

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: July 10, 2019

Presenter's Name and Title: Salvador Zuniga, Asst. City Engineer, on behalf of Engineering Services.

Temp. Reso. Number: R6976

Item Description: Temp. Reso. No. R6976, ACCEPTING AN ABSOLUTE BILL OF SALE AND EASEMENT FROM PROGRESSIVE CASUALTY INSURANCE COMPANY FOR THE WATER SYSTEM IMPROVEMENTS SERVING PROGRESSIVE INSURANCE; AUTHORIZING THE RELEASE OF LETTER OF CREDIT NO. 30006003 IN THE AMOUNT OF \$265,536, AND ACCEPTING A ONE-YEAR MAINTENANCE BOND IN THE AMOUNT OF \$39,168 FROM PROGRESSIVE CASUALTY INSURANCE COMPANY. (Asst. City Engineer Salvador Zuniga)

Consent ☒ Resolution ☐ Ordinance ☐ Quasi-Judicial ☐ Public Hearing ☐

Instructions for the Office of the City Clerk:

Public Notice – As Required by the Sec. _____ of the City Code and/or Sec. _____, Florida Statutes, public notice for this item was provided as follows: on _____, in a _____ ad in the _____; by the posting the property on _____ and/or by sending mailed notice to property owners within _____ feet of the property on _____. (Fill in all that apply)

Special Voting Requirement – As required by Sec. _____, of the City Code and/or Sec. _____ Florida Statutes, approval of this item requires a _____ (unanimous 4/5ths etc. vote of the City Commission.

Fiscal Impact: Yes ☐ No ☒

REMARKS: The Absolute Bill of Sale and Easement shall be recorded in the Public Records of Broward County, Florida.

Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR No. R6976**
 - **Exhibit A: Composite Exhibits:**
 - **Absolute Bill of Sale**
 - **Warranty**
 - **Waiver & Release of Lien**
 - **No Lien Affidavit**
 - **Easement**
 - **Opinion of Title**
 - **Maintenance Bond**
- **Attachment(s)**
 - **Attachment 1: Location Map**

- **Attachment 2: Service Agreement for Water and Sanitary Sewage Facilities**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM: *W.E.* Vernon E. Hargray, City Manager *V.E.H.*

BY: Bissy Vempala, City Engineer

DATE: July 3, 2019

RE: Temp. Reso. No. R6976, Accepting an Absolute Bill of Sale and Easement from Progressive Casualty Insurance Company for the water system improvements serving Progressive Insurance

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. R6976, accepting an Absolute Bill of Sale and Easement from Progressive Casualty Insurance Company, an Ohio Corporation, for the water system improvements serving Progressive Insurance; and authorizing the release of Letter of Credit no. 30006003 in the amount of \$265,536, and accepting a one-year maintenance bond in the amount of \$39,168, effective from the date of City Commission acceptance.

ISSUE: In accordance with Section 21-203, City Code, and the City's Service Agreement with the Developer for Water and Sanitary Sewage Facilities, the Developer must provide an Easement and transfer the ownership of the utility improvements to the City. City Commission approval is required for the acceptance of the utility improvements pursuant to Section 21-203, City Code.

BACKGROUND: Progressive Casualty Insurance Company, an Ohio Corporation, (the "Developer") constructed water system improvements (the "Improvements") to serve the Progressive Insurance offices located at 14505 SW 27th Avenue. The actual cost of construction of the improvements is \$156,675. As per the Service Agreement for Water and Sanitary Sewage Facilities, the Developer is required to provide a one-year Maintenance Bond in the amount of 25% of the actual cost of construction, which equates to \$39,168. The Developer has provided the required one-year maintenance bond, along with the Absolute Bill of Sale and Easement required for ownership transfer of the Improvements.

The Improvements were inspected and approved by Engineering Services staff and are recommended for acceptance by the City Commission. The Improvements were also found to be acceptable by the Broward County Department of Health.

These Improvements will become the property of the City upon the City Commission's acceptance of the Absolute Bill of Sale. A one-year maintenance period by the developer will begin effective from the date of City Commission acceptance. The maintenance responsibility of the City will begin after successful completion of the one-year maintenance period.

The Project Manager for this project is Salvador Zuniga, Assistant City Engineer.

Temp. Reso. No. R6976
6/3/19
6/28/19

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, ACCEPTING AN ABSOLUTE BILL OF SALE AND EASEMENT FROM PROGRESSIVE CASUALTY INSURANCE COMPANY, FOR THE WATER SYSTEM IMPROVEMENTS SERVING PROGRESSIVE INSURANCE; AUTHORIZING THE RELEASE OF LETTER OF CREDIT NO. 30006003 IN THE AMOUNT OF \$265,536, AND ACCEPTING A ONE-YEAR MAINTENANCE BOND IN THE AMOUNT OF \$39,168 FROM PROGRESSIVE CASUALTY INSURANCE COMPANY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Progressive Casualty Insurance Company, an Ohio Corporation (the “Developer”) has installed water system improvements (the “Improvements”) to serve the Progressive Insurance offices located at 14505 SW 27th Avenue (the “Project”); and

WHEREAS, in accordance with Section 21-203 of the City Code and the City’s Service Agreement for Water and Sanitary Sewage Facilities, the Developer must provide an Easement and transfer ownership of the Improvements to the City; and

WHEREAS, the Developer has submitted an Absolute Bill of Sale for transfer of ownership of the Improvements to the City, including Easements over the improvements, all in accordance with Section 21-203, City Code, and the City’s Service Agreement for Water and Sanitary Sewage Facilities with the Developer; and

WHEREAS, pursuant to Section 21-203, City Code, formal City Commission acceptance of the Absolute Bill of Sale and Easements is required for the conveyance to be effective; and

Reso. No. _____

Temp. Reso. No. R6976
6/3/19
6/28/19

WHEREAS, the Developer has requested the release of letter of credit no. 30006003 in the amount of \$265,536; and to accept the required one-year maintenance bond in the amount of \$39,168 for the maintenance of the Improvements; and

WHEREAS, the one-year maintenance period will begin on the date of City Commission acceptance; and

WHEREAS, the City Manager recommends acceptance from Progressive Casualty Insurance Company, of the Improvements to serve the Project, including the associated Absolute Bill of Sale and Easement, as well as the release of letter of credit no. 30006003 in the amount of \$265,536, and acceptance of the required one-year maintenance bond in the amount of \$39,168 for maintenance of the Improvements; and

WHEREAS, the City Commission deems it to be in the best interest of the citizens and residents of the City of Miramar to accept the Absolute Bill of Sale and Easement for the improvements to serve the Project; and release letter of credit no. 30006003 in the amount of \$265,536; and accept a one-year maintenance bond in the amount of \$39,168 for maintenance of the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: That the foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Temp. Reso. No. R6976
6/3/19
6/28/19

Section 2: That it accepts from Progressive Casualty Insurance Company, an Ohio Corporation, the Improvements installed to serve the Project, and the related Absolute Bill of Sale and the Easement, with said conveyance to be made by the documents attached hereto as Exhibit "A", together with any non-substantive changes as are deemed acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 3: That it authorizes the release of letter of credit no. 30006003 in the amount of \$265,536; and accept a one-year maintenance bond in the amount of \$39,168 for maintenance of the Improvements.

Section 4: That the Absolute Bill of Sale and Easement shall be recorded in the Public Records of Broward County, Florida, with the actual cost of recording and the actual recording to be accomplished by the Developer with the original of the recorded documents returned to the Engineering Services.

Section 5: That the appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Temp. Reso. No. R6976
6/3/19
6/28/19

Section 6: That this Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Alexandra P. Davis

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have
approved this RESOLUTION
as to form:

City Attorney
Weiss Serota Helfman
Cole & Bierman, P.L.

Requested by Administration

Commissioner Winston F. Barnes
Commissioner Maxwell B. Chambers
Commissioner Yvette Colbourne
Vice Mayor Alexandra P. Davis
Mayor Wayne M. Messam

Voted

EXHIBIT “A”

COMPOSITE EXHIBITS

Includes:

- Absolute Bill of Sale
- Warranty
- Waiver and Release of Lien
- No Lien Affidavit
- Easement
- Executive Committee Resolution from Progressive Insurance
- Opinion of Title
- Maintenance Bond

ABSOLUTE BILL OF SALE

THIS INSTRUMENT RETURN TO:

Denise Gibbs, City Clerk
City of Miramar
2300 Civic Center Place
Miramar, Florida 33025

THIS INSTRUMENT PREPARED BY:

Progressive Casualty Insurance Company
6300 Wilson Mills Road
Mayfield Village, OH 44143
Katherine Graham Sarlson, Esq.

Property Appraiser's Parcel
Identification No. 5140 22040024

ABSOLUTE BILL OF SALE

THIS BILL OF SALE is made by Progressive Casualty Insurance Company, an Ohio Corporation (Grantor) to the City of Miramar, a municipality organized under the laws of the State of Florida (Grantee).

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, delivers, and transfers to grants, bargains, sells, and transfers to Grantee and Grantee's successors and assigns, forever the following goods and chattels (the Personalty): WATER SYSTEM upon that certain real property located in the City of Miramar, Broward County, Florida, as shown on the attached Exhibit A and which Personalty is more particularly described in the attached Exhibit B, which exhibits are hereby incorporated in this instrument by this reference, all paving and drainage facilities built and constructed to serve the real property..

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns forever.

Grantor represents, covenants, and warrants to Grantee and Grantee's successors and assigns that Grantor is the lawful owner of the Personalty; that the Personalty is free from all liens and encumbrances; that Grantor has good right to sell the Personalty, and that Grantor will warrant and defend the sale of the Personalty against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal by and its authorized this 14th day of December, 2018.

Signed, sealed and delivered
in the presence of:

Progressive Casualty Insurance Company,
an Ohio Corporation

Ron Wauschek
Print Name: Ron Wauschek
Address: 5920 Landerbrook Dr.
Mayfield Ht., OH 44124

Elizabeth O'Deen
Print Name: Elizabeth O'Deen
Address: 5920 Landerbrook Dr
Mayfield Hts. OH 44124

By: Ron Wauschek
Name: Ron Wauschek
Title: VP

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 14th day of December, 2018, by Ron Wauschek, as VP of Progressive Casualty Insurance Company, on behalf of the company. He/She is personally known to me or did produce _____ as identification.

Kevin P. McGrath
NOTARY PUBLIC

My Commission Expires:
KEVIN P. McGRATH, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

EXHIBIT A

FOR: PROGRESSIVE CASUALTY INSURANCE COMPANYSKETCH AND DESCRIPTION
WATERLINE EASEMENT**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°42'39" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LEGEND

| | |
|--------|------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| L | ARC LENGTH |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| P.G. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R | RADIUS |
| R.P. | REFERENCE POINT |
| Δ | CENTRAL ANGLE |
| CL | CENTERLINE |

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

Raymond Young

Digitally signed by Raymond Young
DN: cn=US, st=FL, o=Craven, Thompson & Associates, Inc., cn=Raymond
Young, email=ryoung@craventhompson.com
Date: 2018.09.13 15:30:49 -0400

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT
THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

| UPDATES and/or REVISIONS | DATE | BY | CK'D |
|--------------------------|------|----|------|
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ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 1 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT

LEGAL DESCRIPTION:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL "B", NORTH 01°46'15" WEST, A DISTANCE OF 434.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 523.24 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND KNOWN AS TRACT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 45291, PAGE 1643 OF SAID PUBLIC RECORDS; THENCE NORTH 11°15'42" EAST ALONG THE WEST BOUNDARY OF SAID TRACT 4, A DISTANCE OF 65.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 438.51 FEET TO A POINT ON A SOUTH BOUNDARY OF THAT CERTAIN UTILITY & INGRESS/EGRESS EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 45068, PAGE 790 OF SAID PUBLIC RECORDS; THENCE NORTH 89°42'39" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE NORTH 89°42'39" EAST, A DISTANCE OF 8.24 FEET. THENCE NORTH 00°00'00" EAST ALONG AN EAST BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 20.00 FEET, THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 46.61 FEET; THENCE SOUTH 89°59'25" EAST, A DISTANCE OF 202.40 FEET; THENCE SOUTH 47°41'19" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 18.63 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 22.99 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #1; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 290.34 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 284.72 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 32.97 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 182.65 FEET; THENCE SOUTH 00°01'22" WEST, A DISTANCE OF 61.96 FEET; THENCE NORTH 90°00'00" WEST ALONG A NORTH BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 26.71 FEET; THENCE NORTH 47°50'35" EAST, A DISTANCE OF 9.06 FEET; THENCE NORTH 00°01'22" EAST, A DISTANCE OF 55.77 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 86.75 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.82 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 76.10 FEET; THENCE NORTH 45°20'37" EAST, A DISTANCE OF 21.37 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 90.82 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 118.49 FEET; THENCE NORTH 89°59'25" WEST, A DISTANCE OF 200.27 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT #1; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 282.28 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 2.42 FEET; THENCE NORTH 89°50'36" WEST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°50'36" EAST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 246.17 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 4.04 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00°02'04" WEST, A DISTANCE OF 8.92 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 184.02 FEET; THENCE NORTH 00°40'40" WEST, A DISTANCE OF 8.19 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°40'40" EAST, A DISTANCE OF 8.32 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 58.62 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 18.32 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 85.48 FEET; THENCE NORTH 45°20'37" WEST, A DISTANCE OF 21.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 43.17 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 45.21 FEET; THENCE SOUTH 00°03'56" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 15.16 FEET; THENCE NORTH 00°00'30" WEST ALONG THE FACE OF AN EXISTING BUILDING, A DISTANCE OF 41.84 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 60.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 84.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA AND CONTAINING 36,185 SQUARE FEET (0.831 ACRES) MORE OR LESS.

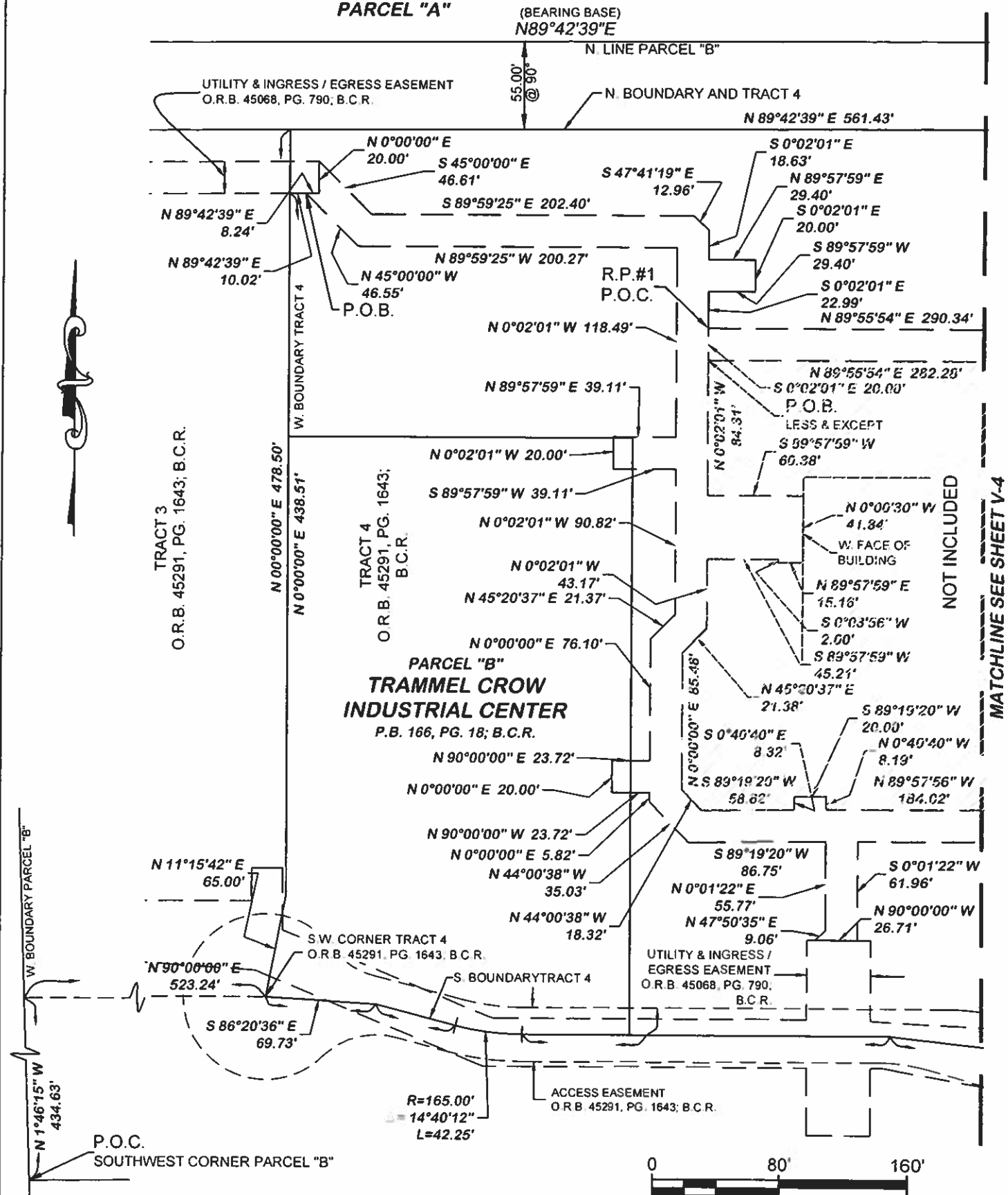
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| JOB NO.: 15-0070-001-01 | SHEET 2 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT PARCEL "A"



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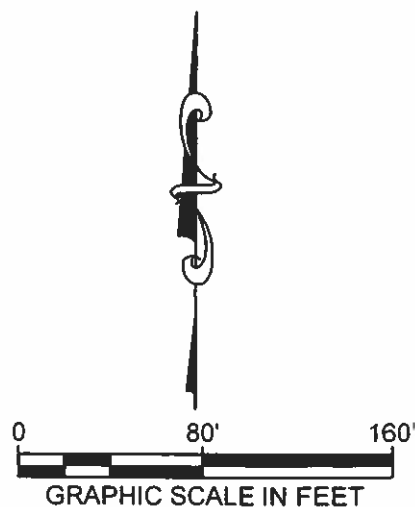
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| JOB NO.: 15-0070-001-01 | SHEET 3 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

PARCEL "B"
TRAMMEL CROW
INDUSTRIAL CENTER
P.B. 166, PG. 18; B.C.R.

