

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, That PP Omni Ventures 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 See attached legal description

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".

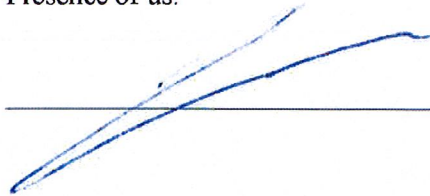
TO HAVE AND TO HOLD the same unto the said Party of the second part, its successors and assigns forever.

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 15TH day of

February 20 17.

Signed, sealed and delivered in
Presence of us:



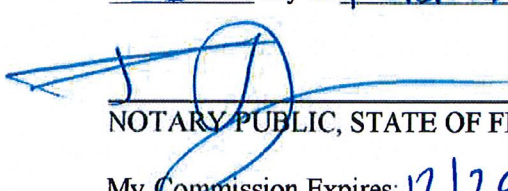
(Seal) _____

(Seal) _____

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

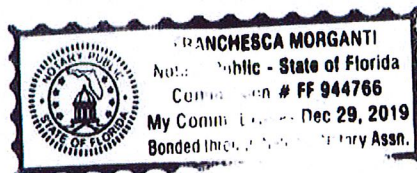
I HEREBY CERTIFY that on this day, personally appeared before me, an officer
duly authorized in the State and County aforesaid to take acknowledgments, personally
appeared Jack Flechner, to me known and known to
me to be the person who executed the foregoing instrument, and acknowledged before me
that executed the same.

WITNESS my hand and official seal in the State and County last aforesaid, this
15 day of February 2017.



NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 12/29/19



7555 SW 30th STREET, MIAMI, FL 33155.
PH: (305) 261-7240 • FAX: (305) 261-2841

PROFESSIONAL SURVEYOR AND MAPPER

AS-BUILT SURVEY



DATE RECEIVED
BY
NAME
ADDRESS

— MATCH LINE TO SHEET 3 —

FUTURE PROPOSED RESTAURANT

SW 145th AVENUE

SEWER MASTER PLAN
SCALE: 1" = 20' HORIZ

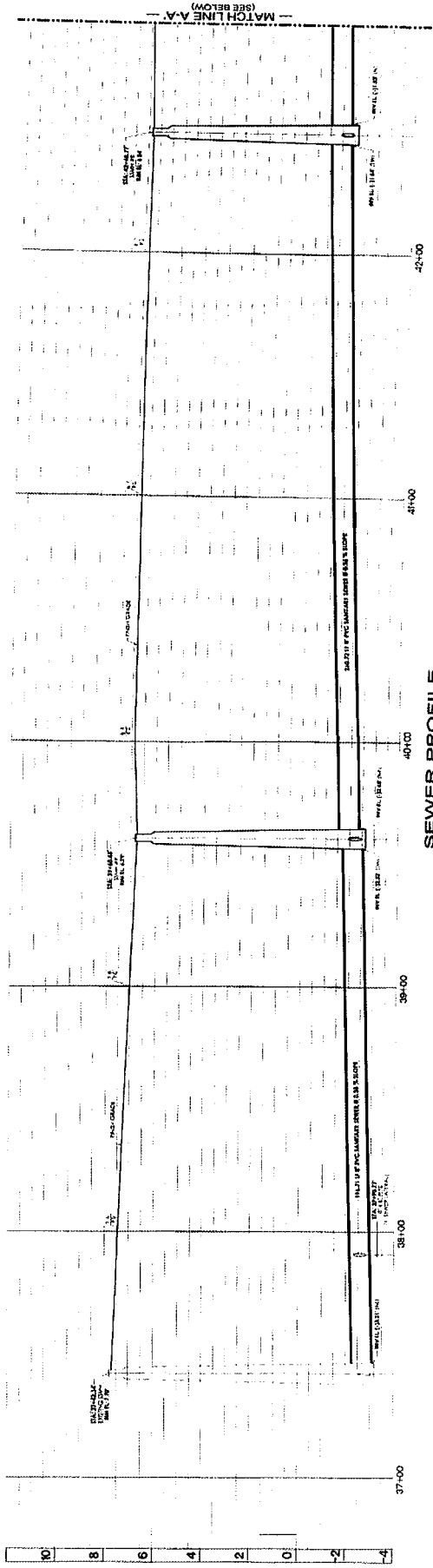
SCALE: 1" = 20' HORIZ

AS-BUILT SURVEY

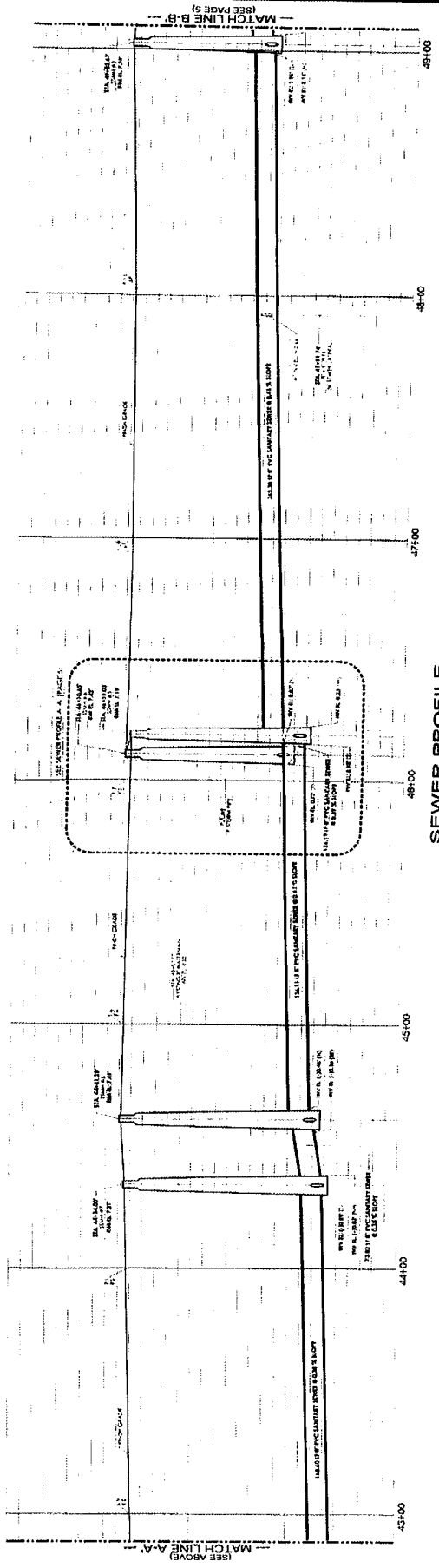
JOSE E. FUXA
 PROFESSIONAL SURVEYOR AND MAPPER
 7555 SW 30th STREET, MIAMI, FL 33155
 PH: (305) 261-7740 FAX: (305) 261-7041



AS-BUILT SURVEY
 CITY OF PEMBROKE PINES
 SW 145th STREET AND PINES BOULEVARD



SEWER PROFILE
 SCALE: 1"=20' HORIZ
 1"=2' VERT



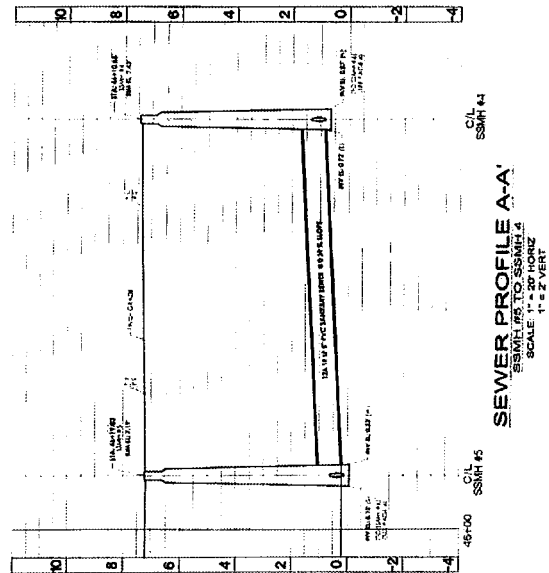
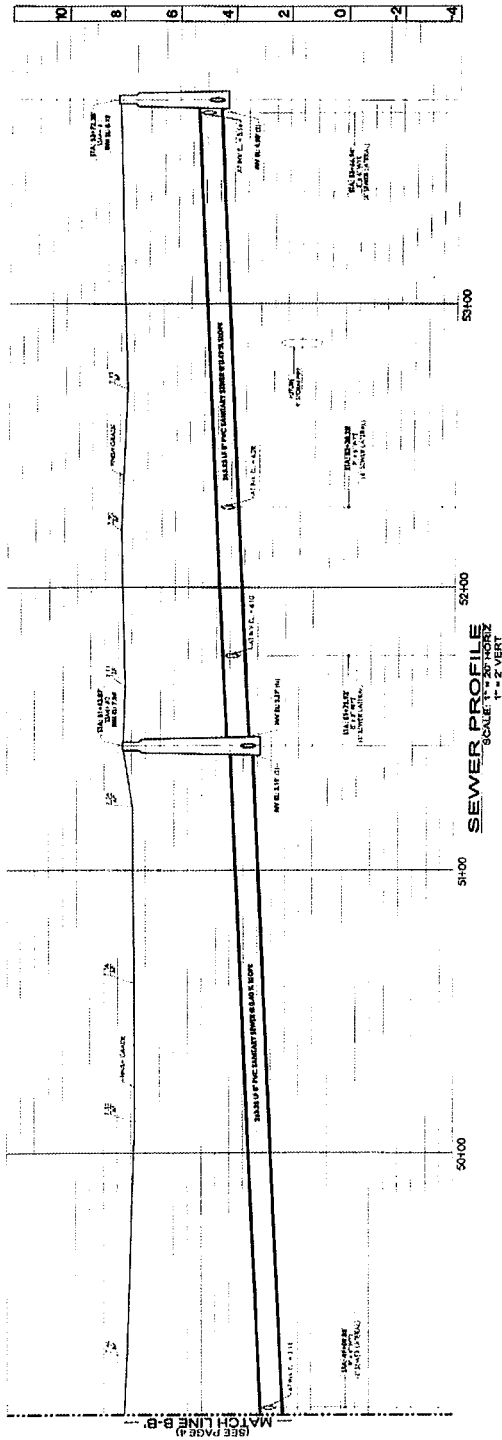
SEWER PROFILE
 SCALE: 1"=20' HORIZ
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AS-BUILT SURVEY

