

Bill of Sale Absolute

KNOW-ALL MEN BY THES PRESENTS, That Terra City Center MF, 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

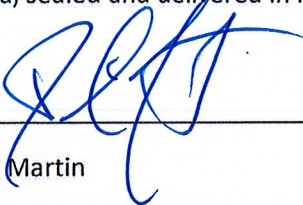
Improvements; together with all appurtenances attached thereto, which lie within the public Rights-of-way or within easements provided for same, in the subdivision of Portion of Parcel "A" Pembroke Pines City Center According to the plat thereof as recorded in PB176 Pages 86-91 of the public records of Broward County. AKA Pines Garden Apartments at City Central. All of the above further described in "As-Built" Plans which are attached hereto as Exhibit "A" and quantities and costs break down 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 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 12 day of DECEMBER 2019.

Signed, sealed and delivered in Presence of us:



David Martin

(seal) _____

(seal) _____

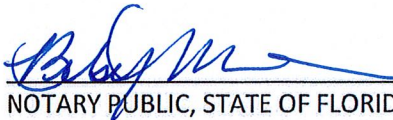
STATE OF FLORIDA

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 DAVID MARTIN, to me known and known to

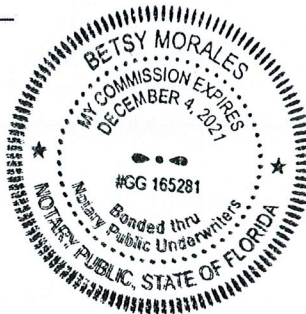
Me to be the person who executed the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal in the State and County last aforesaid, this 12th day of DECEMBER 2019.



NOTARY PUBLIC, STATE OF FLORIDA

My commission Expires: 12/4/2021



INDEX	RECORD DRAWING
CS	SHEET
WS2 - WS5	COVER SHEET
SSP1 - SSP2	SEWER PLAN
	SEWER PROFILES

STE
Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors

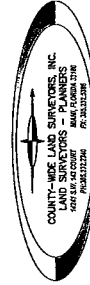
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7037/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

NOTE: ALL ELEVATIONS IN N.G.V.D. 1928
N.A.V.D. 88= N.G.V.D. - 1.60'

AS-BUILT LEGEND

STA. 0+10.90(A)	AS-BUILT INFORMATION
C/S: 116.11"	
5" MANHOLE	
INV. EL. = 2.17	INVERT ELEVATION



CERTIFICATION:

I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON JANUARY 28TH, 2019.

PHIL MARLIN, P.L.S. # 4368
DATE: 6/4/2020

THIS DOCUMENT CONSISTS OF 6 SHEETS AND
EACH SHEET SHALL NOT BE CONSIDERED
VALID WITHOUT SHEET 1

COUNTY-WIDE LAND SURVEYORS, INC. LB 4680

DRAWINGS MAY BE OUT OF SCALE DUE TO XEROX REPRODUCTION ERROR.

SHEET NO.	TITLE
-GNH-SNP2-	COVER SHEET
-PD1-P05-	GENERAL NOTES
-P06-P09-	PAVING & GRADING-DRAINAGE PLAN-
-WS1-W05-	PAVING & GRADING DETAILS-
-W06-W07-	WATER AND SEWER PLAN-
-GSM1-SNP2-	WATER AND SEWER DETAILS-
-PMS1-PMS2-	SANITARY SEWER PROFILES
-FF1-FF5-	PAVEMENT MARKING & SIGNAGE PLAN-
-SNRP1-SNP2-	FIRE PROTECTION PLAN AND DETAILS-
-GNH-	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS-
-D1-	DRAINAGE MAP
	DEMOLITION PLAN

LEGAL DESCRIPTION:

1300 NW 84TH AVE.
DORAL, FL 33126
(305) 592-1363

ENGINEER:
SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD
SUITE 102
SUNRISE, FL. 33351
(954) 777-3123

SURVEYOR:
SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD
SUITE 102
SUNRISE, FL. 33351
(954) 777-3123

LANDSCAPE ARCHITECT:
WTKIN HULTS DESIGN GROUP
307 S. 21st. AVENUE
HOLLYWOOD, FL 33020
(954) 923-8681

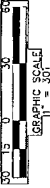
of the 1960s. The 1960s were a time of great change in the world, and the 1970s were a time of great change in the United States. The 1980s were a time of great change in the world, and the 1990s were a time of great change in the United States. The 2000s were a time of great change in the world, and the 2010s were a time of great change in the United States. The 2020s are a time of great change in the world, and the 2030s are a time of great change in the United States.