NOT INCLUDED

MATCHLINE SEE SHEET V-3

PARCEL "E"
P.B. 166, PG. 18, B.C.R.
TRAMMEL CROW INDUSTRIAL CENTER



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JOB NO.: 15-0070-001-01

SHEET 4 OF 4 SHEETS

DRAWN BY: RY

| | |
|----------|---------|
| F.B. N/A | PG. N/A |
|----------|---------|

CHECKED BY: TCS

DATED: 08-28-18

EXHIBIT "B"

ACTUAL COST OF CONSTRUCTION

PROJECT NAME: Progressive Regional Claims Office

DEVELOPER: Progressive Casualty Insurance Co

| | Description | Quantity | Unit | Unit Price | Cost | Total |
|-------------------|---------------------|----------|------|------------|------|-------|
| SITE PREP | Clearing & Grubbing | | LS | | | |
| | Excavation | | CY | | | |
| | Filling | | CY | | | |
| DRAINAGE | | | | | | |
| TOTAL | | | | | | |
| Pipe | 15" RCP | | LF | | | |
| | 18" RCP | | LF | | | |
| | 24" x 38" RCP | | LF | | | |
| | 24" RCP | | LF | | | |
| | 30" RCP | | LF | | | |
| | 36" RCP | | LF | | | |
| | Pollution Baffle | | LF | | | |
| | 48" RCP | | LF | | | |
| TOTAL | | | | | | |
| STRUCTURES | Headwalls | | EA | | | |
| | 4'0" C Basin | | EA | | | |
| | "E" Basin | | EA | | | |
| | 5'0" Basin | | EA | | | |
| | 6'0" Basin | | EA | | | |
| | 6'0" Basin | | EA | | | |
| | 7'0" Basin | | EA | | | |
| TOTAL | | | | | | |

| | | | | | | |
|--------------|--------------------------------|------|----|------------|-------------|-------------|
| SEWER | GRAV Sewer 0-6 cut - 8" | | LF | | | |
| | GRAV Sewer 6-8 cut - 8" | | LF | | | |
| | GRAV Sewer 8-10 cut - 8" | | LF | | | |
| | GRAV Sewer 10-12 cut - 8" | | LF | | | |
| | Manhole 0-6 cut | | EA | | | |
| | Manhole 6-8 cut | | EA | | | |
| | Manhole 8-10 cut | | EA | | | |
| | Manhole 10-12 cut | | EA | | | |
| | Single Sanitary Service | | EA | | | |
| | Lateral Stub | | EA | | | |
| | 8" Force Main PVC SDR35 | | LF | | | |
| | 8" Force Main PVC SDR35 8 - 10 | | LF | | | |
| | 8" Force Main PVC SDR35 | | LF | | | |
| | Cleanouts | | EA | | | |
| | Connection to Existing MH | | EA | | | |
| | Pump Station | | EA | | | |
| TOTAL | | | | | | |
| WATER | 4" DPI PVC | 60 | LF | \$40.50 | \$2,430.00 | \$2,430.00 |
| | 3" DPI DR-18 PVC Water Main | 10 | LF | \$81.50 | \$815.00 | \$815.00 |
| | 12" C-900 DR-18 PVC Water Main | | LF | | | |
| | 6" Class 51 DIP Water Main | 190 | LF | \$38.71 | \$7,354.90 | \$7,354.90 |
| | 8" Class 51 DIP Water Main | 1690 | LF | \$44.27 | \$74,816.30 | \$74,816.30 |
| | 12" Class 51 DIP Water Main | | LF | | | |
| | 2" & 3" Domestic Water Service | 2 | EA | \$4,815.00 | \$9,630.00 | \$9,630.00 |
| | 4" Gate Valve | 1 | EA | \$3,780.00 | \$3,780.00 | \$3,780.00 |
| | 6" Gate Valve | 7 | EA | \$1,250.00 | \$8,750.00 | \$8,750.00 |
| | 8" Gate Valve | 11 | EA | \$1,850.00 | \$20,350.00 | \$20,350.00 |
| | 12" Gate Valve | | EA | | | |
| | Fire Hydrant Assembly | 5 | EA | \$3,050.00 | \$15,250.00 | \$15,250.00 |
| | Eclipse Model #88 Sample | 8 | EA | \$225.00 | \$1,800.00 | \$1,800.00 |
| | | | | | | |

| | | | | | | |
|---------------|----------------------------------|------|-----|--------|-------------|---------------------|
| | Air Release Valve and Vault | | EA | | | |
| | Ductile Iron Fittings | 4105 | LBS | \$2.85 | \$11,699.25 | \$11,699.25 |
| | 6" x 6" Tapping Sleeve & Valve | | EA | | | |
| | 8" x 6" Tapping Sleeve & Valve | | EA | | | |
| | 8" x 8" Tapping Sleeve & Valve | | EA | | | |
| | 12" x 6" Tapping Sleeve & Valve | | EA | | | |
| | 12" x 8" Tapping Sleeve & Valve | | EA | | | |
| | 12" x 12" Tapping Sleeve & Valve | | EA | | | |
| TOTAL | | | | | | |
| PAVING | 1-1/4" Type S-1 with Prime | | SY | | | |
| | 3/4" type S-3 Asphalt w/Tack | | SY | | | |
| | 8" Limerock Base | | SY | | | |
| | 12" Compacted Subgrade | | SY | | | |
| | Type "D" Curb & Gutter | | LF | | | |
| | Type "F" Curb & Gutter | | LF | | | |
| | Type IV Traffic Separator | | LF | | | |
| | Pavement Marking & Signage | | LS | | | |
| | Thermoplastic | | LS | | | |
| TOTAL | | | | | | |
| | TOTAL PROJECT COST | | | | | \$156,675.45 |

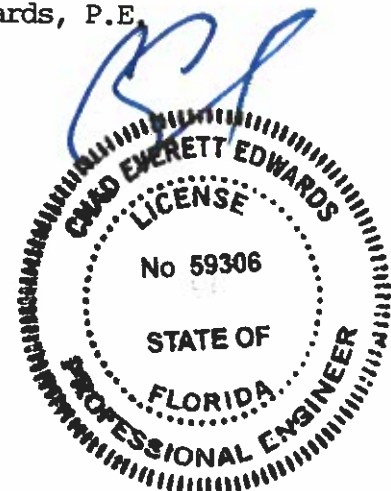
CERTIFICATE

I hereby certify that this cost is true and correct to the best of my knowledge and belief and represents the total site development costs for project.

Date: January 16, 2019 Project Engineer: _____ Reg. No. 59306

Public Improvement Maintenance Bond: Chad E. Edwards, P.E.

Cost = \$156,675.45 X 25% = \$39,168.86



WARRANTY

WARRANTY

THIS WARRANTY made this _____ day of _____, 2018, by Progressive Casualty Insurance Company, a company incorporated in the State of Ohio (hereinafter referred to as "Warrantor"), whose address is 6300 Wilson Mills Road, Mayfield Village, Ohio 44143, to the City of Miramar, a Florida Municipal Corporation (hereinafter referred to as "City"), whose address is 2300 Civic Center Place, Miramar, Florida 33025.

RECITALS:

WHEREAS, the Warrantor has constructed or caused to be constructed the building and improvements (hereinafter the "Facilities") to serve Progressive Miramar location at 14505 SW 27th Way, Suite 100, Miramar, Florida 33027;

WHEREAS, the Facilities are located upon real property described in Exhibit "A," attached hereto and by this reference incorporated herein; and more particularly described in Exhibit "B";

WHEREAS, the Warrantor is willing to warrant to the City the quality of materials and workmanship of the certain portions of the above described facilities for a period of 365 calendar days, commencing from the date of acceptance of those certain portions of the Facilities by the City described below;

WHEREAS, the City is willing to accept those portions of the above described Facilities up to and including water meters if, among other things, Warrantor executes this Warranty of performance; and

WHEREAS, the Warrantor affirms that it is the owner of the Facilities.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Warrantor warrants and agrees as follows:

1. That each of the foregoing recitals is incorporated herein and acknowledged by the Warrantor to be true and correct in all respects. That all the above described Facilities accepted by the City have been constructed in accordance with construction plans and specifications previously approved by and on file in the City.

2. That the Warrantor shall at no cost to the City maintain all parts of the above described Facilities accepted by the City in proper operation for a period of 365 days following the date of their acceptance by the City. Further, the Warrantor hereby warrants to the City that there are no defects, patent, latent, or otherwise, of materials or workmanship in the above referred to Facilities.

3. This Warranty shall be binding on the Warrantor, its successors, and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Warranty by its duly authorized officers or representatives on the day and year above written.

Progressive Casualty Insurance Company, a
Ohio Corporation

WITNESSES:

Ron Wauschek
Print Name: Ron Wauschek
Address: 5920 Landersbrook
Mayfield Hts, OH 44124

Elizabeth O'Deen
Print Name: Elizabeth O'Deen
Address: 5920 Landersbrook
Mayfield Hts. Oh 44124

By: *Ron Marotto*
Print Name: Ron Marotto
Title: VP

(CORPORATE SEAL)

STATE OF OHIO)
COUNTY OF CUYAHOGA)

THE FOREGOING INSTRUMENT was acknowledged before me this 14th day of December, 2018, by Ron Marotto as VP of Progressive Casualty Insurance Company, an Ohio corporation, on behalf of the corporation. He/she is personally known to me (☒) or has produced _____, as identification.

SEAL

NOTARY PUBLIC

My Commission Expires:

Print or Type Name of Notary Public

Kevin P. McGrath

KEVIN P. McGRATH, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Comm'n. Has No Expiration Date
Section 147.03 O.R.C.

EXHIBIT A

FOR: PROGRESSIVE CASUALTY INSURANCE COMPANY

SKETCH AND DESCRIPTION
WATERLINE EASEMENT**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°42'39" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LEGEND

| | |
|--------|------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| L | ARC LENGTH |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| P.G. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R | RADIUS |
| R.P. | REFERENCE POINT |
| Δ | CENTRAL ANGLE |
| ⊙ | CENTERLINE |

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

Raymond Young

Digitally signed by Raymond Young
DN: c=US, st=FL, o=Fort Lauderdale,
ou=Craven, Thompson & Associates, Inc., cn=Raymond
Young, email=ryoung@craventhompson.com
Date: 2018.09.13 15:30:39 -0400

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT
THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not obstructed for right-of-way and/or easements of record.

| UPDATES and/or REVISIONS | DATE | BY | CK'D |
|--------------------------|------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 1 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT

LEGAL DESCRIPTION:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL "B", NORTH 01°46'15" WEST, A DISTANCE OF 434.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 523.24 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND KNOWN AS TRACT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 45291, PAGE 1643 OF SAID PUBLIC RECORDS; THENCE NORTH 11°15'42" EAST ALONG THE WEST BOUNDARY OF SAID TRACT 4, A DISTANCE OF 65.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 438.51 FEET TO A POINT ON A SOUTH BOUNDARY OF THAT CERTAIN UTILITY & INGRESS/EGRESS EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 45068, PAGE 790 OF SAID PUBLIC RECORDS; THENCE NORTH 89°42'39" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE NORTH 89°42'39" EAST, A DISTANCE OF 8.24 FEET. THENCE NORTH 00°00'00" EAST ALONG AN EAST BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 20.00 FEET, THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 46.61 FEET; THENCE SOUTH 89°59'25" EAST, A DISTANCE OF 202.40 FEET; THENCE SOUTH 47°41'19" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 18.63 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 22.99 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #1; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 290.34 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 284.72 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 32.97 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 182.65 FEET; THENCE SOUTH 00°01'22" WEST, A DISTANCE OF 61.96 FEET; THENCE NORTH 90°00'00" WEST ALONG A NORTH BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 26.71 FEET; THENCE NORTH 47°50'35" EAST, A DISTANCE OF 9.06 FEET; THENCE NORTH 00°01'22" EAST, A DISTANCE OF 55.77 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 86.75 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.82 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 76.10 FEET; THENCE NORTH 45°20'37" EAST, A DISTANCE OF 21.37 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 90.82 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 118.49 FEET; THENCE NORTH 89°59'25" WEST, A DISTANCE OF 200.27 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT #1; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 282.28 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 2.42 FEET; THENCE NORTH 89°50'36" WEST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°50'36" EAST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 246.17 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 4.04 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00°02'04" WEST, A DISTANCE OF 8.92 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 184.02 FEET; THENCE NORTH 00°40'40" WEST, A DISTANCE OF 8.19 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°40'40" EAST, A DISTANCE OF 8.32 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 58.62 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 18.32 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 85.48 FEET; THENCE NORTH 45°20'37" WEST, A DISTANCE OF 21.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 43.17 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 45.21 FEET; THENCE SOUTH 00°03'56" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 15.16 FEET; THENCE NORTH 00°00'30" WEST ALONG THE FACE OF AN EXISTING BUILDING, A DISTANCE OF 41.84 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 60.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 84.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA AND CONTAINING 36,185 SQUARE FEET (0.831 ACRES) MORE OR LESS.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT



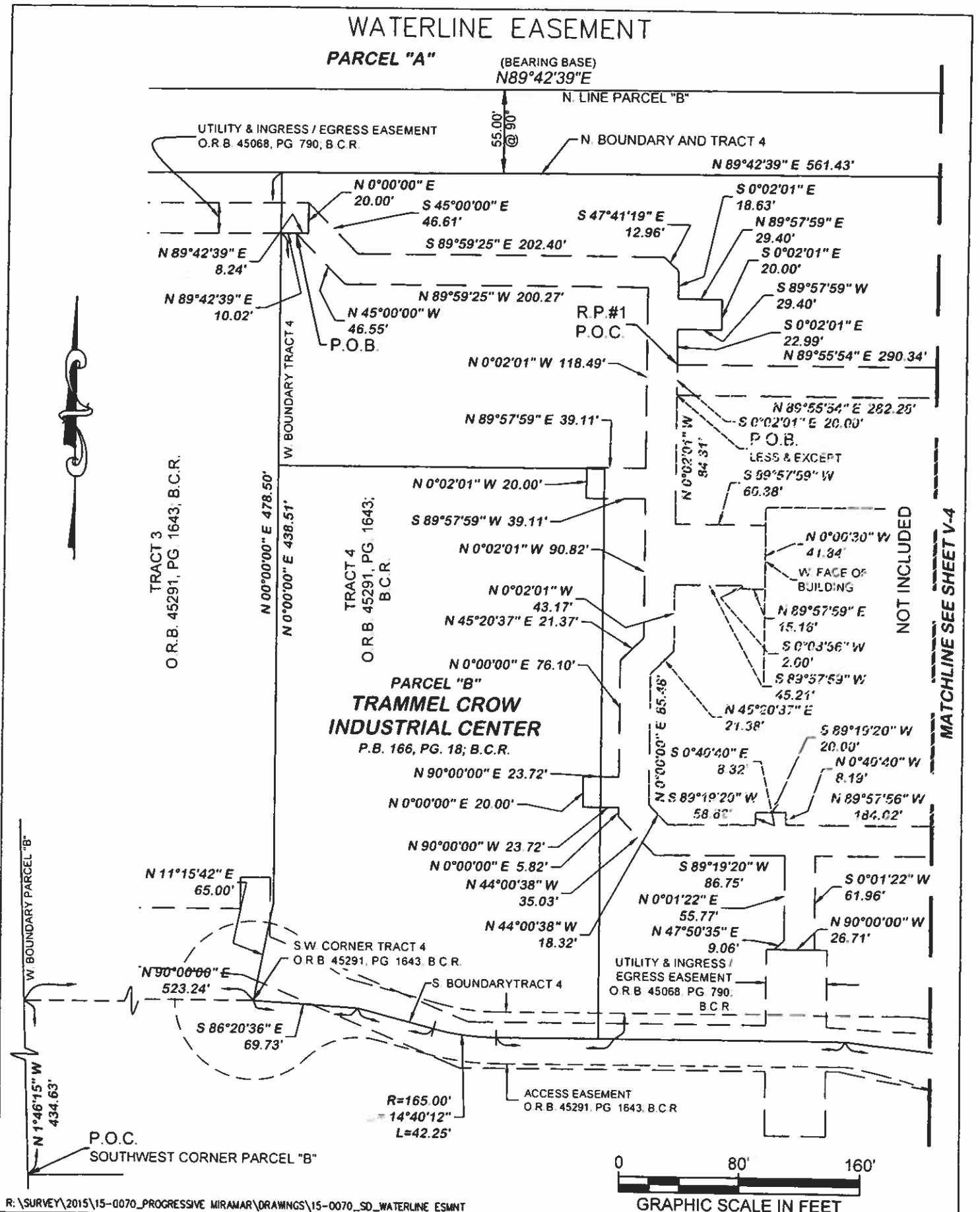
Craven & Thompson & Associates, Inc.
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| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 2 OF 4 SHEETS |
| DRAWN BY: RY | F.B.N/A PG.N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT

PARCEL "A"

(BEARING BASE)
N89°42'39"E

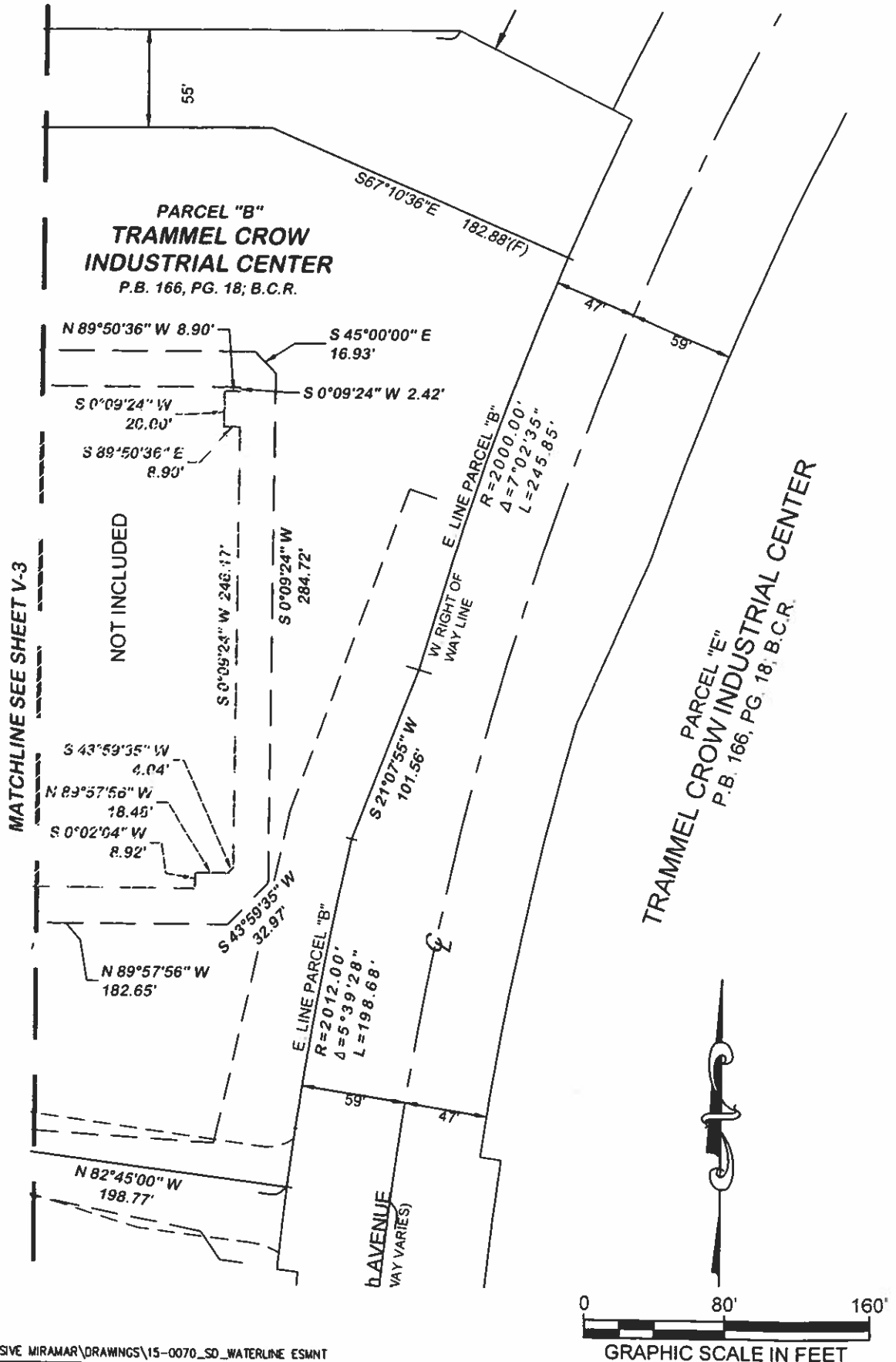


R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

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| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT



R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

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| | |
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| JOB NO.: 15-0070-001-01 | SHEET 4 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

EXHIBIT "B"

ACTUAL COST OF CONSTRUCTION

PROJECT NAME: Progressive Regional Claims Office

DEVELOPER: Progressive Casualty Insurance Co

| | Description | Quantity | Unit | Unit Price | Cost | Total |
|-------------------|---------------------|----------|------|------------|------|-------|
| SITE PREP | Clearing & Grubbing | | LS | | | |
| | Excavation | | CY | | | |
| | Filling | | CY | | | |
| DRAINAGE | | | | | | |
| TOTAL | | | | | | |
| Pipe | 15" RCP | | LF | | | |
| | 18" RCP | | LF | | | |
| | 24" x 38" RCP | | LF | | | |
| | 24" RCP | | LF | | | |
| | 30" RCP | | LF | | | |
| | 36" RCP | | LF | | | |
| | Pollution Baffle | | LF | | | |
| | 48" RCP | | LF | | | |
| TOTAL | | | | | | |
| STRUCTURES | Headwalls | | EA | | | |
| | 4'0" C Basin | | EA | | | |
| | "E" Basin | | EA | | | |
| | 5'0" Basin | | EA | | | |
| | 6'0" Basin | | EA | | | |
| | 6'0" Basin | | EA | | | |
| | 7'0" Basin | | EA | | | |
| TOTAL | | | | | | |

| | | | | | | |
|-------|--------------------------------|------|----|------------|-------------|-------------|
| SEWER | GRAV Sewer 0-6 cut - 8" | | LF | | | |
| | GRAV Sewer 6-8 cut - 8" | | LF | | | |
| | GRAV Sewer 8-10 cut - 8" | | LF | | | |
| | GRAV Sewer 10-12 cut - 8" | | LF | | | |
| | Manhole 0-6 cut | | EA | | | |
| | Manhole 6-8 cut | | EA | | | |
| | Manhole 8-10 cut | | EA | | | |
| | Manhole 10-12 cut | | EA | | | |
| | Single Sanitary Service | | EA | | | |
| | Lateral Stub | | EA | | | |
| | 8" Force Main PVC SDR35 | | LF | | | |
| | 8" Force Main PVC SDR35 8 - 10 | | LF | | | |
| | 8" Force Main PVC SDR35 | | LF | | | |
| | Cleanouts | | EA | | | |
| | Connection to Existing MH | | EA | | | |
| | Pump Station | | EA | | | |
| TOTAL | | | | | | |
| WATER | 4" DPI PVC | 60 | LF | \$40.50 | \$2,430.00 | \$2,430.00 |
| | 3" DPI DR-18 PVC Water Main | 10 | LF | \$81.50 | \$815.00 | \$815.00 |
| | 12" C-900 DR-18 PVC Water Main | | LF | | | |
| | 6" Class 51 DIP Water Main | 190 | LF | \$38.71 | \$7,354.90 | \$7,354.90 |
| | 8" Class 51 DIP Water Main | 1690 | LF | \$44.27 | \$74,816.30 | \$74,816.30 |
| | 12" Class 51 DIP Water Main | | LF | | | |
| | 2" & 3" Domestic Water Service | 2 | EA | \$4,815.00 | \$9,630.00 | \$9,630.00 |
| | 4" Gate Valve | 1 | EA | \$3,780.00 | \$3,780.00 | \$3,780.00 |
| | 6" Gate Valve | 7 | EA | \$1,250.00 | \$8,750.00 | \$8,750.00 |
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| | Eclipse Model #88 Sample | 8 | EA | \$225.00 | \$1,800.00 | \$1,800.00 |
| | | | | | | |

| | | | | | | |
|---------------|----------------------------------|------|-----|--------|-------------|--------------|
| | Air Release Valve and Vault | | EA | | | |
| | Ductile Iron Fittings | 4105 | LBS | \$2.85 | \$11,699.25 | \$11,699.25 |
| | 6" x 6" Tapping Sleeve & Valve | | EA | | | |
| | 8" x 6" Tapping Sleeve & Valve | | EA | | | |
| | 8" x 8" Tapping Sleeve & Valve | | EA | | | |
| | 12" x 6" Tapping Sleeve & Valve | | EA | | | |
| | 12" x 8" Tapping Sleeve & Valve | | EA | | | |
| | 12" x 12" Tapping Sleeve & Valve | | EA | | | |
| TOTAL | | | | | | |
| PAVING | 1-1/4" Type S-1 with Prime | | SY | | | |
| | 3/4" type S-3 Asphalt w/Tack | | SY | | | |
| | 8" Limerock Base | | SY | | | |
| | 12" Compacted Subgrade | | SY | | | |
| | Type "D" Curb & Gutter | | LF | | | |
| | Type "F" Curb & Gutter | | LF | | | |
| | Type IV Traffic Separator | | LF | | | |
| | Pavement Marking & Signage | | LS | | | |
| | Thermoplastic | | LS | | | |
| TOTAL | | | | | | |
| | TOTAL PROJECT COST | | | | | \$156,675.45 |

CERTIFICATE

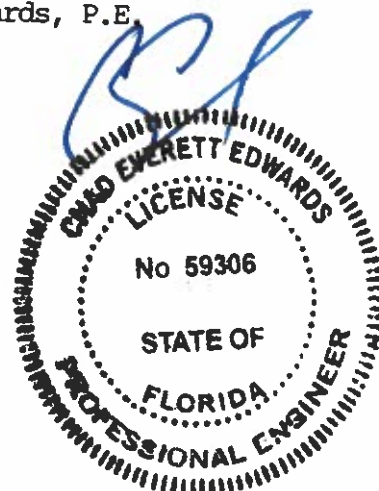
I hereby certify that this cost is true and correct to the best of my knowledge and belief and represents the total site development costs for project.

Date: January 16, 2019 Project Engineer: _____ Reg. No. 59306

Public Improvement Maintenance Bond: Chad E. Edwards, P.E.

Cost = \$156,675.45 X 25% = \$39,168.86

H:\Miramar\Exhibit B - Actual Cost of Construction\WS - Miramar.doc
Land Development Process & Procedures Manual
October 1, 1998 (Rev. 4/05)



WAIVER AND RELEASE OF LIEN
(Corporate)

KNOW ALL MEN BY THESE PRESENTS, that Rycon Construction, Inc. in consideration of payment in the sum of \$10.00 (Ten and No/100 Dollars), receipt of which is hereby acknowledged, and other valuable considerations and benefits to the undersigned accruing, does hereby waive, release and quit claim all liens, lien rights, claims or demands of every kind whatsoever which the undersigned now has, or may hereinafter have, against certain improvements, situated in the City of Miramar, Broward County, Florida, as described as:


All facilities built and constructed to serve Progressive Miramar regional Claims Office located in the City of Miramar, Broward County, Florida as shown on Exhibit "A" attached hereto and made a part hereof and as more particularly described on Exhibit "B" attached hereto and made a part hereof.


on account of work and labor performed, and/or materials furnished in, to, or in the improvements above described, or any part thereof.

It being the understanding of the undersigned that this is a Waiver and Release of Lien which the undersigned has against the premises described herein, only to the extent of the payments specified and only for materials furnished or work done up until 12/18/2018. The undersigned warrants that no assignment of said liens or claims, nor the right to perfect a lien against said improvements, by virtue of the accrual of said payment, has or will be made, and that the undersigned has the right to execute this Waiver and Release, and that all laborers employed by the undersigned, and all bills for materials and supplies furnished by others to the undersigned in connection with the construction of said improvements, to the extent of the payment herein referred to, have been fully paid.

Dated this 18th day of December 2018.

WITNESSETH:





Rycon Construction, Inc.
Name of Corporation

By: 
Name: Todd A Dominick
Title: CEO, Qualifier

EXHIBIT A

FOR: PROGRESSIVE CASUALTY INSURANCE COMPANY

SKETCH AND DESCRIPTION
WATERLINE EASEMENT**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°42'39" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LEGEND

| | |
|--------|------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| L | ARC LENGTH |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| P.G. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R | RADIUS |
| R.P. | REFERENCE POINT |
| Δ | CENTRAL ANGLE |
| ⊕ | CENTERLINE |

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

Raymond Young

Digitally signed by Raymond Young
DN: cn=U.S. st=FL, fo=Fort Lauderdale,
o=Craven Thompson & Associates, Inc. cn=Raymond
Young, email=ryoung@craventhompson.com
Date: 2018.09.13 15:30:49 -0400

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT
THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

| UPDATES and/or REVISIONS | | DATE | BY | CK'D |
|--------------------------|--|---------------------|----|---------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| JOB NO.: 15-0070-001-01 | | SHEET 1 OF 4 SHEETS | | |
| DRAWN BY: RY | | F.B. N/A | | PG. N/A |
| CHECKED BY: TCS | | DATED: 08-28-18 | | |



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

WATERLINE EASEMENT

LEGAL DESCRIPTION:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL "B", NORTH 01°46'15" WEST, A DISTANCE OF 434.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 523.24 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND KNOWN AS TRACT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 45291, PAGE 1643 OF SAID PUBLIC RECORDS; THENCE NORTH 11°15'42" EAST ALONG THE WEST BOUNDARY OF SAID TRACT 4, A DISTANCE OF 65.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 438.51 FEET TO A POINT ON A SOUTH BOUNDARY OF THAT CERTAIN UTILITY & INGRESS/EGRESS EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 45068, PAGE 790 OF SAID PUBLIC RECORDS; THENCE NORTH 89°42'39" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE NORTH 89°42'39" EAST, A DISTANCE OF 8.24 FEET. THENCE NORTH 00°00'00" EAST ALONG AN EAST BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 20.00 FEET, THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 46.61 FEET; THENCE SOUTH 89°59'25" EAST, A DISTANCE OF 202.40 FEET; THENCE SOUTH 47°41'19" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 18.63 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 22.99 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #1; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 290.34 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 284.72 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 32.97 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 182.65 FEET; THENCE SOUTH 00°01'22" WEST, A DISTANCE OF 61.96 FEET; THENCE NORTH 90°00'00" WEST ALONG A NORTH BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 26.71 FEET; THENCE NORTH 47°50'35" EAST, A DISTANCE OF 9.06 FEET; THENCE NORTH 00°01'22" EAST, A DISTANCE OF 55.77 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 86.75 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.82 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 76.10 FEET; THENCE NORTH 45°20'37" EAST, A DISTANCE OF 21.37 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 90.82 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 118.49 FEET; THENCE NORTH 89°59'25" WEST, A DISTANCE OF 200.27 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT #1; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 282.28 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 2.42 FEET; THENCE NORTH 89°50'36" WEST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°50'36" EAST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 246.17 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 4.04 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00°02'04" WEST, A DISTANCE OF 8.92 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 184.02 FEET; THENCE NORTH 00°40'40" WEST, A DISTANCE OF 8.19 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°40'40" EAST, A DISTANCE OF 8.32 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 58.62 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 18.32 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 85.48 FEET; THENCE NORTH 45°20'37" WEST, A DISTANCE OF 21.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 43.17 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 45.21 FEET; THENCE SOUTH 00°03'56" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 15.16 FEET; THENCE NORTH 00°00'30" WEST ALONG THE FACE OF AN EXISTING BUILDING, A DISTANCE OF 41.84 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 60.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 84.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA AND CONTAINING 36,185 SQUARE FEET (0.831 ACRES) MORE OR LESS.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT



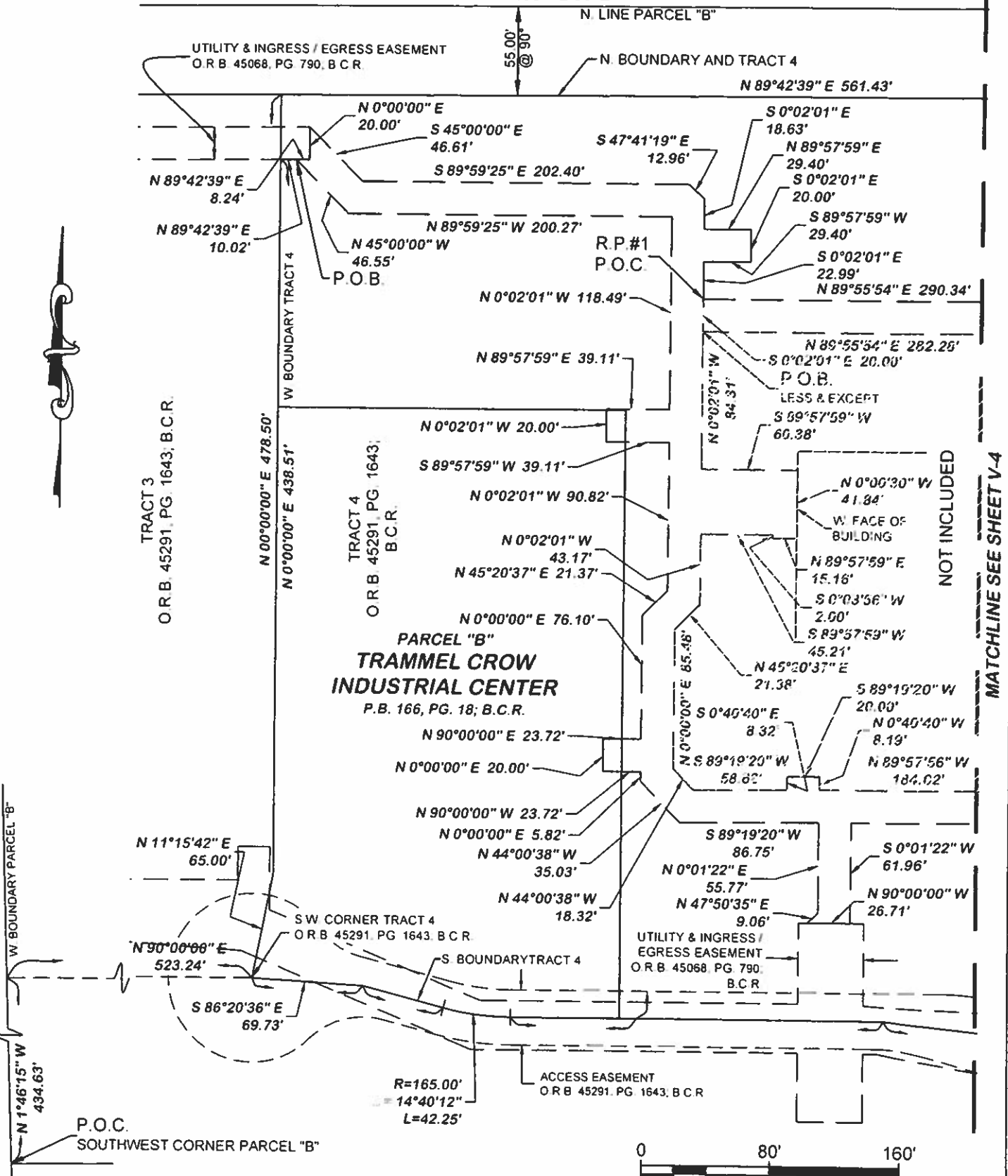
Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
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MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 2 OF 4 SHEETS |
| DRAWN BY: RY | F.B.N/A PG.N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT

PARCEL "A"

(BEARING BASE)
N89°42'39"E



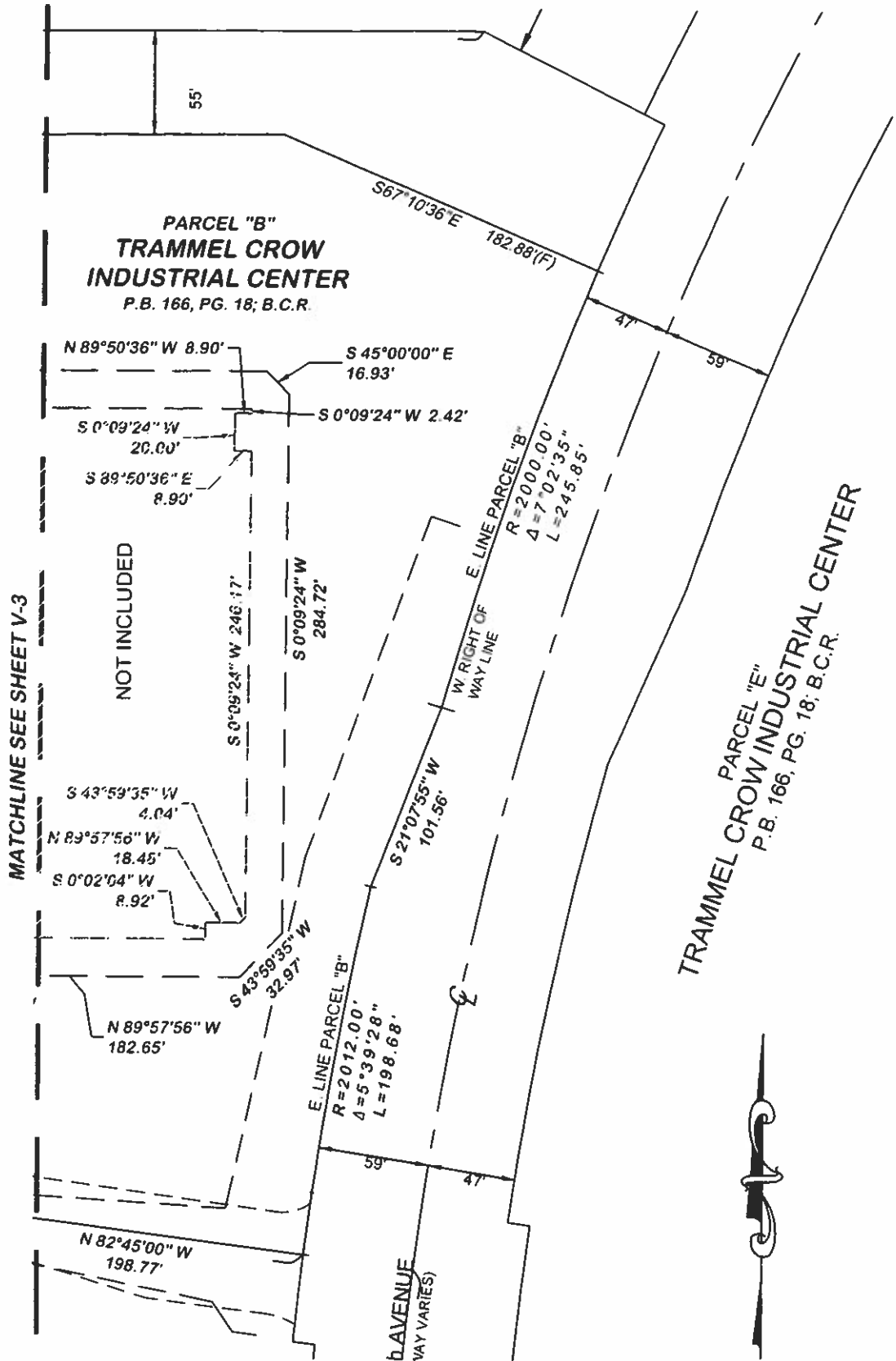
R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT



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| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 3 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT



R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
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| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 4 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

EXHIBIT "B"

ACTUAL COST OF CONSTRUCTION

PROJECT NAME: Progressive Regional Claims Office

DEVELOPER: Progressive Casualty Insurance Co

| | Description | Quantity | Unit | Unit Price | Cost | Total |
|-------------------|---------------------|----------|------|------------|------|-------|
| SITE PREP | Clearing & Grubbing | | LS | | | |
| | Excavation | | CY | | | |
| | Filling | | CY | | | |
| DRAINAGE | | | | | | |
| TOTAL | | | | | | |
| Pipe | 15" RCP | | LF | | | |
| | 18" RCP | | LF | | | |
| | 24" x 38" RCP | | LF | | | |
| | 24" RCP | | LF | | | |
| | 30" RCP | | LF | | | |
| | 36" RCP | | LF | | | |
| | Pollution Baffle | | LF | | | |
| | 48" RCP | | LF | | | |
| TOTAL | | | | | | |
| STRUCTURES | Headwalls | | EA | | | |
| | 4'0" C Basin | | EA | | | |
| | "E" Basin | | EA | | | |
| | 5'0" Basin | | EA | | | |
| | 6'0" Basin | | EA | | | |
| | 6'0" Basin | | EA | | | |
| | 7'0" Basin | | EA | | | |
| TOTAL | | | | | | |
| | | | | | | |

| | | | | | | |
|-------|--------------------------------|------|----|------------|-------------|-------------|
| SEWER | GRAV Sewer 0-6 cut - 8" | | LF | | | |
| | GRAV Sewer 6-8 cut - 8" | | LF | | | |
| | GRAV Sewer 8-10 cut - 8" | | LF | | | |
| | GRAV Sewer 10-12 cut - 8" | | LF | | | |
| | Manhole 0-6 cut | | EA | | | |
| | Manhole 6-8 cut | | EA | | | |
| | Manhole 8-10 cut | | EA | | | |
| | Manhole 10-12 cut | | EA | | | |
| | Single Sanitary Service | | EA | | | |
| | Lateral Stub | | EA | | | |
| | 8" Force Main PVC SDR35 | | LF | | | |
| | 8" Force Main PVC SDR35 8 - 10 | | LF | | | |
| | 8" Force Main PVC SDR35 | | LF | | | |
| | Cleanouts | | EA | | | |
| | Connection to Existing MH | | EA | | | |
| | Pump Station | | EA | | | |
| TOTAL | | | | | | |
| WATER | 4" DPI PVC | 60 | LF | \$40.50 | \$2,430.00 | \$2,430.00 |
| | 3" DPI DR-18 PVC Water Main | 10 | LF | \$81.50 | \$815.00 | \$815.00 |
| | 12" C-900 DR-18 PVC Water Main | | LF | | | |
| | 6" Class 51 DIP Water Main | 190 | LF | \$38.71 | \$7,354.90 | \$7,354.90 |
| | 8" Class 51 DIP Water Main | 1690 | LF | \$44.27 | \$74,816.30 | \$74,816.30 |
| | 12" Class 51 DIP Water Main | | LF | | | |
| | 2" & 3" Domestic Water Service | 2 | EA | \$4,815.00 | \$9,630.00 | \$9,630.00 |
| | 4" Gate Valve | 1 | EA | \$3,780.00 | \$3,780.00 | \$3,780.00 |
| | 6" Gate Valve | 7 | EA | \$1,250.00 | \$8,750.00 | \$8,750.00 |
| | 8" Gate Valve | 11 | EA | \$1,850.00 | \$20,350.00 | \$20,350.00 |
| | 12" Gate Valve | | EA | | | |
| | Fire Hydrant Assembly | 5 | EA | \$3,050.00 | \$15,250.00 | \$15,250.00 |
| | Eclipse Model #88 Sample | 8 | EA | \$225.00 | \$1,800.00 | \$1,800.00 |
| | | | | | | |

| | | | | | | |
|---------------|----------------------------------|------|-----|--------|-------------|---------------------|
| | Air Release Valve and Vault | | EA | | | |
| | Ductile Iron Fittings | 4105 | LBS | \$2.85 | \$11,699.25 | \$11,699.25 |
| | 6" x 6" Tapping Sleeve & Valve | | EA | | | |
| | 8" x 6" Tapping Sleeve & Valve | | EA | | | |
| | 8" x 8" Tapping Sleeve & Valve | | EA | | | |
| | 12" x 6" Tapping Sleeve & Valve | | EA | | | |
| | 12" x 8" Tapping Sleeve & Valve | | EA | | | |
| | 12" x 12" Tapping Sleeve & Valve | | EA | | | |
| TOTAL | | | | | | |
| PAVING | 1-1/4" Type S-1 with Prime | | SY | | | |
| | 3/4" type S-3 Asphalt w/Tack | | SY | | | |
| | 8" Limerock Base | | SY | | | |
| | 12" Compacted Subgrade | | SY | | | |
| | Type "D" Curb & Gutter | | LF | | | |
| | Type "F" Curb & Gutter | | LF | | | |
| | Type IV Traffic Separator | | LF | | | |
| | Pavement Marking & Signage | | LS | | | |
| | Thermoplastic | | LS | | | |
| TOTAL | | | | | | |
| | TOTAL PROJECT COST | | | | | \$156,675.45 |

CERTIFICATE

I hereby certify that this cost is true and correct to the best of my knowledge and belief and represents the total site development costs for project.

Date: January 16, 2019 Project Engineer: _____ Reg. No. 59306

Public Improvement Maintenance Bond: Chad E. Edwards, P.E.

Cost = \$156,675.45 X 25% = \$39,168.86



NO LIEN AFFIDAVIT
(Corporate)

STATE OF OHIO)
) ss
COUNTY OF CUYAHOGA)

Before me, the undersigned authority, personally appeared Ron Harotto (Affiant), who being by me first duly sworn, on oath, deposes and says:

1. Affiant is the VP [insert office held by affiant] of Progressive Casualty Insurance Company (the "Corporation").
2. That the Corporation is the owner of the following described property, to wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.
3. That the above described property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever, except for real estate and personal property taxes for the year _____.
4. That within the past ninety (90) days there have been no improvement, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid.
5. That there are no mechanic's, material-men's, or laborer's liens against the above described property. That there are no construction, mechanics', materialmans' or laborers' liens filed against the Property or any portion thereof; that there have been no repairs, improvements or other work done to or labor, materials or services bestowed upon the Property or any portion thereof for which any or all of the cost of the same remains unpaid; and that no person, firm or corporation is entitled to a construction lien against the Property or any portion thereof under Chapter 713 of the Florida Statutes.
6. That the personal property contained on said property or on the said premises, and which, if any, is being sold to the purchaser(s) mentioned below, is also free and clear of all liens, encumbrances, claims and demands whatsoever.
7. That the corporation, in the operation of said property, complied in all respects with the Sales Tax Law of the State of Florida and all other taxation laws of state and federal government.
8. That Affiant knows of no violations of City or County Ordinances, or State or Federal law pertaining to the above described property.
9. That no person, firm or corporation has any interest, claim of possession, or contract right with respect to the Property or any portion thereof, and there are no facts known to Affiant which would give rise to such a claim being asserted against the Property or any portion thereof.
10. That there are no unsatisfied judgments or any federal, state or county tax deficiencies, which are a lien against the Property or any portion thereof.
11. That there is no pending litigation or dispute involving or concerning the location of the boundaries of the Property or any portion thereof.

12. That this Affidavit is made for the purpose of inducing the City of Miramar, a Florida Municipal Corporation, to accept transfer of said property from Affiant.
13. That no judgment or decree has been entered in any court of this state or the United States against said Affiant which remains unsatisfied.
14. Affiant further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read, or has heard read to them, the full facts of this Affidavit and understand its context.

WITNESSES:

Progressive Casualty Insurance
Company, a Ohio Corporation

[Signature]
Elizabeth O'Deas

By: *[Signature]*
Individually, and on behalf of the
Corporation

SWORN TO AND SUBSCRIBED before me this 14th day of
December, 20 18.

