

Bill of Sale Absolute

KNOW ALL MEN BY THES PRESENTS, That Terra City Center Investments II , 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 City Center Phase 1B at City Center. 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 30th day of SEPTEMBER 20 20.

Signed, sealed and delivered in Presence of us:

Terra City Center Investments II, LLC



David Martin

(seal) _____

(seal) _____

STATE OF FLORIDA

COUNTY OF ~~BROWARD~~ MIAMI DADE

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 30th day of SEPTEMBER 20 20.



NOTARY PUBLIC, STATE OF FLORIDA

My commission Expires: DEC 4, 2021



EXHIBIT A

PINES CITY CENTER PHASE 1B

City of Pembroke Pines, Broward County, Florida

ENGINEERING PLANS

WATER AND SEWER AS-BUILT PLANS

OWNER:

TERRA CITY CENTER INVESTMENTS II, LLC
2665 SOUTH BAYSHORE DR.
SUITE 1020
COCONUT GROVE, FLORIDA 33133
(305) 416-4556

ARCHITECT:

BEAME ARCHITECTURAL PARTNERSHIP
3059 GRAND AVE. SUITE 440
MIAMI, FL 33133
(305) 444-7100

ENGINEER:

SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
(954) 777-3123
(954) 777-3114 (FAX)

SURVEYOR:

SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
(954) 777-3123
(954) 777-3114 (FAX)

LANDSCAPE ARCHITECT:

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

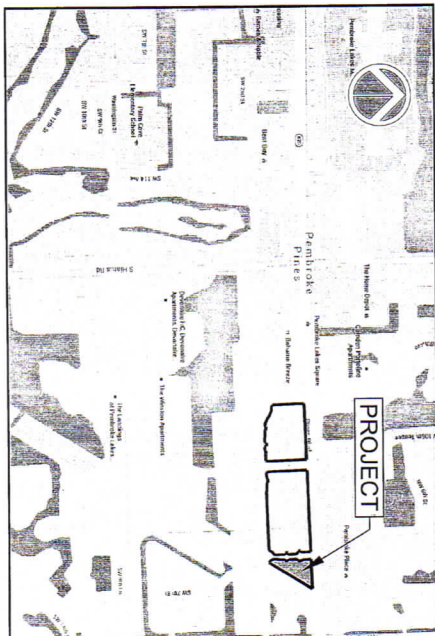


DRAWINGS MAY BE OUT OF SCALE DUE TO XEROX REPRODUCTION ERROR.

THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS
SUPPLIED BY COUNTY AND LAND SURVEYORS, INC., REGISTERED
LAND SURVEYOR #4444 IN THE STATE OF FLORIDA. THIS
DRAWING IS ONLY TO BE INTERPRETED TO CONFORM WITH
THE INFORMATION PROVIDED HAS BEEN DRAWN FOR
CONFORMANCE WITH THE APPLICABLE ENGINEERING DESIGN
STANDARDS.

BY: CLIFFORD B. LOGSTAN, P.E.
REGISTERED ENGINEER #54880
STATE OF FLORIDA

DATE: _____



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

STE Sun-Tech Engineering, Inc.
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntechinc.com
Certificate of Auth. #7097/11/3 7019
Phone (954) 777-3123
Fax (954) 777-3114

SHEET NO.	0.1A
TOTAL SHEETS	0.1G
DATE	01/03/2009

INDEX OF DRAWINGS	
SHEET NO.	TITLE
1-2	COVER SHEET
1-3	GENERAL NOTES
1-4	PAVING, GRAVING & DRAINAGE PLAN
1-5	PAVING & DRAINAGE DETAILS
1-6	WATER AND SEWER PLAN
1-7	WATER AND SEWER DETAILS
1-8	SANITARY SEWER PROFILE
1-9	PAVEMENT MARKING & SIGNAGE PLAN
1-10	PAVEMENT MARKING & SIGNAGE DETAILS
1-11	FIRE PROTECTION PLAN AND DETAILS
1-12	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

NOTE:
ELEVATIONS IN N.G.V.D. 1929
N.A.V.D. 88' N.G.V.D. - 1.67'

INDEX OF DRAWINGS	
SHEET NO.	TITLE
CS	COVER SHEET
WS1	WATER AND SEWER PLAN
SSP1	SANITARY SEWER PROFILE



CERTIFICATION:
I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS
AND KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD
UNDER MY DIRECTION ON JANUARY 06, 2009
FOR THE PROJECT.

EXHIBIT A

BY: COUNTYWIDE LAND SURVEYORS, INC. LB #880

DATE: _____

GRAPHIC SCALE

30 15 0 30 60

AS-BUILT

AS-BUILT BY	G.M.
DESIGNED BY	O.G.
AS-BUILT FILE	W&S
DATE	01-09-2020

AS-BUILT LEGEND	
STA. 1+00.25(0)	AS-BUILT INFORMATION
OS: 24.85' L	
RM EL.=6.75	AS-BUILT INFORMATION
LE=51.00'	
75+76.70 PVC	AS-BUILT - LENGTH
75.0'	OF PIPE
EL. 3.56	AS-BUILT TOP OF
	PIPE 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 9th, 2020