Date: June 27, 2018

EXHIBIT A

HUD# 066-35326

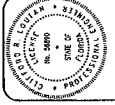


STE Sun-Tech Engineering, Inc.
4577 N.W. 10th St., Suite 102
Sunnyvale, FL 33571
Phone (813) 777-3134
Fax (813) 777-3134
www.ste-engineering.com

REVISIONS	
NO.	DESCRIPTION
1	AS-BUILT

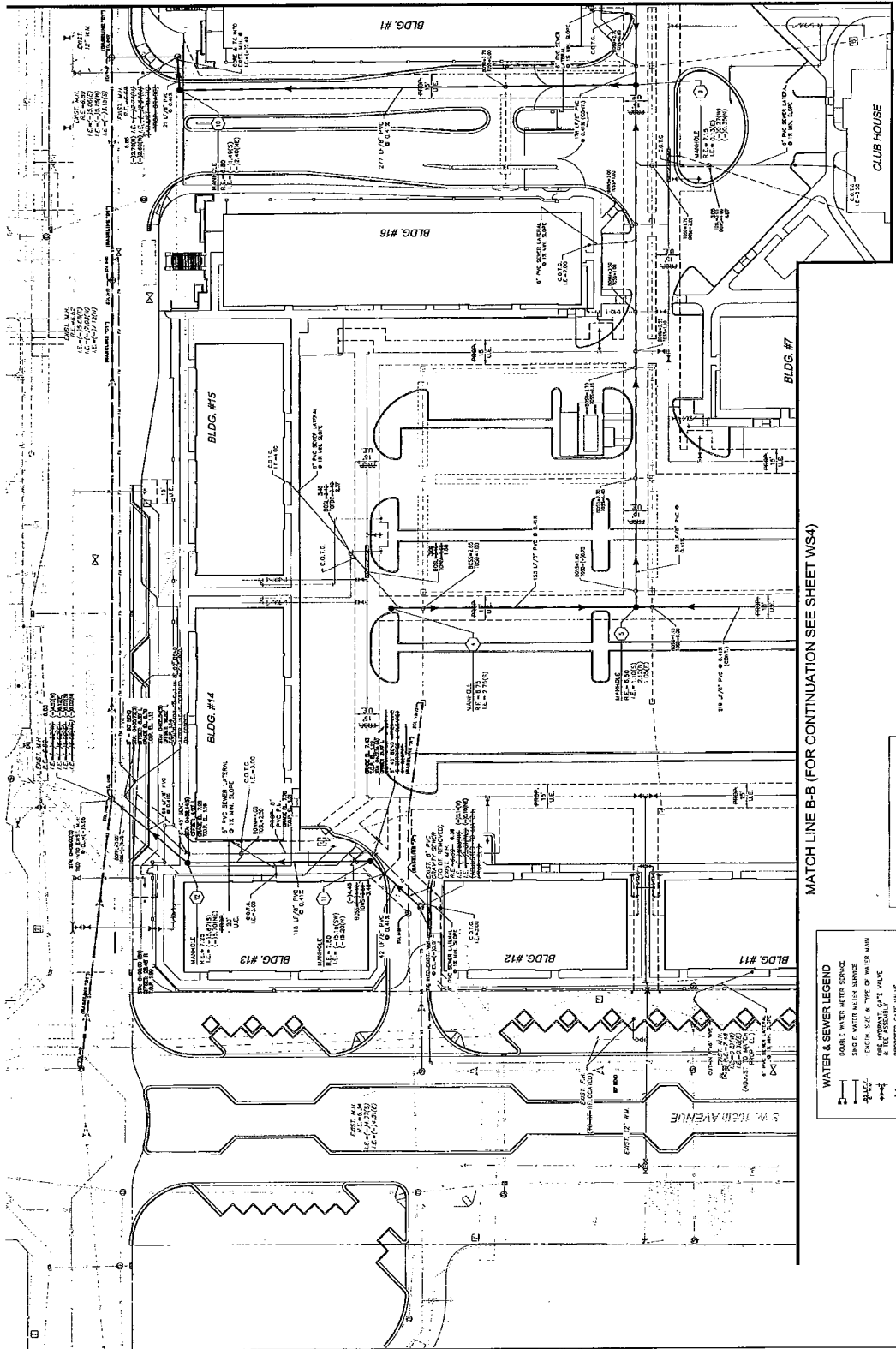
WATER AND SEWER PLAN
PINES GARDEN APTS. AT CITY CENTER
AS-BUILT
CITY OF PINEHURST, FLORIDA

DATE	02/01/17
SCALE	1"=40'
DESIGNED BY	M.S.
DRAWN BY	M.S.
CHECKED BY	J.M.

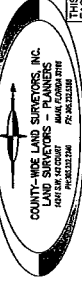
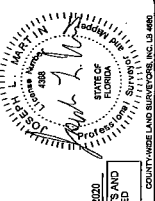


SHEET NO.
WS2

DATE: 02/01/17
SHEET 2 OF 6



SURVEYOR'S CERTIFICATION:
THIS CERTIFICATE THAT THE AS-BUILT SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 17, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 17, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 17, F.S.



AS-BUILT LEGEND
DASHED LINE WITH 'A' MARKER: AS-BUILT INFORMATION
SOLID LINE WITH 'A' MARKER: TOP OF PIPE ELEVATION
SOLID LINE WITH 'B' MARKER: TOP OF MANHOLE ELEVATION

- NOTES:**
1. SEE SHEET WS1 FOR EXISTING CONDITIONS.
 2. CONTRACTOR TO ADJUST ALL EXISTING VALVE BOXES AND MANHOLES TO MATCH PROPOSED GRADES.
 3. CITY OF PINEHURST WILL MAINTAIN ALL MANHOLE VENTILATION.
 4. EXIST. FORCE MAIN AND GRANTY SEWER TO BE REMOVED SHALL BE UNDER PAVED DRIVEWAY. NEW LINES HAVE BEEN CERTIFIED.