[Signature]
Notary Public, State of Florida OHIO
At Large

KEVIN P. McGRATH, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

EXHIBIT A

FOR: PROGRESSIVE CASUALTY INSURANCE COMPANY

SKETCH AND DESCRIPTION
WATERLINE EASEMENT**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°42'39" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LEGEND

| | |
|--------|------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| L | ARC LENGTH |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R | RADIUS |
| R.P. | REFERENCE POINT |
| Δ | CENTRAL ANGLE |
| ⌒ | CENTERLINE |

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

Raymond Young

Digitally signed by Raymond Young
DN: cn=L.S. St-FL, o=Craven, Thompson & Associates, Inc., cn=Raymond
Young, email=rayyoung@craventhompson.com
Date: 2018.09.13 15:30:49 -04:00

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT
THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

| UPDATES and/or REVISIONS | DATE | BY | CK'D |
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CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 1 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT

LEGAL DESCRIPTION:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL "B", NORTH 01°46'15" WEST, A DISTANCE OF 434.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 523.24 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND KNOWN AS TRACT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 45291, PAGE 1643 OF SAID PUBLIC RECORDS; THENCE NORTH 11°15'42" EAST ALONG THE WEST BOUNDARY OF SAID TRACT 4, A DISTANCE OF 65.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 438.51 FEET TO A POINT ON A SOUTH BOUNDARY OF THAT CERTAIN UTILITY & INGRESS/EGRESS EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 45068, PAGE 790 OF SAID PUBLIC RECORDS; THENCE NORTH 89°42'39" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE NORTH 89°42'39" EAST, A DISTANCE OF 8.24 FEET. THENCE NORTH 00°00'00" EAST ALONG AN EAST BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 20.00 FEET, THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 46.61 FEET; THENCE SOUTH 89°59'25" EAST, A DISTANCE OF 202.40 FEET; THENCE SOUTH 47°41'19" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 18.63 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 22.99 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #1; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 290.34 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 284.72 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 32.97 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 182.65 FEET; THENCE SOUTH 00°01'22" WEST, A DISTANCE OF 61.96 FEET; THENCE NORTH 90°00'00" WEST ALONG A NORTH BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 26.71 FEET; THENCE NORTH 47°50'35" EAST, A DISTANCE OF 9.06 FEET; THENCE NORTH 00°01'22" EAST, A DISTANCE OF 55.77 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 86.75 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.82 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 76.10 FEET; THENCE NORTH 45°20'37" EAST, A DISTANCE OF 21.37 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 90.82 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 118.49 FEET; THENCE NORTH 89°59'25" WEST, A DISTANCE OF 200.27 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT #1; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 282.28 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 2.42 FEET; THENCE NORTH 89°50'36" WEST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°50'36" EAST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 246.17 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 4.04 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00°02'04" WEST, A DISTANCE OF 8.92 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 184.02 FEET; THENCE NORTH 00°40'40" WEST, A DISTANCE OF 8.19 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°40'40" EAST, A DISTANCE OF 8.32 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 58.62 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 18.32 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 85.48 FEET; THENCE NORTH 45°20'37" WEST, A DISTANCE OF 21.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 43.17 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 45.21 FEET; THENCE SOUTH 00°03'56" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 15.16 FEET; THENCE NORTH 00°00'30" WEST ALONG THE FACE OF AN EXISTING BUILDING, A DISTANCE OF 41.84 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 60.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 84.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA AND CONTAINING 36,185 SQUARE FEET (0.831 ACRES) MORE OR LESS.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT



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| JOB NO.: 15-0070-001-01 | SHEET 2 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT

PARCEL "A"

(BEARING BASE)
N89°42'39"E

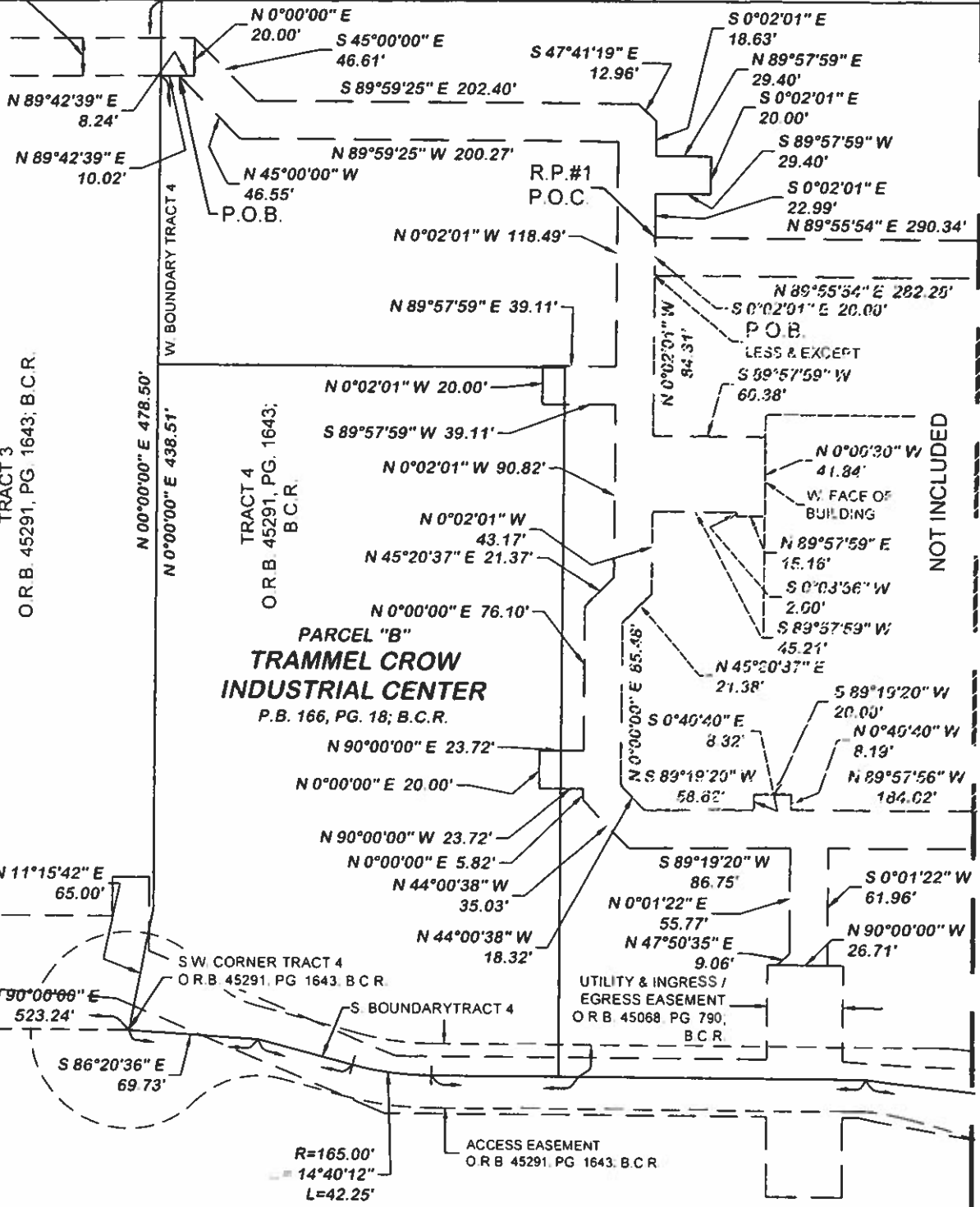
N. LINE PARCEL "B"

55.00' @ 90°

UTILITY & INGRESS / EGRESS EASEMENT
O.R.B. 45068, PG. 790, B.C.R.

N. BOUNDARY AND TRACT 4

N 89°42'39" E 561.43'

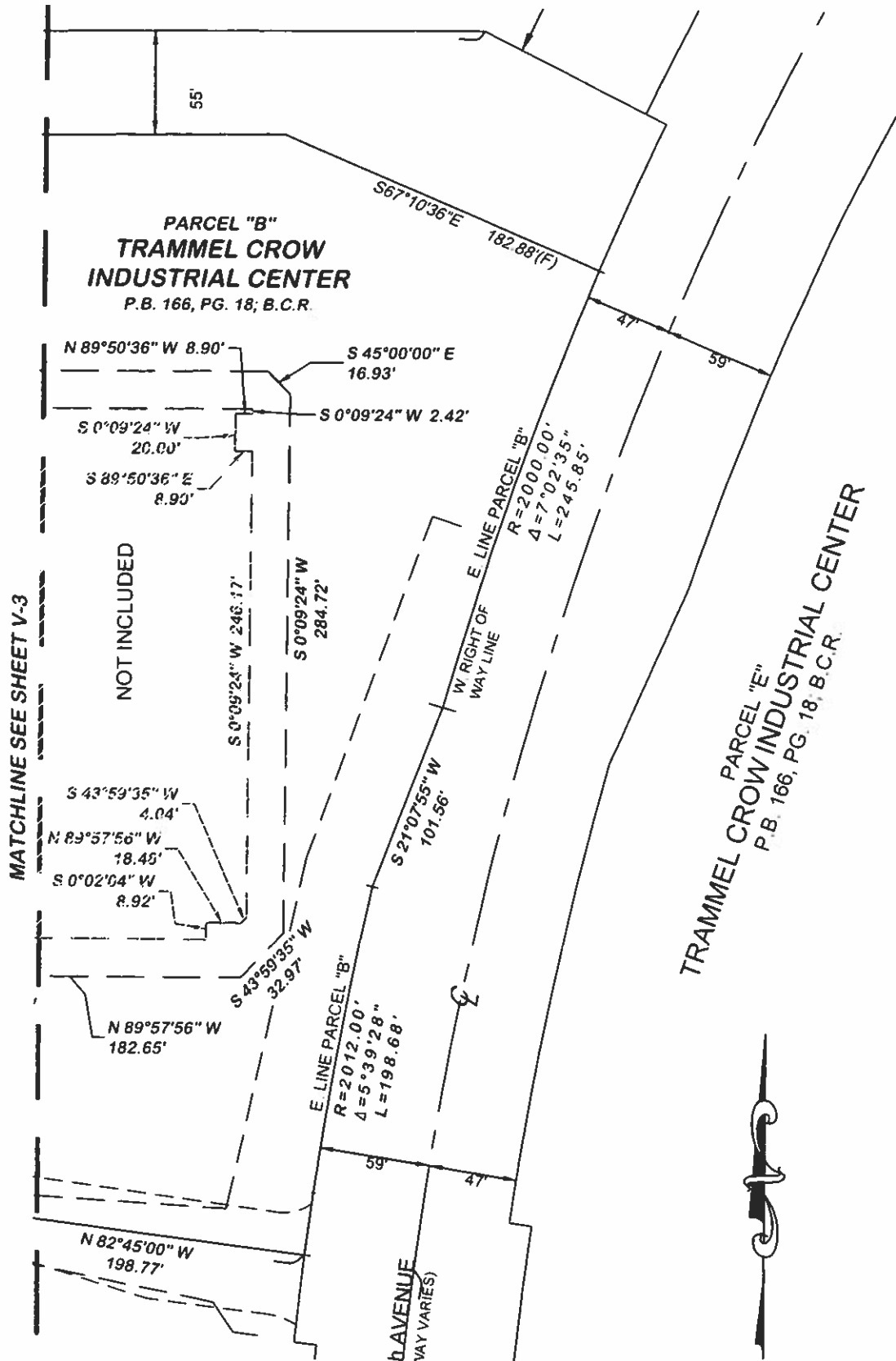


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WATERLINE EASEMENT



R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT



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| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

THIS INSTRUMENT RETURN TO:

Denise Gibbs, City Clerk
City of Miramar
2300 Civic Center Place
Miramar, Florida 33025

THIS INSTRUMENT PREPARED BY:

Richard G. Coker, Jr, Esquire.
Coker & Feiner
1404 S. Andrews Avenue
Fort Lauderdale, FL 33316

Part of Property Appraiser's Parcel
Identification No.5140 22 04 0024

EASEMENT

THIS EASEMENT (the Easement) is made this 11th day of march 2019, by PROGRESSIVE CASUALTY INSURANCE COMPANY, an Ohio corporation, ("Grantor") whose address is 5920 Landerbrook Drive, Building 3, OHL 32, Mayfield Heights, Ohio 44124, to and in favor of the City of Miramar, a Florida Municipal Corporation ("Grantee") whose address is 2300 Civic Center Place, Miramar, Florida 33025.

RECITALS:

- A. Grantor is the owner of that certain real property located in Broward County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part of this Easement (the Easement Property).
- B. Grantor wishes to grant an easement for utilities and vehicular and pedestrian ingress and egress over, under, across and upon the Easement Property.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/00 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges, Grantor agrees as

follows:

1. **Recitals.** Each and all of the recitals is hereby incorporated herein by this reference.
2. **Grant of Easement.** Grantor does hereby grant, bargain, sell, alien, remise, release, confirm, and convey to Grantee an easement over, under, across and upon the Easement Property for the purpose of:
 - 2.1 Constructing, reconstructing, laying, installing, operating, maintaining, relocating, repairing, replacing, improving, removing, connecting to, disconnecting from, and inspecting water transmission and distribution facilities and all appurtenances and/or equipment associated therewith, and/or sewage transmission and collection facilities and all appurtenances and/or equipment associated therewith, all as may be required by the Grantor.
 - 2.2 Vehicular and pedestrian ingress and egress to the Easement Property for the purposes outlined in this Section.
 - 2.3 Said Easement Property is together with all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.
 - 2.4 Title and the legal description to the Property described on Exhibit "C" herein has neither been examined nor approved by the City of Miramar or the City Attorney.
 - 2.5 All covenants, terms, provisions, and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees, and assigns of the respective parties hereto.
 - 2.6 By delivery of this Easement Property, Grantor covenants not to interfere with the safe operation or maintenance of the facilities within the Easement Property.
3. **Grantee's Use of Easement.** Grantee shall have the right to do all things necessary, useful or convenient for the purposes outlined in Section 1 of this Easement. The rights herein granted to Grantee by Grantor specifically include: (a) the right of Grantee to control, inspect, alter, improve, maintain, install, connect to, disconnect from, repair, rebuild and remove said facilities within the Easement Property; (b) the right of Grantee to trim, cut, or remove plants, trees, fences, or structures from said Easement Property; and (c) the right of Grantee to have egress and ingress to said Easement Property for the purposes expressed in (a) and (b) immediately above.
4. **Grantor's Use of Easement.** Grantor shall have the right to make any use of this Easement that does not interfere with Grantee's use. Specifically, no other easement shall be granted that would allow the other easement holder to install anything that would run parallel with Grantee's water or sewer lines without prior

written consent of the Grantee. Any easement crossing this Easement shall contain language prohibiting the easement holder from installing anything within eighteen inches of Grantee's water or sewer lines.

5. Perpetual Duration. This Easement shall be perpetual in duration, and shall not be changed, altered or amended except by a written instrument executed by Grantor and Grantee, or their respective heirs, successors or assigns.
6. Covenants of Grantor. Grantor hereby warrants and covenants that:
 - 6.1 Grantor is the owner of fee simple title to the Easement Property.
 - 6.2 Grantor has full right and lawful authority to grant and convey this Easement to Grantee.
 - 6.3 Grantee shall have quiet and peaceful possession, use and enjoyment of this Easement.
 - 6.4 Grantor does hereby fully warrant the easement title to the said Easement Property and will defend the same against the lawful claims of all persons whomsoever.
7. Remedies for Breach. Grantor and/or Grantee shall each have the right to enforce the terms of this Easement and the rights and obligations created herein by all remedies provided under the laws of the State of Florida, including, without limitation, the right to sue for compensatory damages for breach or for injunction or specific performance. In the event that it is necessary for either Grantor and/or Grantee to file suit in order to enforce the terms hereof, then the prevailing party in such suit shall be entitled to receive reasonable attorney's fees and court costs in addition to any other award that the Court might make, from the non-prevailing party.
8. Covenant Running with the Land. This Easement and all conditions and covenants set forth herein are intended and shall be construed as covenants running with the land, binding upon and insuring to the benefit of Grantor or Grantee, or equitable servitudes on the land, as the case may be, and their respective heirs, successors and/or assigns, including, without limitation, all subsequent owners of the Easement Property and all persons claiming by, through and under them.

TO HAVE AND TO HOLD unto the same forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Grant of Easement on the day and year written in the first paragraph of this Easement.

