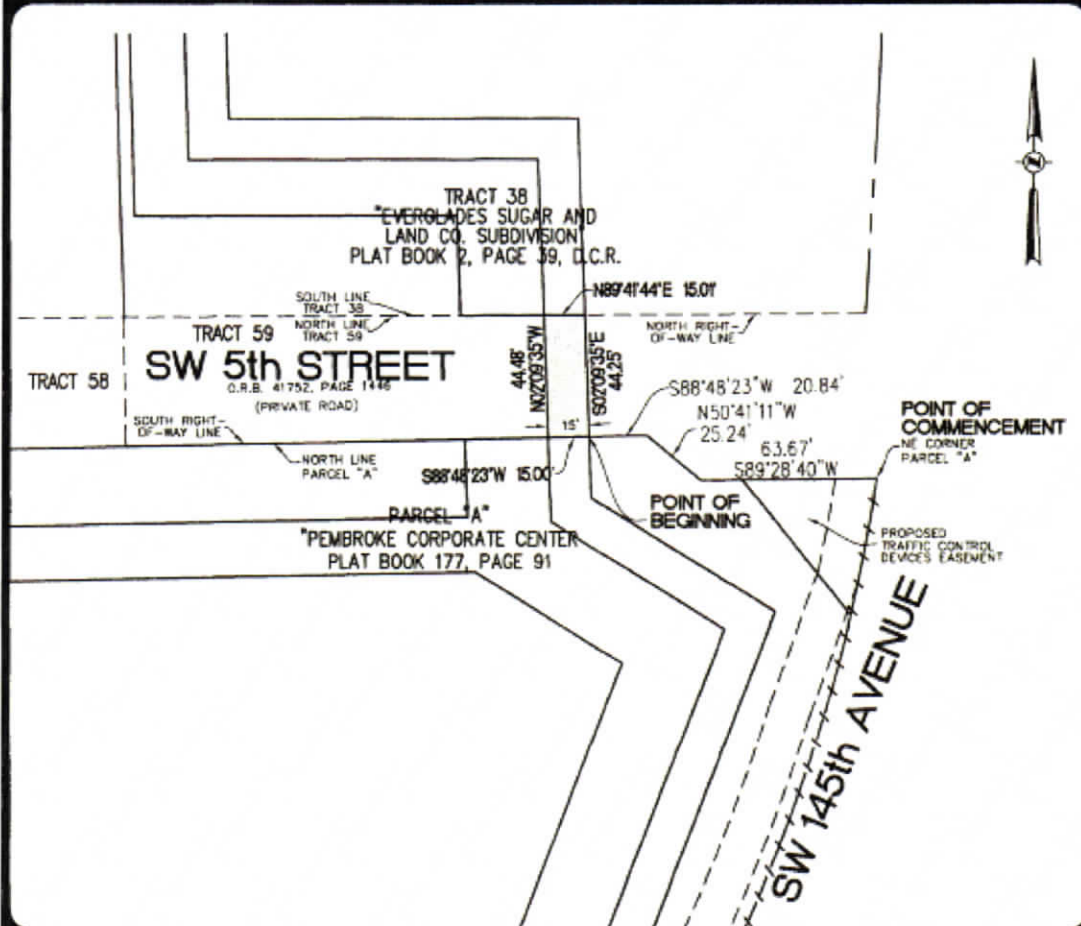
☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

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SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BOHLER ENGINEERING

SCALE: 1"=50'

ORDER NO.: 56316F

DATE: 9/3/13

15' UTILITY EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: DUKE REALTY - PEMBROKE PINES

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

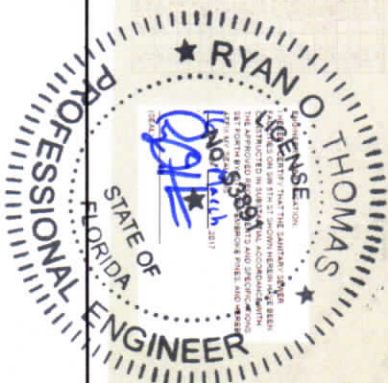
LEGEND:

D.C.R. DADE COUNTY RECORDS

O.R.B. OFFICIAL RECORDS BOOK

Exhibit “B”
As-Built

UTILITY LEGEND	
UTILITY	LEGEND
STREET LIGHTS	1
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STREET LIGHTS	3
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**SCOPE OF WORK
CERTIFIED UNDER
THIS AS-BUILT**



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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

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PROJECT No:	PLANS
ORIGIN BY	AA
CHECKED BY	E
CAD FILE	07261.ASB.DWG
PROJECT	

**ALTIS
PEMBROKE
GARDENS**

FOR —————

ALTMAN COMPANIES

CITY OF PEMBROKE PAPER
MANUFACTURING COMPANY

THOMAS

BARRE M
1800 CORPORATE DRIVE, SUITE 200
FORT LAUDERDALE, FL 33304
PH (954) 203-2700
FAX (954) 203-2729
www.ThomasEngineering.com

ANDREA R. VIRGIN

SHEET TITLE
UTILITIES PLAN
SHEET NUMBER
C-10

Exhibit "C"
Cost Breakdown

Impact Site Development of Florida LLC

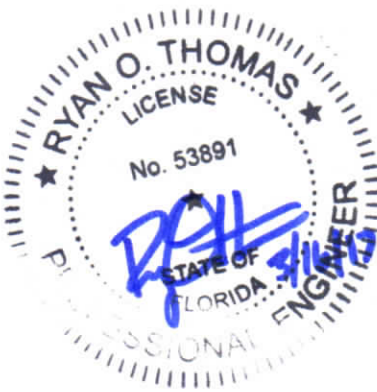
1700 S. Dixie Hwy
Suite #505
FL 33432

Invoice

Date	Invoice #
10/3/2016	1069

Bill To
Altman Glenewinkel Construction, LLC. 1515 S. Federal Highway Suite 300 Boca Raton FL 33432

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Project: Altis 500 SW 145th Ave Pembroke Pines, FL		
	10/3/2016		
1	Mobilization	1,500.00	1,500.00
1	Plug Existing Bypass	1,350.00	1,350.00
1	Remove Existing 8" Sanitary	1,350.00	1,350.00
1	8" SDR-26	32,265.00	32,265.00
1	Curb Removal & Replacement	2,100.00	2,100.00
1	Road Rock Replacement	1,900.00	1,900.00
1	Asphalt Repair	2,500.00	2,500.00
1	Public Safety	4,200.00	4,200.00
1	Stripping	750.00	750.00
1	Refurbish Existing Manholes & Paint	9,000.00	9,000.00
1	Profit & Overhead	5,691.50	5,691.50
		Total	\$62,606.50