WATER & SEWER LEGEND	
	8" WATER METER SERVICE
	12" WATER MAIN
	18" WATER MAIN
	24" WATER MAIN
	30" WATER MAIN
	36" WATER MAIN
	42" WATER MAIN
	48" WATER MAIN
	54" WATER MAIN
	60" WATER MAIN
	66" WATER MAIN
	72" WATER MAIN
	78" WATER MAIN
	84" WATER MAIN
	90" WATER MAIN
	96" WATER MAIN
	102" WATER MAIN
	108" WATER MAIN
	114" WATER MAIN
	120" WATER MAIN
	126" WATER MAIN
	132" WATER MAIN
	138" WATER MAIN
	144" WATER MAIN
	150" WATER MAIN
	156" WATER MAIN
	162" WATER MAIN
	168" WATER MAIN
	174" WATER MAIN
	180" WATER MAIN
	186" WATER MAIN
	192" WATER MAIN
	198" WATER MAIN
	204" WATER MAIN
	210" WATER MAIN
	216" WATER MAIN
	222" WATER MAIN
	228" WATER MAIN
	234" WATER MAIN
	240" WATER MAIN
	246" WATER MAIN
	252" WATER MAIN
	258" WATER MAIN
	264" WATER MAIN
	270" WATER MAIN
	276" WATER MAIN
	282" WATER MAIN
	288" WATER MAIN
	294" WATER MAIN
	300" WATER MAIN

DATE: 02/01/17
SHEET 2 OF 6

HUD# 066-35326

STE Engineering, Inc.
Professional Seal
4577 N.W. 13th Road, Suite 102
Boca Raton, FL 33431
Phone (561) 777-0110
Fax (561) 777-0114
www.ste-engineering.com

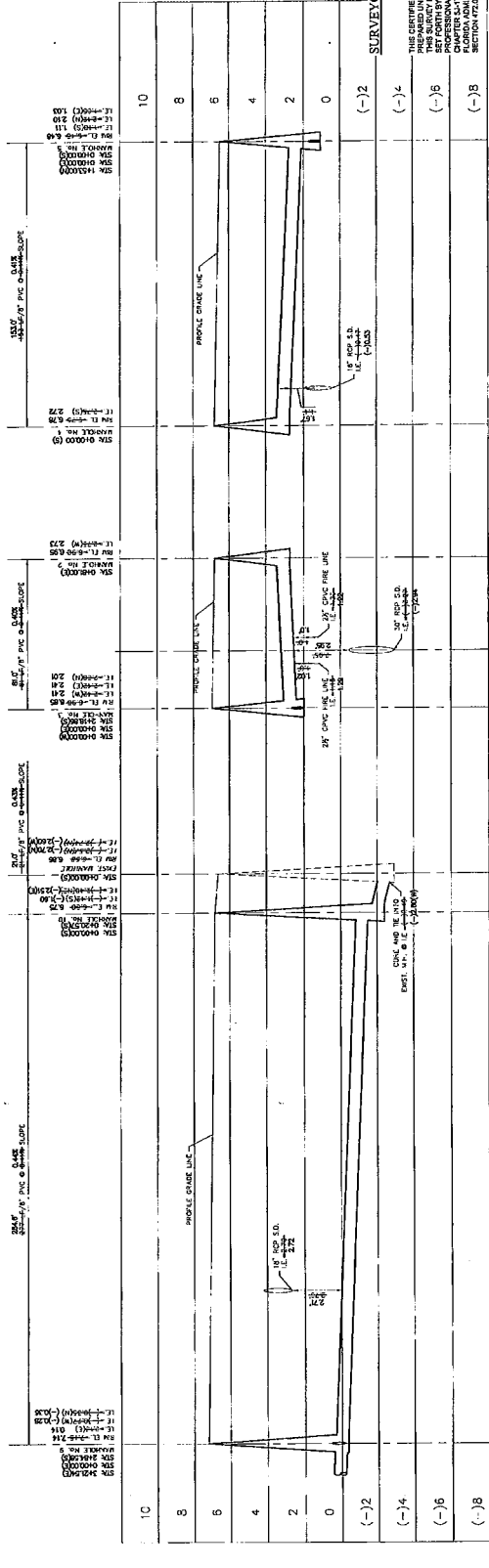
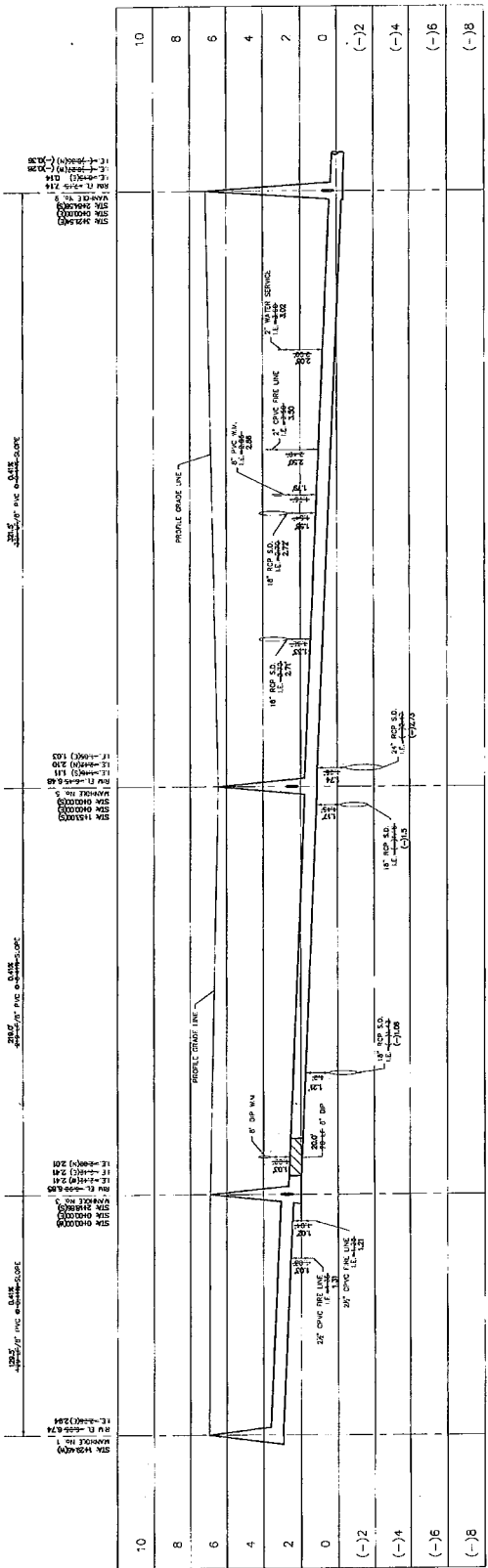
REVISIONS	
NO.	DATE
1	12/1/17
2	12/1/17
3	12/1/17
4	12/1/17