Signed, sealed and delivered
in the presence of:

Progressive Casualty Insurance
Company, an Ohio corporation

[Signature]
Print Name: Ronald W. Winkler
Address: 5920 Landbrook Rd.
Mayfield Hts, OH 44124

[Signature]
Print Name: William R. Sell Jr
Address: 5920 Landbrook Rd.
Mayfield Hts OH 44124

By: [Signature]
Ron Marotto
Address: 5920 Landbrook Rd.
Mayfield Hts, OH 44124

STATE OF OHIO
COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 14th day of MARCH, 2019 by Ron Marotto, as Vice-President of PROGRESSIVE CASUALTY INSURANCE COMPANY on behalf of the corporation. He/She is personally known to me or has produced as identification.

[Signature]
Notary Public
State of Ohio at Large
My Commission Expires:

KEVIN P. McGRATH, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

FOR: PROGRESSIVE CASUALTY INSURANCE COMPANY

SKETCH AND DESCRIPTION WATERLINE EASEMENT

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°42'39" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LEGEND

| | |
|----------|------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| L | ARC LENGTH |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R | RADIUS |
| R.P. | REFERENCE POINT |
| Δ | CENTRAL ANGLE |
| \odot | CENTERLINE |

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

Raymond Young

Digitally signed by Raymond Young
DN: cn=US, st=FL, o=Craven, Thompson & Associates, Inc, cn=Raymond
Young, email=young@craventhompson.com
Date: 2018.09.13 15:30:49 -0400

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

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| UPDATES and/or REVISIONS | | DATE | BY | CK'D |
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| JOB NO.: 15-0070-001-01 | | SHEET 1 OF 4 SHEETS | | |
| DRAWN BY: RY | | F.B. N/A | | PG. N/A |
| CHECKED BY: TCS | | DATED: 08-28-18 | | |

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LEGAL DESCRIPTION:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL "B", NORTH 01°46'15" WEST, A DISTANCE OF 434.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 523.24 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND KNOWN AS TRACT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 45291, PAGE 1643 OF SAID PUBLIC RECORDS; THENCE NORTH 11°15'42" EAST ALONG THE WEST BOUNDARY OF SAID TRACT 4, A DISTANCE OF 65.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 438.51 FEET TO A POINT ON A SOUTH BOUNDARY OF THAT CERTAIN UTILITY & INGRESS/EGRESS EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 45068, PAGE 790 OF SAID PUBLIC RECORDS; THENCE NORTH 89°42'39" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE NORTH 89°42'39" EAST, A DISTANCE OF 8.24 FEET. THENCE NORTH 00°00'00" EAST ALONG AN EAST BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 20.00 FEET, THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 46.61 FEET; THENCE SOUTH 89°59'25" EAST, A DISTANCE OF 202.40 FEET; THENCE SOUTH 47°41'19" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 18.63 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 22.99 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #1; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 290.34 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 284.72 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 32.97 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 182.65 FEET; THENCE SOUTH 00°01'22" WEST, A DISTANCE OF 61.96 FEET; THENCE NORTH 90°00'00" WEST ALONG A NORTH BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 26.71 FEET; THENCE NORTH 47°50'35" EAST, A DISTANCE OF 9.06 FEET; THENCE NORTH 00°01'22" EAST, A DISTANCE OF 55.77 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 86.75 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.82 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 76.10 FEET; THENCE NORTH 45°20'37" EAST, A DISTANCE OF 21.37 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 90.82 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 118.49 FEET; THENCE NORTH 89°59'25" WEST, A DISTANCE OF 200.27 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT #1; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 282.28 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 2.42 FEET; THENCE NORTH 89°50'36" WEST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°50'36" EAST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 246.17 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 4.04 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00°02'04" WEST, A DISTANCE OF 8.92 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 184.02 FEET; THENCE NORTH 00°40'40" WEST, A DISTANCE OF 8.19 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°40'40" EAST, A DISTANCE OF 8.32 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 58.62 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 18.32 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 85.48 FEET; THENCE NORTH 45°20'37" WEST, A DISTANCE OF 21.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 43.17 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 45.21 FEET; THENCE SOUTH 00°03'56" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 15.16 FEET; THENCE NORTH 00°00'30" WEST ALONG THE FACE OF AN EXISTING BUILDING, A DISTANCE OF 41.84 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 60.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 84.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA AND CONTAINING 36,185 SQUARE FEET (0.831 ACRES) MORE OR LESS.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT



Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 2 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT PARCEL "A"

(BEARING BASE)
N89°42'39"E

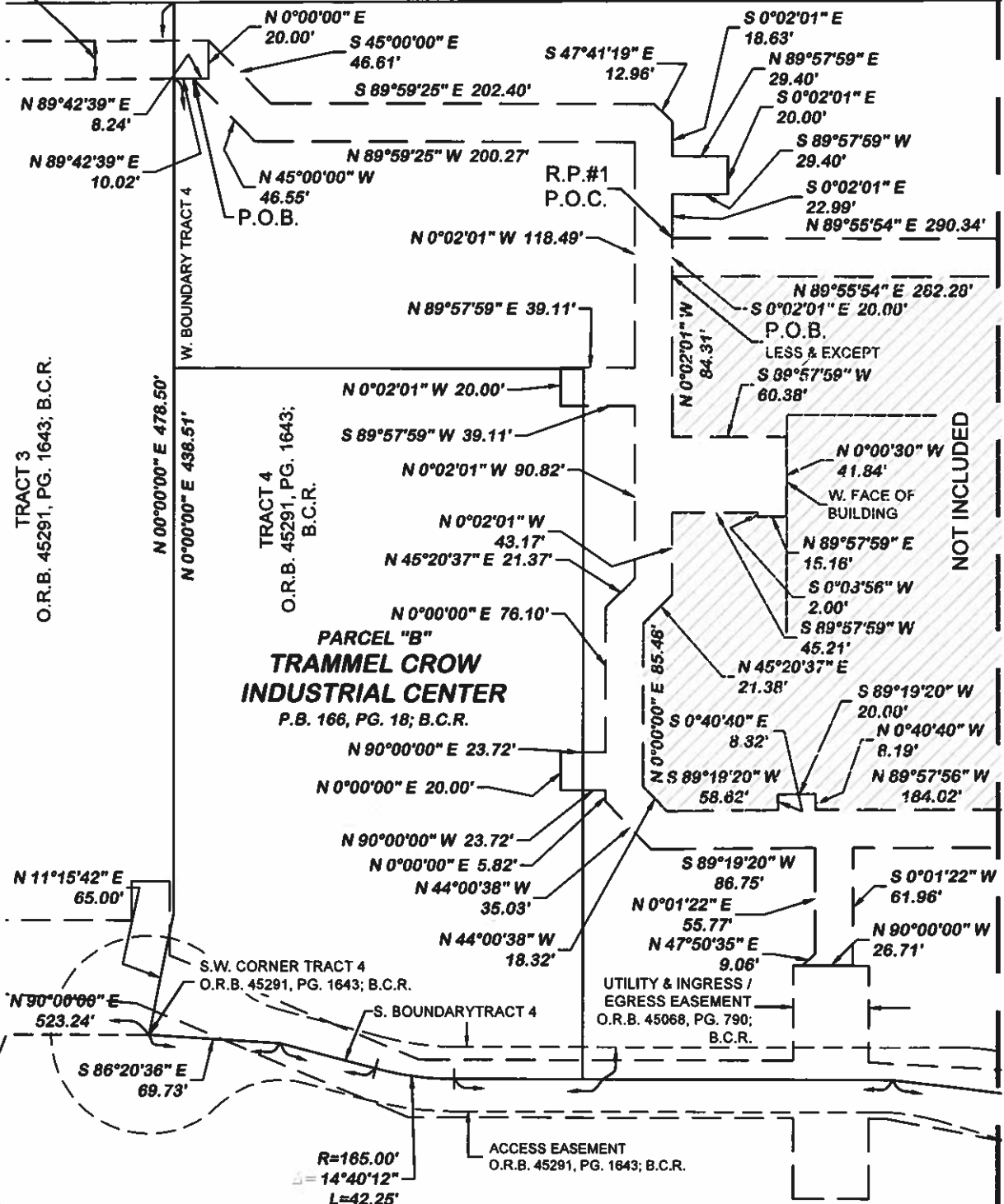
N. LINE PARCEL "B"

55.00'
90°

N. BOUNDARY AND TRACT 4

UTILITY & INGRESS / EGRESS EASEMENT
O.R.B. 45068, PG. 790; B.C.R.

N 89°42'39" E 561.43'



R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

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|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 3 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

PARCEL "B"
TRAMMEL CROW
INDUSTRIAL CENTER
P.B. 166, PG. 18; B.C.R.

PARCEL "E"
TRAMMEL CROW INDUSTRIAL CENTER
P.B. 166, PG. 18; B.C.R.

NOT INCLUDED

MATCHLINE SEE SHEET V-3

DAVENUE
WAY VARIES

GRAPHIC SCALE IN FEET

0 80' 160'

SSIVE MIRAMAR\DRAWINGS\15-0070.D SD. WATERLINE ESM\T



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DATED: 08-28-18

Executive Committee Resolution

PROGRESSIVE CASUALTY INSURANCE COMPANY **CERTIFIED COPY OF EXECUTIVE COMMITTEE RESOLUTIONS**

RESOLVED, that all of the Officers of the Company, some of which are named below, are each hereby authorized and empowered, in connection with the Company's acquisition, development, sale, leasing, subleasing, sale and lease back, ownership, financing, mortgaging, management, and/or operation of real property, and in the name and on behalf of the Company, to: (i) execute and deliver all agreements; documents, certificates and other instruments, including, without limitation, purchase agreements, option agreements, deeds, easements, access agreements, utility applications and agreements, escrow agreements, affidavits, mortgages, security agreements, financing statements, leases, subleases, lease guarantees, architect agreements, construction agreements, management agreements, contractor agreements, service agreements, broker agreements, consulting agreements, subordination agreements, estoppel certificates, or the like, each to be in form and substance acceptable to the person executing; (ii) pay all related taxes, fees, costs and expenses; and (iii) do and perform all such other acts and things as may be necessary or advisable in connection with the foregoing or any other real estate transaction involving the Company.

| | |
|-------------------|----------------|
| Ron P. Marotto | Vice President |
| Heather M. Murray | Vice President |

I, Christina L. Crews, do hereby certify that I am the duly elected, qualified and acting Assistant Secretary of Progressive Casualty Insurance Company, an Ohio corporation ("Company"); that I have custody of the official records of Company; and that the foregoing is a true, correct, and complete copy of the resolutions duly adopted on the 2nd day of March, 2017 by the unanimous consent of the Executive Committee of Company in a written action approved and signed as specified in §1701.63 of the Ohio General Corporation Law; and that said resolutions are valid, binding, and have, pursuant to the Code of Regulations of Company and the Ohio General Corporation Law, the full force and effect as if passed by the entire Board of Directors of Company, and have not been amended, modified or rescinded, and are in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand as such Assistant Secretary and affixed the seal of Company on the 4th day of March, 2019.

SEAL


Christina L. Crews, Assistant Secretary

OPINION OF TITLE

TO: CITY OF MIRAMAR

With the understanding that this Opinion of Title is furnished to the City of Miramar, a Florida Municipal Corporation, as an inducement for execution of an agreement covering the real property, hereinafter described or for acceptance of a warranty deed, easement, covenant or unity of title, as applicable, it is hereby certified that I have examined a complete Abstract of Title or Policy of Title Insurance issued by First American Title Insurance Company dated March 3, 2016 and issued under No. 5011412-NCS-747020-CLE-0 covering the period from the beginning to the 3rd day of March, 2016 , at the hours of 2:15 P.M., inclusive, which policy was updated by a review of the Public Records through February 13, 2019 at 5:00 P.M., of the following described property:

See Exhibit "A" attached hereto and by this reference made a part hereof.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Progressive Casualty Insurance Company, an Ohio corporation by virtue of that certain Special warranty deed, recorded as Instrument No. 113550910.

Subject to the following encumbrances, liens, and other exceptions:

1. RECORDED MORTGAGES (including but not limited to Assignments of Leases, Rents, and Profits and UCC-1 Financing Statements):

None.
2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS & JUDGMENTS:

None.
3. GENERAL EXCEPTIONS:
 - a. Taxes for 2019 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records.
 - b. Rights or claims of parties in possession not shown by the Public Records.
 - c. ~~Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.~~

- ~~d. Easements or claims of easements not shown by the Public Records.~~
- ~~e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.~~
- ~~f. Any adverse claim to all or any part of the land which is now under water or which has previously been under water but filled or exposed through the efforts of man.~~

4. SPECIAL EXCEPTIONS (including but not limited to easements):

- a. Restrictions, covenants, conditions and easements as contained on the Plat of Trammell Crow Industrial Center, recorded in Plat Book 166, Page 18, of the Public Records of Broward County, Florida, as amended by Agreement for Amendment of Notation on Plat recorded in Book 30574, Page 1832; by Agreement for Amendment of Notation on Plat recorded in Book 30576, Page 1586; and by Agreement for Amendment of Notation on Plat recorded in Book 31303, Page 844; and as further modified by Resolution No. 00-187 by the City of Miramar recorded in Book 30513, Page 720; by Resolution No. 2001-132, by City of Miramar recorded in Book 31370, Page 401; by Resolution No. 2001-131 by the City of Miramar recorded in Book 31370, Page 407 and by Agreement for Amendment of Notation on Plat recorded in Book 37768, Page 219.
- b. General Notice of Lien for Water Treatment Plant Assessments, recorded in Book 21655, Page 102.
- c. Memorandum of Agreement, recorded in Book 22990, Page 761.
- d. General Notice of Lien for Wastewater Treatment Plant Assessments, recorded in Book 23012, Page 152.
- e. Traffic Concurrency Agreement, recorded in Book 25653, Page 559.
- g. Ordinance No. 0-97-14 by the Miramar City Commission, recorded in Book 25747, Page 780.
- h. Grant of Easement Agreement, recorded in Book 26179, Page 649.
- i. Joint Form Deed of Conservation Easement, recorded in Book 26629, Page 288, as modified by Amendment to Joint Form Deed of Conservation Easement recorded in Book 46761, Page 1286.
- j. Master Utility Construction Agreement, recorded in Book 27888, Page 475.

- k. Certificate of Acknowledgment, recorded in Book 29098, Page 966.
- l. Agreement for Traffic Signalization, recorded in Book 29104, Page 423.
- m. Declaration of Covenants for Monarch Lakes Commercial Property, which, among other matters, contains provisions for a private charge or assessments, and provides for a right of first refusal or the prior approval of a future purchaser or occupant, recorded in Book 36108, Page 404, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 US 3604(c).
- n. Easement grated to Florida Power & Light Company by instrument recorded in Book 44552.
- o. Easement in favor of BellSouth Telecommunications, Inc. recorded in Book 44552, Page 1095.
- p. Absolute Bill of Sale recorded in Book 45068, Page 779.
- q. Easement recorded in Book 45068, Page 790.
- r. Declaration of Access Easement recorded Book 45291, Page 1643.
- s. Drainage Easement dated April 1, 2016 and recorded September 5, 2018 in favor of South Drainage District recorded under Instrument No. 115304200.
- t. Amendment to Non-Vehicular Access Line recorded October 26, 2016 under Instrument No. 114007439.

All of the foregoing recorded in the Public Records of Broward County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of the encumbrances and/or exceptions listed above will restrict the use of the property for the purposes set forth in the agreement, assignment, warranty deeds, easement, covenant and unity of title, as applicable.

I FURTHER CERTIFY that if the agreement to be executed or conveyance to be made is being made by a legal entity that the entity named Progressive Casualty Insurance Company is properly created as a corporation in the State of Ohio; that said legal entity's legal status is current and active according to the records of the Ohio Secretary of State; and that the legal entity is lawful empowered to execute the agreement or make the conveyance that is the subject of this transaction.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

| <u>NAME</u> | <u>INTEREST</u> | <u>SPECIAL EXCEPTION NUMBER</u> |
|----------------------------------------|-----------------|---------------------------------|
| Progressive Casualty Insurance Company | Owner | NA |

The following is a description of the aforementioned abstract and its continuations:

| <u>NUMBER COVERED</u> | <u>COMPANY CERTIFYING</u> | <u>NO OF ENTRIES</u> | <u>PERIOD</u> |
|-----------------------|---------------------------|----------------------|---------------|
|-----------------------|---------------------------|----------------------|---------------|

First American Title Insurance Company dated March 3, 2016 and issued under No. 5011412-NCS-747020-CLE-0.

Update title search by the office of Coker & Feiner

I HEREBY CERTIFY that the legal description in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

This opinion of title is for the exclusive reliance of the City of Miramar, a Florida Municipal Corporation, and its City Attorneys, but this opinion of title may be made available to other parties for informational purposes.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and a member in good standing of the Florida Bar.