JOSEPH L. MARTIN

P.L.S. # 4186

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
1001 N. 161st Street
P.O. Box 222740
Miami, Florida 33128
TEL 305.222.7240
FAX 305.222.1845



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 9th, 2020

JOSEPH L. MARTIN P.L.S. # 4198

HY: _____ DATE: _____
COUNTY-WIDE LAND SURVEYORS, INC. LB 408[illegible]

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/28/19	PER CITY REVIEW
2	9/25/19	BLDG P-5 & BLDG P-7
3	10/17/19	PER CITY REVIEW



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

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

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

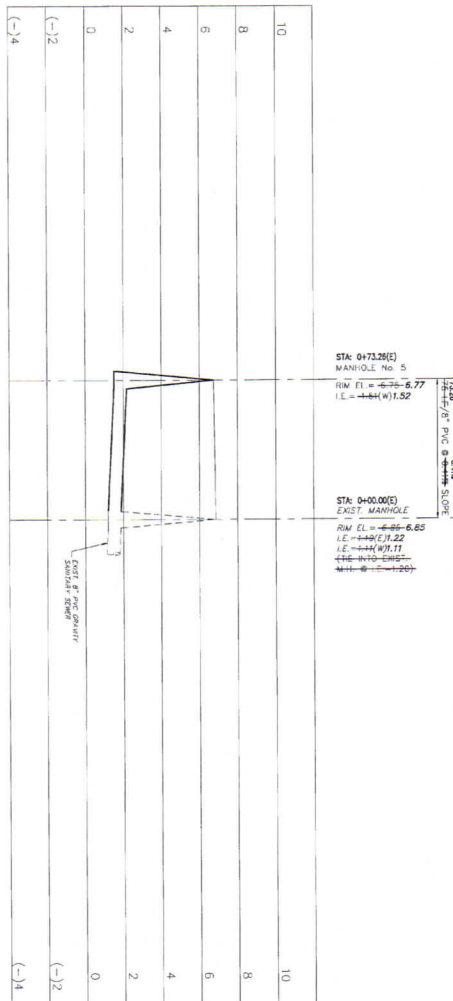
PINES CITY CENTER PH. 1B

OF PEMBROKE PINES FLO




WATER AND SEWER PLAN

DATE	SEP. 2018
SCALE	1"=30'
DESIGNED BY:	M.O.
DRAWN BY:	M.A.S.
JOB #:	18-3913

SHEET NO.
WS1
SHEET 2 OF 3



LEGEND

	8" DUCTILE IRON PIPE
	8" PVC PIPE
	8" PVC PIPE (SOR - 26)

NOTE:
ALL SANITARY SEWER SHALL BE 8" P.V.C.
SOR 35 (UNLESS NOTED OTHERWISE)

AS-BALT BY	G.M.
ORDER IN	O.G.
AS-BALT TYPE	WAS
DATE	01-09-2020

BY: _____ DATE: _____
COUNTY-WIDE LAND SURVEYORS, INC. LB 4680

I HEREBY CERTIFY THAT THE ABOVE T 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 9th, 2020

JOSEPH L. MARTIN, P.L.S. # 4368

CERTIFICATION:



AS-BUILT LEGEND	
STA. +100.50(0)	AS-BUILT INFORMATION
DIS. 4.85(L)	AS-BUILT INFORMATION
RUM EL. +6.75	AS-BUILT INFORMATION
LE. 1.5(W)	AS-BUILT INFORMATION
954474770/C	AS-BUILT LENGTH
75.0	OF PIPE
EL. 3.56	AS-BUILT TOP OF PIPE ELEVATION

AS-BUILT

PINES CITY CENTER PH. 1B

REVISIONS		
NO.	DATE	DESCRIPTION



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SHEET No.
SSP1

EXHIBIT B
PINES CITY CENTER
PHASE 1B WATER & SEWER CERTIFIED COST

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Water Distribution System				
8' PVC Water Main	930	LF	\$25.50	\$23,715
8" DIP Water Main	40	LF	\$39.50	\$1,580
6" DIP Water Main	105	LF	\$31.50	\$3,307.50
4" DIP Water Main	10	LF	\$35.50	\$355
8" Gate Valve	7	EA	\$2,100	\$14,700
6" GV	4	EA	\$1,600	\$6,400
4" GV	1	EA	\$1,150	\$1,150
Fire Hydrant	2	EA	\$3,050	\$6,100
MJ and Fittings	LS	LS	\$21,045	\$21,045
Tie into Exist WM	2	EA	\$1,500	\$3,000
4" DDCV	1	EA	\$8,850	\$8,580
TOTAL				\$89,932.50

Sanitary Sewer System				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
8" PVC 0-6' cut	75	LF	\$26.50	\$1,987.50
Manholes 0-6' Depth	1	EA	\$3,630	\$3,630
6-8' Depth	1	EA	\$4,620	\$4,620
Connect to Exist MH	1	EA	\$5,000	\$5,000
Rebuild Exist Invert	1	EA	\$900	\$900
Adj. Exist MH	1	EA	\$350	\$350
Plug Existing Invert	2	EA	\$375	\$750
TOTAL				\$17,237.5

GRAND TOTAL \$107,170

Maintenance Bond Required @ 20% Certified Cost \$21,434

Clifford Loutan, P.E. #56890