PINES GARDEN APTS. AT CITY CENTER
AS-BUILT
SANITARY SEWER PROFILES
FLORIDA

DATE: 02/13/17
SCALE: HORIZONTAL - 1"=40'
VERTICAL - 1"=4'
DESIGNED BY: M.A.L.
DRAWN BY: J.O.B.
JOB NO. 16-001

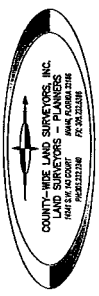


SHEET NO. **SSP1**
DATE: 02/13/17
COUNTY: MIAMI-DADE
SHEET 5 OF 6



LEGEND
8\"/>

SURVEYOR'S CERTIFICATION:
THIS CERTIFICATE THAT THIS AS-BUILT SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, CHAPTER 461, PART 1, OF THE FLORIDA STATUTES, AND THAT THE SURVEY IS ACCURATE TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF.



NOT: ALL SANITARY SEWER SHALL BE 8\"/>

4577 N.W. 143 RD., SUITE 102
DADE COUNTY, FL 33251
www.sun-tech.com

Sun-Tech
Engineering, Inc.
Certified of Public Health
Florida (00017720125)
Phone (305) 772-3125
Fax (305) 772-3114



NO.	DATE	REVISION
1	1/1/15	REVISED PER CITY CENTER
2	1/1/15	REVISED PER CITY CENTER
3	1/1/15	REVISED PER CITY CENTER
4	1/1/15	REVISED PER CITY CENTER

PINES GARDEN APTS. AT CITY CENTER
AS-BUILT
SANITARY SEWER PROFILES
CITY OF MIAMI, FLORIDA

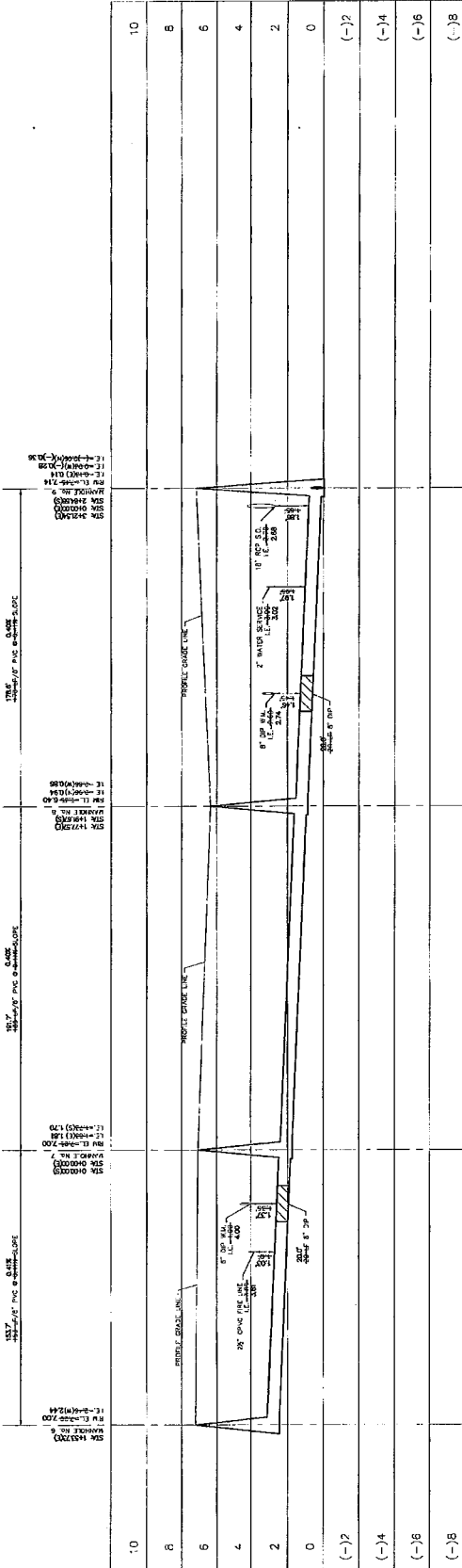
DATE: 02.15.17
SCALE: 1/4" = 1'-0"
DESIGNED BY: M.S.
DRAWN BY: M.S.
JOB: 15-002