Respectfully submitted, this 11 day of MARCH, 2019.


Name

Coker & Feiner
Firm Name

1404 S. Andrews Ave, Fort Land.
Address

338842
Florida Bar No.

STATE OF FLORIDA)
) SS
COUNTY OF FLORIDA)

The foregoing instrument was acknowledged before me this 11 day of March, 2019, by Richard G Coker, JR. who (check one) [X] is personally known to me or [] produced _____ as identification.

Carolyn S. Gill
NOTARY PUBLIC, State of Florida

Print Name

My Commission Expires:

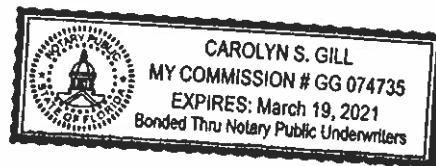


EXHIBIT A

FOR: PROGRESSIVE CASUALTY INSURANCE COMPANY

SKETCH AND DESCRIPTION WATERLINE EASEMENT

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°42'39" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LEGEND

| | |
|--------|------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| L | ARC LENGTH |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| P.C. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R | RADIUS |
| R.P. | REFERENCE POINT |
| Δ | CENTRAL ANGLE |
| ⊕ | CENTERLINE |

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

Raymond Young

Digitally signed by Raymond Young
DN: c=US, st=FL, In=Fort Lauderdale,
o=Craven,Thompson & Associates, Inc, cn=Raymond
Young, email=ryoung@craventhompson.com
Date: 2018.09.13 15:30:49 -0400

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMIT

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

| UPDATES and/or REVISIONS | DATE | BY | CK'D |
|--------------------------|------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

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ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8400 TEL: (954) 738-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 1 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT

LEGAL DESCRIPTION:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL "B", NORTH 01°46'15" WEST, A DISTANCE OF 434.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 523.24 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND KNOWN AS TRACT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 45291, PAGE 1643 OF SAID PUBLIC RECORDS; THENCE NORTH 11°15'42" EAST ALONG THE WEST BOUNDARY OF SAID TRACT 4, A DISTANCE OF 65.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 438.51 FEET TO A POINT ON A SOUTH BOUNDARY OF THAT CERTAIN UTILITY & INGRESS/EGRESS EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 45068, PAGE 790 OF SAID PUBLIC RECORDS; THENCE NORTH 89°42'39" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE NORTH 89°42'39" EAST, A DISTANCE OF 8.24 FEET. THENCE NORTH 00°00'00" EAST ALONG AN EAST BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 20.00 FEET, THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 46.61 FEET; THENCE SOUTH 89°59'25" EAST, A DISTANCE OF 202.40 FEET; THENCE SOUTH 47°41'19" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 18.63 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 29.40 FEET; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 22.99 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #1; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 290.34 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 284.72 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 32.97 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 182.65 FEET; THENCE SOUTH 00°01'22" WEST, A DISTANCE OF 61.96 FEET; THENCE NORTH 90°00'00" WEST ALONG A NORTH BOUNDARY OF SAID UTILITY & INGRESS/EGRESS EASEMENT, A DISTANCE OF 26.71 FEET; THENCE NORTH 47°50'35" EAST, A DISTANCE OF 9.06 FEET; THENCE NORTH 00°01'22" EAST, A DISTANCE OF 55.77 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 86.75 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.82 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 23.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 76.10 FEET; THENCE NORTH 45°20'37" EAST, A DISTANCE OF 21.37 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 90.82 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 39.11 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 118.49 FEET; THENCE NORTH 89°59'25" WEST, A DISTANCE OF 200.27 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT #1; THENCE SOUTH 00°02'01" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'54" EAST, A DISTANCE OF 282.28 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 2.42 FEET; THENCE NORTH 89°50'36" WEST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°50'36" EAST, A DISTANCE OF 8.90 FEET; THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 246.17 FEET; THENCE SOUTH 43°59'35" WEST, A DISTANCE OF 4.04 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00°02'04" WEST, A DISTANCE OF 8.92 FEET; THENCE NORTH 89°57'56" WEST, A DISTANCE OF 184.02 FEET; THENCE NORTH 00°40'40" WEST, A DISTANCE OF 8.19 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°40'40" EAST, A DISTANCE OF 8.32 FEET; THENCE SOUTH 89°19'20" WEST, A DISTANCE OF 58.62 FEET; THENCE NORTH 44°00'38" WEST, A DISTANCE OF 18.32 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 85.48 FEET; THENCE NORTH 45°20'37" WEST, A DISTANCE OF 21.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 43.17 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 45.21 FEET; THENCE SOUTH 00°03'56" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 89°57'59" EAST, A DISTANCE OF 15.16 FEET; THENCE NORTH 00°00'30" WEST ALONG THE FACE OF AN EXISTING BUILDING, A DISTANCE OF 41.84 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 60.38 FEET; THENCE NORTH 00°02'01" WEST, A DISTANCE OF 84.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA AND CONTAINING 36,185 SQUARE FEET (0.831 ACRES) MORE OR LESS.

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMINT



Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3503 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33308 FAX: (954) 738-6400 TEL.: (954) 738-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 2 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT

PARCEL "A"

(BEARING BASE)
N89°42'39"E

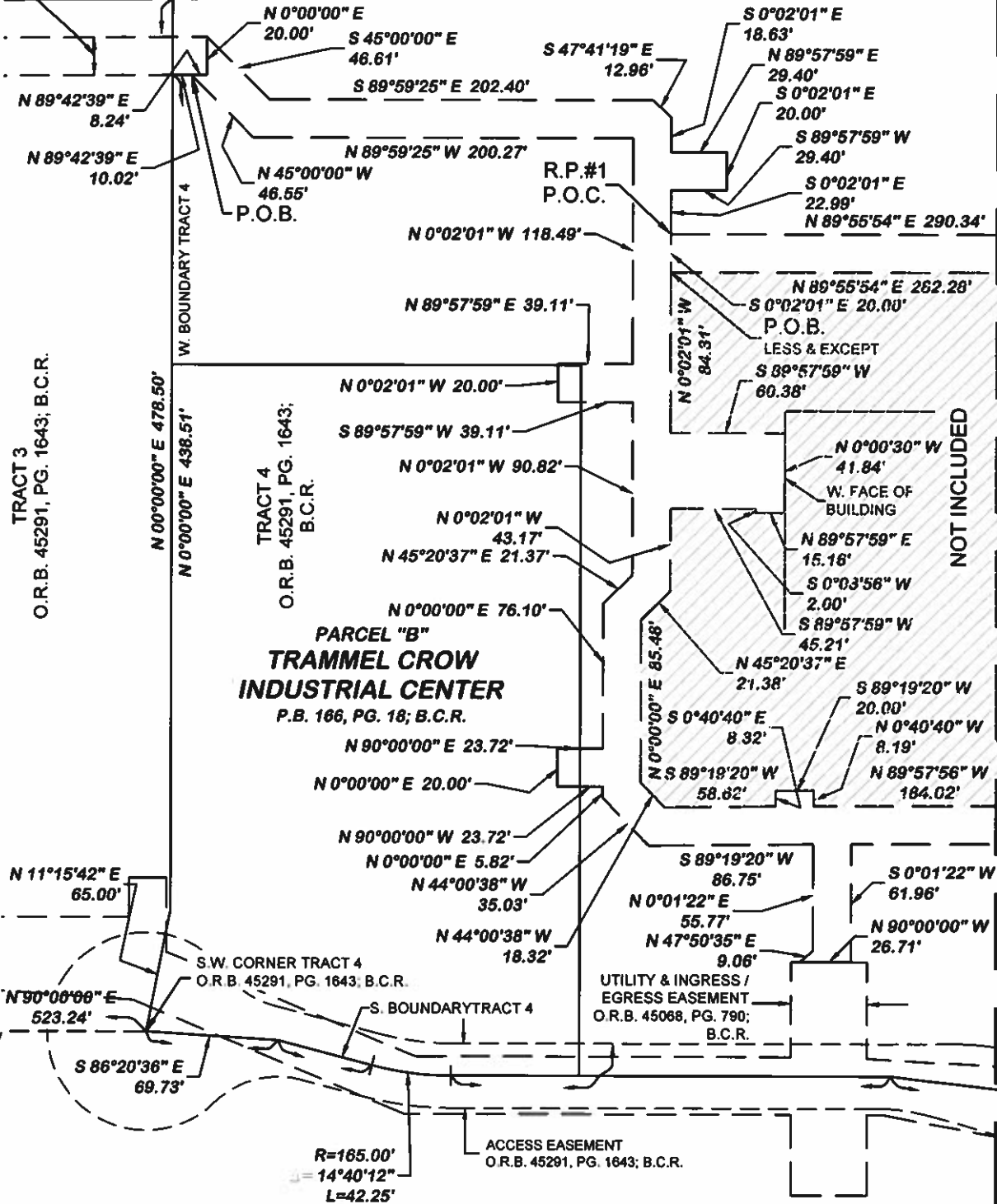
N. LINE PARCEL "B"

55.00'
@ 90°

UTILITY & INGRESS / EGRESS EASEMENT
O.R.B. 45068, PG. 790; B.C.R.

N. BOUNDARY AND TRACT 4

N 89°42'39" E 561.43'



NOT INCLUDED

MATCHLINE SEE SHEET V-4

0 80' 160'

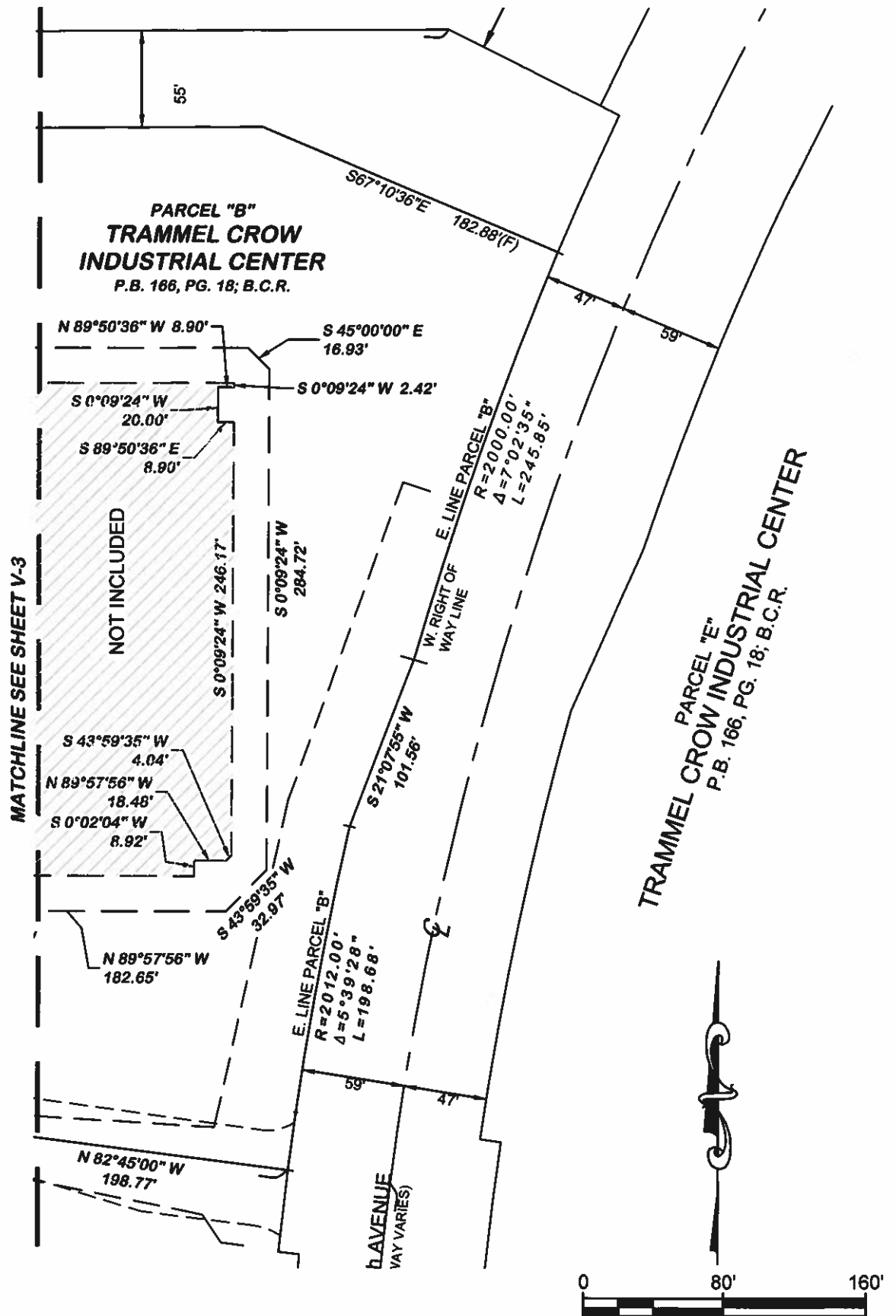
GRAPHIC SCALE IN FEET

R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

Craven • Thompson & Associates, Inc.
ENGINEERS PLANNERS SURVEYORS
3963 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33308 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 3 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

WATERLINE EASEMENT



R:\SURVEY\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD_WATERLINE ESMNT

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8400 TEL.: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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| | |
|-------------------------|---------------------|
| JOB NO.: 15-0070-001-01 | SHEET 4 OF 4 SHEETS |
| DRAWN BY: RY | F.B. N/A PG. N/A |
| CHECKED BY: TCS | DATED: 08-28-18 |

MAINTENANCE BOND FOR IMPROVEMENTS

Bond No 30056885

MAINTENANCE BOND GIVEN BY: Progressive Casualty Insurance CompanyAND Western Surety Company

TO THE CITY OF MIRAMAR.

Maintenance bond given by Progressive Casualty Insurance Company,as PRINCIPAL, a corporation existing under the laws of the State of
Ohio, of 5920 Landerbrook Drive
(Address)Mayfield Heights, City of OhioCounty of Cuyahoga, State of Ohio**AND**Western Surety Company, as SURETY, a surety company and/or
insurance company incorporated under the laws of the State of South Dakota, or a
partnership pursuant to the laws of the State of _____ and authorized to
transact surety in the State of Florida.**TO****THE CITY OF MIRAMAR, as OBLIGEE, a municipal corporation, pursuant to the
laws of the State of Florida.**BY THIS BOND, We Progressive Casualty Insurance Company as
PRINCIPAL and Western Surety Company as
SURETY, a corporation incorporated under the law of the State of South Dakota, or a
_____ partnership under the laws of the State of _____ and
authorized to do business in the State of Florida and on the list of surety companies
approved by the Treasurer of the United States, are bound to the City of Miramar, as the

OBLIGEE, hereinafter referred to as CITY, a municipal corporation pursuant to the laws of the State of Florida, in the full sum of Thirty nine thousand-one hundred-sixty eight dollars (United States Dollars) (\$39,168.00), for payment of which PRINCIPAL and SURETY jointly and severally bind ourselves, our successors, assigns, and personal representatives.

SEALED with our Seals, signed and delivered this 17th day of April,
2019.

WHEREAS, PRINCIPAL has applied to the City for acceptance of certain Public Utilities (Specify type of improvement: water, sewer, reuse, paving, drainage) subdivision improvements for Progressive Offices, 14505 SW 27th Ave, Miramar, FL

WHEREAS, the Code of the City of Miramar requires that adequate security be posted to insure prompt repair or replacement of those subdivision improvements accepted by the City, and

WHEREAS, PRINCIPAL is required to, within fifteen (15) calendar days of being notified by the City's Director of Public Works/Utilities, repair or replace damaged or defective subdivision improvements for Progressive Offices, 14505 SW 27th Ave, Miramar, FL attached hereto and incorporated herein,

NOW, THEREFORE, THE CONDITIONS OF THIS BOND are such that if PRINCIPAL;

1. Corrects defects or repairs damage to subdivision improvements in a timely manner as specified by the Director of Public Works/Utilities; and
2. Pays promptly all persons, firms and corporations that supply labor, materials and supplies used in the repair and replacement of the subdivision improvements, for a period of twelve (12) continuous months from April 17, 2019.
(Date of Acceptance)
3. At the end of the one year maintenance period, the sanitary sewer system shall be cleaned and televised. The storm sewer system shall be cleaned free of any accumulated sediment during said maintenance period. Then this Surety Bond shall

be void; otherwise it remains in full force.