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PROFESSIONAL SURVEYOR AND MAPPER
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PH: (305) 261-7240 FAX: (305) 261-2841



SW 145th STREET and PINES BOULEVARD
CITY OF PEMBROKE PINES
AS-BUILT SURVEY





THOMAS ENGINEERING GROUP
1000 CORPORATE DR., STE. 250
FORT LAUDERDALE, FL 33334
P: 954-202-7000
F: 954-202-7070

Date: 5/20/2014
Project: PNC Bank & SW 145 Offsite Improv.
Project No: F110027

Calculated By: ES
Checked By: ES

Actual Cost Estimate - Utility Maintenance Bond

WATER:

QUANTITY U/A DESCRIPTION

653	LF 8" DIP Water Main	\$38.00 \ LF \$	24,814.00
62	LF 6" DIP Water Main	\$35.00 \ LF \$	2,170.00
20	LF 1½" P.E. Water Service	\$12.00 \ LF \$	240.00
2	EA Fire Hydrant Assembly	\$1,500.00 \ EA \$	3,000.00
6	EA 8" Gate Valve	\$1,100.00 \ EA \$	6,600.00
2	EA 6" Gate Valve	\$750.00 \ EA \$	1,500.00
1	EA 8"x8" Tee	\$525.00 \ EA \$	525.00
2	EA 8"x6" Tee	\$450.00 \ EA \$	900.00
5	EA 8" 45° Bend	\$400.00 \ EA \$	2,000.00
1	EA 8" 90° Bend	\$400.00 \ EA \$	400.00
2	EA 6" 45° Bend	\$380.00 \ EA \$	760.00
1	EA 8" Cap	\$250.00 \ EA \$	250.00
1	EA 8" Saddle w/ 1½" Corp. Stop	\$420.00 \ EA \$	420.00
2	EA 12" x 8" Tapping Sleeve & Valve	\$11,000.00 \ EA \$	22,000.00

SUBTOTAL: \$ 65,579.00

SEWER:

QUANTITY U/A DESCRIPTION

464	LF 8" PVC Gravity Main 0/6	\$ 32.00 \ LF \$	14,848.00
768	LF 8" PVC Gravity Main 6/8	\$ 34.00 \ LF \$	26,112.00
528	LF 8" PVC Gravity Main 8/10	\$ 40.00 \ LF \$	21,120.00
94	LF 6" PVC Sewer Lateral	\$ 35.00 \ LF \$	3,290.00
9	EA San. Manhole	\$ 3,000.00 \ EA \$	27,000.00
6	EA 8" x 6" Wye	\$ 450.00 \ EA \$	2,700.00
6	EA 6" Plug	\$ 150.00 \ EA \$	900.00

SUBTOTAL: \$ 95,970.00



THOMAS ENGINEERING GROUP
1000 CORPORATE DR., STE. 250
FORT LAUDERDALE, FL 33334
P: 954-202-7000
F: 954-202-7070

Date: 5/20/2014
Project: PNC Bank & SW 145 Offsite Improv.
Project No: F110027

Calculated By: ES
Checked By: ES

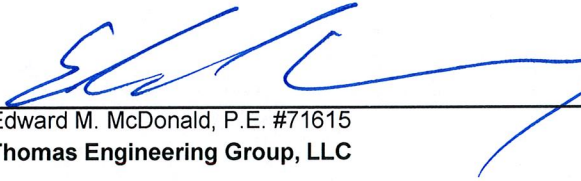
Actual Cost Estimate - Utility Maintenance Bond

SUMMARY:

WATER:	\$	65,579.00
SEWER:	\$	95,970.00
TOTAL ENGINEER'S ESTIMATE:		\$ 161,549.00

BOND:

MAINTENACE BOND (20% OF ABOVE AMOUNT):	\$	32,309.80
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Edward M. McDonald, P.E. #71615
Thomas Engineering Group, LLC