DATE: 02.15.17
SHEET NO. 1
PROJECT: PINES GARDEN APTS. AT CITY CENTER

DATE: 02.15.17
SHEET NO. 1
PROJECT: PINES GARDEN APTS. AT CITY CENTER

HUD# 066-35326



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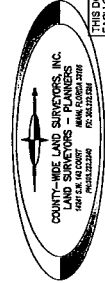
SURVEYOR'S CERTIFICATION:

THIS CERTIFICATE THAT THIS AS-BUILT SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT THE SURVEYOR HAS REVIEWED THE SURVEY AND THAT THE SURVEY IS ACCURATE AND CORRECT. I, THE SURVEYOR, AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND I AM NOT PROVIDING ANY SERVICE TO THE CLIENT THAT IS NOT WITHIN THE SCOPE OF MY LICENSE. I AM NOT PROVIDING ANY SERVICE TO THE CLIENT THAT IS NOT WITHIN THE SCOPE OF MY LICENSE.



DATE: 02/15/17
SHEET NO. 1
PROJECT: PINES GARDEN APTS. AT CITY CENTER

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SHEET NO. 1
PROJECT: PINES GARDEN APTS. AT CITY CENTER

LEGEND:
10' x 12' MANHOLE
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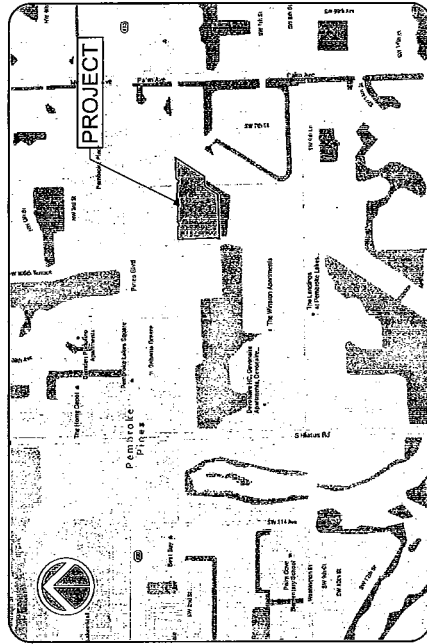
City of Pembroke Pines, Broward County, Florida

ARCHITECT:
PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
1300 NW 84TH AVE.
DORAL, FL 33126
(305) 592-1363

ENGINEER:
SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD
SUITE 102
SUNRISE, FL. 33351
(954) 777-3123

SURVEYOR:
SUN-TECH ENGINEERING, INC.
4577 N03 HILL ROAD
SUITE 102
SUNRISE, FL. 33351
(954) 777-3123

LANDSCAPE ARCHITECT:
WITKIN HULTS DESIGN GROUP
307 S. 21st. AVENUE
HOLLYWOOD, FL 33020
(954) 923-8681



SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST
LOCATION MAP
N.T.S.

INDEX SHEET
 CS COVER SHEET
 WS2 - WS4 WATER PLAN

STE Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

4577 Hob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #0000075-017919
Professional Engineer
Phone: (954) 777-3132
Fax: (954) 777-3114

AS-BUILT LEGEND

STA. 0+10.00(A)	AS-BUILT INFORMATION
OFFSET: 18" L	
8" x 8" TEE	
TOP EL. = 2.17	TOP OF PIPE ELEVATION
GRADE EL. 6.10	GRADE ELEVATION

THIS DOCUMENT CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT SHEET 1.

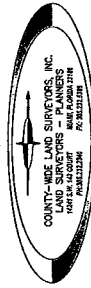
DRAWINGS MAY BE OUT OF SCALE DUE
TO XEROX REPRODUCTION ERROR

SHEET NO.	TITLE
	COVER SHEET
0-N1-001	GENERAL NOTES
0-N1-002	PAVING, GRADING & DRAINAGE PLAN
0-N1-003	PAVING & GRRAINAGE DETAILS
0-N1-004	WATER AND SEWER PLAN
0-N1-005	WATER AND SEWER DETAILS
0-N1-006	SANITARY SEWER PROFILES
0-N1-007	PAVEMENT MARKING & SIGNAGE PLAN
0-N1-008	FIRE PROTECTION PLAN AND DETAILS
0-N1-009	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
0-N1-010	DRAINAGE MAP
0-N1-011	REMARKS FOR PLAN

LEGAL DESCRIPTION:

[illegible]

NOTE: ALL ELEVATIONS IN N.G.V.D. 1929
 PROJECT NO. 16-3791
 DESIGN DATE: DEC. 2016
 Date: June 4, 2020

CS
SHEET 1 OF 4

CERTIFICATION:

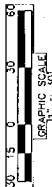
I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON JANUARY 21st, 2019.

DATE: 6/12/2020

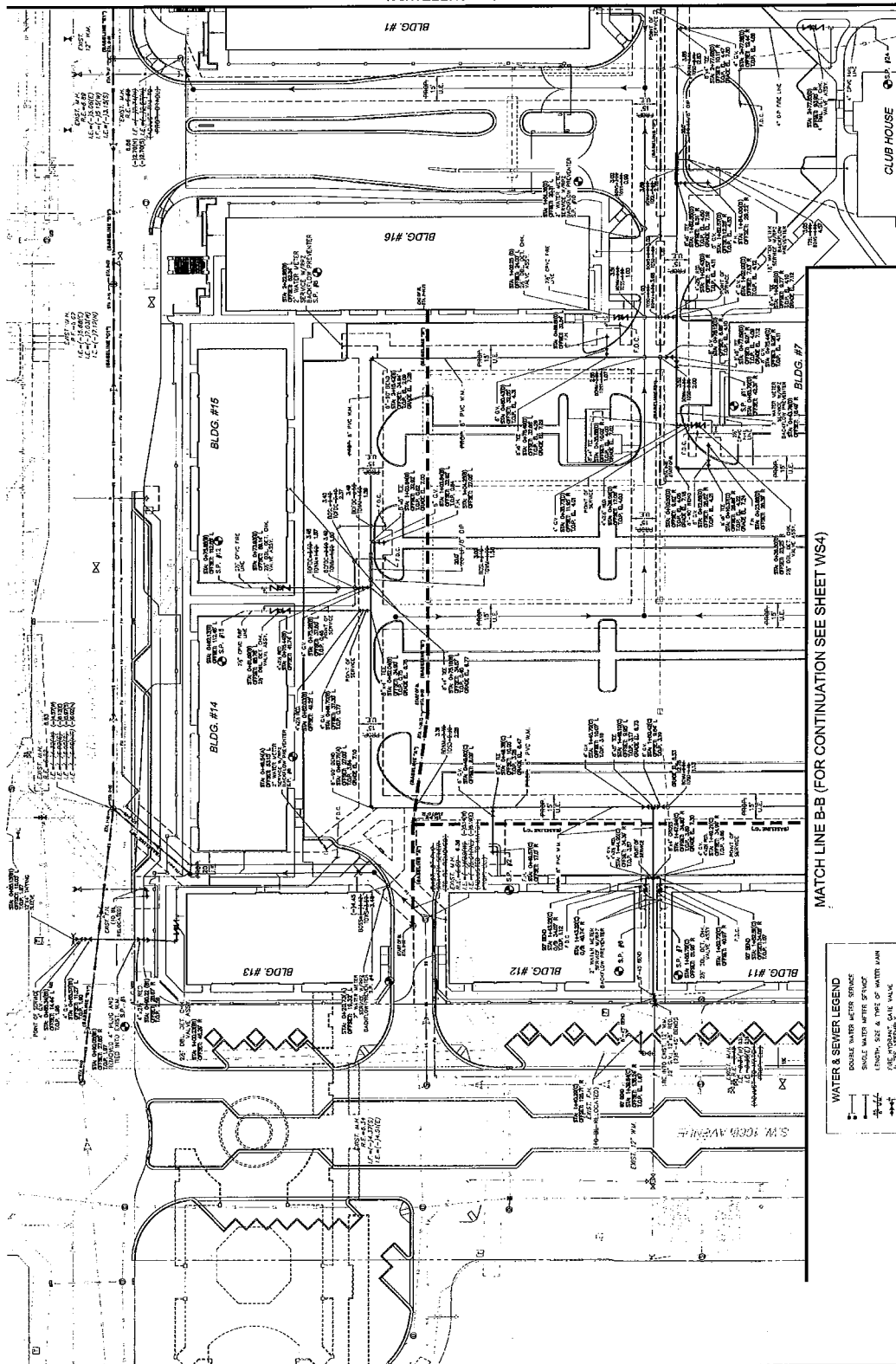


COUNTY-WIDE LAND SURVEYORS, INC. L9 4830

HUD# 066-35326



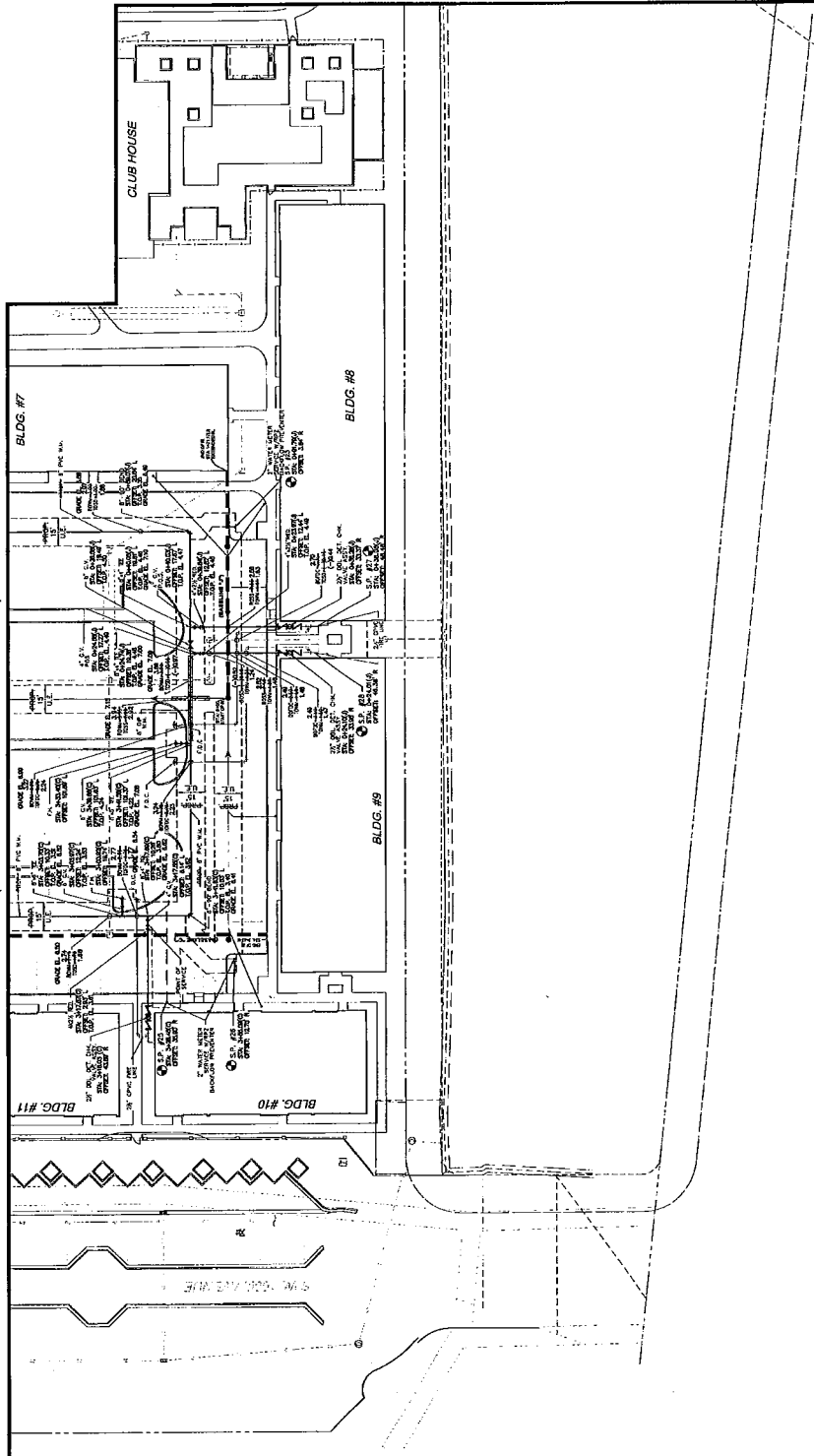
MATCH LINE A-A (FOR CONTINUATION SEE SHEET WS3)



MATCH LINE B-B (FOR CONTINUATION SEE SHEET WS4)

WATER & SEWER LEGEND	
	DOUBLE WATER METER STRUCTURE
	SINGLE WATER METER STRUCTURE
	8\"/>
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MATCH LINE B-B (FOR CONTINUATION SEE SHEET WS2)



MATCH LINE A-A (FOR CONTINUATION SEE SHEET W55)

REVISIONS	
NO.	DATE:
1	1/31/17
2	3/31/17
3	11/17/17
PER CITY REVIEW	
HIO COMMENTS AND COORDINATION	
PER CITY ENGINEERING REVIEW	
DESIGNATION	

AS-BUILT
WATER AND SEWER PLAN

DATE:	02.10.17
SCALE:	1"=30'
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	16-3781



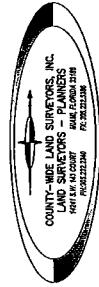
Date: June 22, 2016

SHEET No. **WS4**

SHEET No. 404 of 422
SHEET 4 OF 4

CLIMATE/ENVIRONMENTAL/RECREATION

THIS CERTIFIES THAT THIS AS BUILT SURVEY, WAS PREPARED UNDER MY SUPERVISION AND THAT THIS SURVEY MEETS THE STANDARDS AND PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 41-17.50 THROUGH 41-17.52 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



DATE: 6/4/2020

**THIS DOCUMENT CONSISTS OF 4 SHEETS AND
EACH SHEET SHALL NOT BE CONSIDERED**

11/11/11

1000

- WATER & SEWER LEGEND**
- | | |
|---|---|
|  | DOUBLE WATER METER SERVICE |
|  | SINGLE WATER METER SERVICE |
|  IN/10 IN. SIZE & TYPE OF WATER MAIN | |
|  | FIRE HYDRANT, GATE VALVE & "T" ASSEMBLY |
|  | PROPOSED DITCH |
|  | BACTERIOLOGICAL SAMPLING POINT |
|  | COASTING OR FUTURE UTILITIES |
|  | O.P.P. |
|  | R.M. ELEVATION |
|  | INVERT ELEVATION |
|  | MANHOLE DESIGNATION |
|  IN/10 IN. & SLOPE OF PIPE | |
|  | DOUBLE C POWER LATERAL |
|  | SINGLE SEWER LATERAL |
|  | CLEAN OUT TO GARAGE |

AS-BUILT LEGEND

- STA. 0+10.93(A)
 OFFSET: 116.1' L
 8 X 8 TEE
 TOP EL. = 2.17
 GRADE EL. 6.10
- AS-BUILT INFORMATION
 TOP OF PIPE ELEVATION
 GRADE ELEVATION

THE S.

1. ALL ELEVATIONS IN N.G.V.D. 1929
N.A.V.D. 88 = N.G.V.D. - 160"
2. CON/FACTOR TO ADJUST ALL
RMS, GRATES, VALVE BOXES AND
UTILITIES TO MATCH PROPOSED
GRADES.
3. CITY OF PEMBROKE PINES WILL
NOT OWN AND MAINTAIN UTILITIES
UNDER PAVERS.
4. EXIST. FORCE MAIN AND GRAVITY
SEWER TO BE REMOVED SHALL BE
KEPT IN SERVICE UNTIL NEW LINES
HAVE BEEN CERTIFIED.

FILE: C:\msd Projects\2008\Parade Fire City
 Center\env\ms-build\05560\TAL - CAC0005\A3 (Bas...-WINTER -
 MS-04-18-18.dwg
 PLOT DATE: 6/4/2020 10:15 AM ET: Linelle Castillo
 AUCT: [MS4]

EXHIBIT B
PINES GARDEN
AKA PINES CITY CENTER
PHASE 2 RESIDENTIAL
WATER & SEWER
CERTIFIED COST

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Water Distribution System				
8' PVC Water Main	2770	LF	\$31.35	\$86,839.50
8" DIP Water Main	130	LF	\$30.50	\$3,965
6" DIP Water Main	255	LF	\$36.15	\$9,218.25
4" DIP Water Main	195	LF	\$39.63	\$7,727.85
12" Gate Valve	1	EA	\$2,400	\$2,400
8" Gate Valve	10	EA	\$2,000	\$20,000
6" GV	12	EA	\$1,500	\$18,000
4" GV	17	EA	\$1,200	\$20,400
2" Water Service (from main to meter)	16	EA	\$5,440	\$87,040
1-1/2" Water Service (from min to meter)	1	EA	\$5,440	\$5,440
Fire Hydrant	15	EA	\$3,050	\$45,750
MJ and Fittings	LS	LS	\$41,695	\$41,659
Tie into Exist WM	3	EA	\$2,900	\$8,700
Fill and Flush	1	EA	\$2,000	\$2,000
4" DDCV	1	EA	\$7850	\$7,850
2.5" DDCV	16	EA	3,650	\$58,400
TOTAL				\$425,389.60

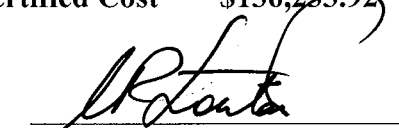
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
8" PVC 0-6' cut	1022	LF	\$24.80	\$25,345.60
6-8' cut	491	LF	\$26.50	\$13,011.50
8-10' cut	147	LF	\$29.50	\$4,336.50
10-12' cut	8	LF	\$38.80	\$310.40
12-14' cut	212	LF	\$48.50	\$10,282
8" DIP 0-6' Cut	40	LF	\$67	\$2,680
6-8' cut	20	LF	\$69	\$1,380

Manholes 0-6' Depth	8	EA	\$3,327	\$26,616
6-8' Depth	1	EA	\$4,227	\$4,227
8-10' Depth	1	EA	\$5,357	\$5,357
12-14' Depth	2	EA	\$8,057	\$16,114
Connect to Exist MH	3	EA	\$8,200	\$24,600
6" PVC Lateral				
(from main to first cleanout)	16	EA	\$4,110	\$65,760
Rebuild Exist Invert	3	EA	\$950	\$2,850
Adj. Exist MH	5	EA	\$350	\$1,750
Plug Existing Invert	2	EA	\$850	\$1,700
8" PVC Force Mani	180	LF	\$26.50	\$4,770
Fittings	LS	LS	\$2,990	\$2,990
8" x 8" TSV	2	EA	\$13,850	\$27,700
Pav't Restoration	LS	LS	\$14,000	\$14,000

TOTAL \$255,780

GRAND TOTAL \$681,169.60

Maintenance Bond Required @ 20% Certified Cost ~~\$136,233.92~~


 Clifford Loutan, P.E.
 P.E. Number 56890