PRINCIPAL and SURETY jointly and severally understand, in the event the PRINCIPAL fails or refused to repair or replace damaged or defective subdivision improvements, the CITY has the right to recover the full amount of this Surety Bond for the purpose of the amount due to the CITY up to the face amount of the Bond by letter signed by the Director of Public Works/Utilities, or a designee, stating that the PRINCIPAL has defaulted on its obligation to complete the required repairs. PRINCIPAL and SURETY also understand, in the event the CITY elects to collect monies from SURETY and the funds recovered thereby prove insufficient to complete the repairs, the PRINCIPAL shall be liable hereunder to pay to the CITY upon the completion of the repairs the final total cost thereof, including but not limited to, engineering, legal, and contingent costs together with any damages, direct or consequential, which the CITY may sustain because of PRINCIPAL' S failure to comply with all of the requirements hereof.

In the event the CITY receives a Notice of Cancellation of this Surety Bond and a substitute form of security is not received by the CITY sixty (60) calendar days prior to the cancellation date, the PRINCIPAL shall be deemed in default and the provisions herein shall apply.

PRINCIPAL and SURETY jointly and severally understand and agree that the failure to complete the designated repairs within fifteen (15) calendar days after written notice from the CITY to do so, shall be deemed a default and refusal to comply with the requirements of this Maintenance Bond.

This Maintenance Bond shall remain in full force and effect for a period of one (1) year, beginning on April 17, 2019 and ending April 17, 2020
(Date of Acceptance)

IN WITNESS WHEREOF the PRINCIPAL has caused this Bond to be executed by its President and attested by its Secretary and its corporate seal to be affixed or by its general partner; the SURETY has caused this Bond to be executed in its name by its Attorney-In-Face duly authorized thereunto so to do, and its corporate seal to be affixed, all on the date first written above.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK)

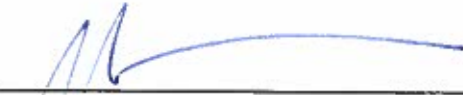
PRINCIPAL

Progressive Casualty Insurance Company

ATTEST:



Secretary



President of PRINCIPAL

(SEAL)

WITNESSES:

General Partner

SURETY

SEAL


Western Surety Company

Signed, Sealed and Delivered

By: 
As SURETY

Cathy L. Woodruff, Attorney-In-Fact
Florida Non-Resident Agent License #P120957

In the Presence of:



E. Balis, Witness

State of OH } ss:
County of Cuyahoga }


On April 17, 2019, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared _____

Cathy L. Woodruff

known to me to be Attorney-in-Fact of Western Surety Company
the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed
the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires _____ My Commission Has No Expiration
Date Section 147.03 O.R.C.


Robert B. Stratton Notary Public



ROBERT B. STRATTON
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Cathy L. Woodruff , Individually

of Cleveland, Ohio , its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

Surety Bond Number: 30056885

Principal: Progressive Casualty Insurance Company.

Obligee: City of Miramar

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 3rd day of June, 2015.

WESTERN SURETY COMPANY



Paul T. Bruflat
Paul T. Bruflat, Vice President

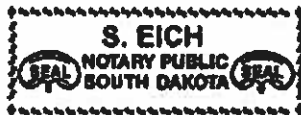
State of South Dakota }
County of Minnehaha }

ss

On this 3rd day of June, 2015, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

February 12, 2021



S. Eich
S. Eich, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 17th day of April , 2019 .

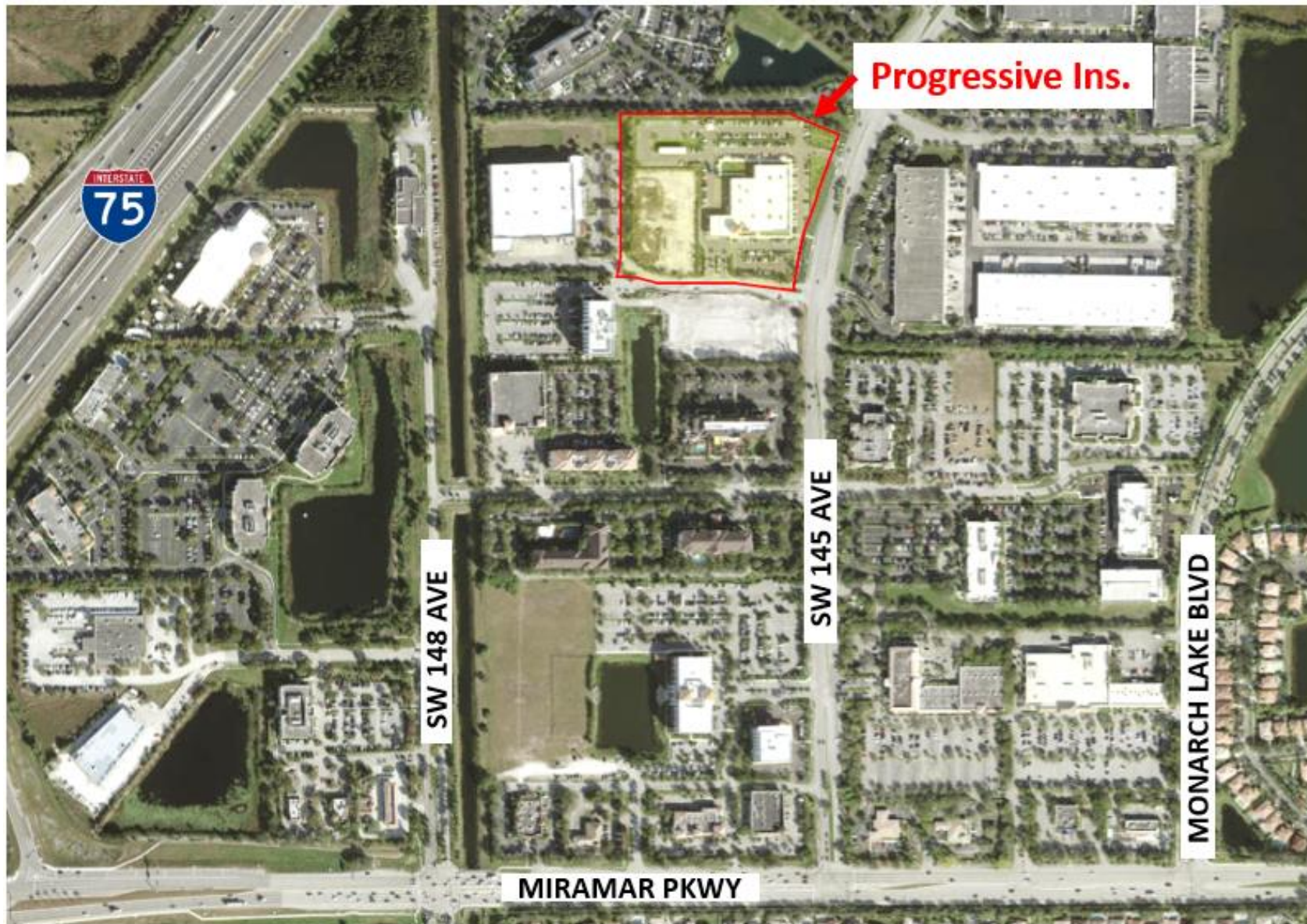


WESTERN SURETY COMPANY

L. Nelson
L. Nelson, Assistant Secretary

LOCATION MAP

ATTACHMENT 1



Folio # 5140 2204 0024

SERVICE AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES

FOR
Progressive Insurance

This Service Agreement for Water and Sanitary Sewage Facilities (the "Agreement") is made and entered into this 7 day of December, 2016 by and between the City of Miramar, a municipal corporation of the State of Florida (the "City") whose address is 2300 Civic Center Place, Miramar, Florida and Progressive Casualty Insurance Company (the "Developer") whose address is 5920 Landerbrook Drive, Building 3 OHL 32, Mayfield Heights, OH 44124. City and Developer shall collectively be referred to in this Agreement as the "Parties".

RECITALS

I. The Developer is the owner of real property in the City of Miramar, Broward County, Florida, as more particularly shown and described in the attached Exhibit "A" (the "Property").

II. The Property is suitable for development but is presently without water and sewer facilities.

III. The City owns and operates water and sewer systems throughout the City (the "City's Systems").

IV. The Developer, at its sole cost and expense, is willing to design, construct and install the necessary water mains, valves, fire hydrants, services, firelines, sewage pumping station, force main, gravity sewer mains, manholes, extensions, laterals and other appurtenances necessary to furnish water supply and sewage disposal service to the Property.

V. The City desires to allocate water and sewer treatment plant capacity, if available, for the Property, and to provide water service from the water transmission facilities and sewage disposal service through its sewage transmission facilities in the vicinity of the Property.

VI. Both the City and the Developer recognize that water is a natural resource of limited supply that must be regulated and controlled to assure an adequate supply for all members of the public and that this natural resource must only be the subject of a reasonable beneficial use so that the quantity used is necessary for economic and efficient utilization for a purpose and in a manner that is both reasonable and consistent with the public interest.

VII. Both the Developer and the City recognize that the supply of water and the collection and disposal of sewage by the City for the Property are subject to regulation, prohibition, limitation and restriction by local, state and federal governmental agencies.

VIII. The Developer recognizes and agrees that the City's obligations for the provision of water and for the collection and disposal of sewage for the Property are at all times subject to such governmental regulation, prohibition, limitation and restriction, and that these factors are beyond the control and responsibility of the City.

IX. The Developer recognizes and agrees that the City has existing engineering standards of construction for engineering design specifications, which may be amended from time to time and that must be complied with.

X. The City and the Developer desire to enter into this Agreement setting forth the mutual understandings and undertakings regarding the furnishing of water and sewer service for the Property.

XI. Developer has requested the reservation of 10 Equivalent Residential Connections pursuant to this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement and other good and valuable consideration, the receipt and adequacy of which the Parties acknowledge, the Parties covenant and agree as follows:

A. Definitions.

1. *Department* means the City's Construction and Facilities Management Department.
2. *Director* means the Director of the City's Construction and Facilities Management Department or its authorized representative.
3. *Engineering Standards* means the construction and/or design specifications established by the City's Construction and Facilities Management Department, which are existing at the time of Project detailed engineering design.
4. *Equivalent Residential Connection ("ERC")* shall have the meaning set forth in the City's Code of Ordinances.
5. *On Site Private Facilities* means all water and sewer facilities not conveyed to the City and which are not located within dedicated rights of way or City owned easement areas, including but not limited to all plumbing facilities located on private property. Ownership by the City shall terminate at the outlet side of each water meter or at the property or easement line for sewage facilities.
6. *Plans and Specifications* means the plans, specifications and any other technical data necessary for the construction of the Water and Sewage

Facilities. The Plans and Specifications shall be prepared and certified by a Florida registered professional engineer.

7. *Water and Sewage Facilities* means all the necessary water and sewer facilities to serve the Property, including but not limited to any and all water mains, valves, fittings, fire hydrants, firelines, service connections, service lines, shutoffs, meter boxes, sewage pumping stations, force mains, gravity sewer mains, laterals, manholes, services and all appurtenances thereto necessary for a complete water and sewer system.

B. Proposed Use.

The Developer intends to construct a Regional Headquarters and Insurance Claim Center on the Property for a total of 10 ERCs (the "Project").

C. Developer's Obligations.

1. **Design.** The Developer, at its sole cost and expense, shall be responsible for designing and preparing the Plans and Specifications in accordance with the existing or as amended Engineering Standards. The Plans and Specifications shall be approved in writing by the Director and by any other governmental entity whose approval is required. No work shall commence until the Plans and Specifications are approved in writing by the Director and a construction permit is issued.
2. **Construction and Installation.** The Developer, at its sole cost and expense, shall construct and install the Water and Sewage Facilities in accordance with the approved Plans and Specifications.
3. **Onsite Private Facilities.** The Developer, at its sole cost and expense, shall design, construct and install all Onsite Private Facilities. The Onsite Private Facilities shall be owned, operated repaired and maintained by the Developer, its successors and/or assigns, in good order and condition and in accordance with applicable City regulations. As part of the Onsite Private Facilities, Developer shall install cleanout on consumer's sewage service at the Property line or easement line in accordance with current Utility Standard Details. The City shall not be liable or responsible for any defects or repairs to the Onsite Private Facilities.
4. **Inspections.** The Developer, at its sole cost and expense, shall retain the services of a Florida registered professional engineer for the purposes of inspecting and supervising the construction and installation of the Water and Sewage Facilities to insure compliance with accepted civil engineering practices and the approved Plans and Specifications. Prior to conveying the Water and Sewer Facilities to the City, the engineer shall certify in writing

that the construction and installation of the Water and Sewage Facilities comply with accepted civil engineering practices and are in substantial conformance with the approved Plans and Specifications. The City shall have the right but not the obligation to make inspections of all the construction work performed by or for the Developer under the terms of this Agreement, including both onsite and offsite facilities, and regardless of whether or not the facilities will be subsequently owned by the City. Such inspections shall not be construed to constitute any guarantee on the part of the City as to materials or workmanship, nor shall they relieve the Developer of the responsibility for the proper construction of said facilities in accordance with the requirements of the approved Plans and Specifications, nor shall the inspections, if undertaken, abrogate any warranties made by the Developer as to the quality and condition of the materials and workmanship.

5. Compliance with Applicable Laws. The work to be performed by Developer pursuant to the provisions set forth herein shall be in accordance with all requirements of the regulatory agencies that have jurisdiction over the subject matter of this Agreement, as well as all applicable federal and state Statutes, County and City ordinances. The requirements of this paragraph shall govern regardless of any errors or omissions in the approved Plans and Specifications.
6. Approvals and Permits. The Developer or its agents, at its sole cost and expense, shall be fully responsible for obtaining all required approvals from all governmental agencies and for obtaining all necessary construction permits for all the Water and Sewage Facilities contemplated in the approved Plans and Specifications.
7. Accuracy of Information. The Developer shall furnish to the City accurate information with regard to all matters under this Agreement. The Developer shall be responsible for errors or changes in the information furnished to the City under this Agreement.
8. Surety Bonds. Developer shall post a surety bond in the amount of 125% of the Engineer's estimated construction cost of the work as shown on the approved Plans and Specifications, as a guaranty that the work will be completed in accordance with the approved Plans and Specifications. The surety bond shall be posted with a surety company acceptable to the City and that is authorized to write bonds of such character and amount under the laws of the State of Florida. The attorney-in-fact or other officer who signs a bond must file with such bond a certified copy of his power of attorney authorizing him to do so. A bond must be countersigned by the surety's Florida agent. In all such bonds, the City shall be named as "Obligee." A surety company must have a Best's Key Rating Guide General Policyholder's Rating of "A" or better and a Financial Category of Class "V" or better to be acceptable to the City.

D. Pre-construction Meeting.

Developer and/or his contractor shall arrange for and hold a pre-construction meeting with the Director or an authorized representative. Notification of said meeting shall be made in writing and received by the Parties 72 hours in advance of said meeting. The meeting shall be held at least 24 hours prior to start of each phase of construction. The meeting shall take place at the City or at a place convenient to the Director.

E. Engineers Present at Tests.

During construction and at the time when periodic inspections are required, to wit, at water and force main pressure testing, sewer lamping and at sewer exfiltration tests, the Director or his authorized representative may be present and Developer's engineer shall be present to observe and witness tests for determination of conformance to the approved Plans and Specifications. The Developer shall notify the City a minimum of 48 hours in advance of said tests so that the City may make the necessary arrangements for witnessing the test.

F. Conveyance of Water and Sewage Facilities to the City.

Upon completion and approval of the Water and Sewage Facilities contemplated herein for City ownership, the Developer shall, at no cost to the City:

1. Conveyance Documents.

- 1.1 Convey to the City, its successor or assigns all of the right, title and interest of the Developer in and to all Water and Sewage Facilities, free and clear of liens and encumbrances. Such conveyance shall be by Bill of Sale in a form provided by and approved by the City.
- 1.2 Deliver to the City a No Lien Affidavit in a form provided by and approved by the City.
- 1.3 Deliver to the City a Waiver and Release of Lien form all contractors, subcontractors and suppliers of materials or labor who might have acquired an interest in the Water and Sewage Facilities and/or the Property as a result of performing work, supplying materials or labor or otherwise. The Waiver and Release of Lien shall be in a form provided by and approved by the City.
- 1.4 Deliver to the City a Warranty on a form provided by and approved by the City warranting the Water and Sewage Facilities, the contents of

which Warranty are described hereinafter.

- 1.5 Deliver to the City all original manufacturers' warranties and/or operation manuals covering the Water and Sewage Facilities.
- 1.6 Deliver to the City one (1) complete set of mylar as-built drawings showing all the Water and Sewage Facilities, easements and rights-of-way as located by a Florida licensed surveyor, along with two prints of the as-built drawings sealed by a Florida licensed surveyor and certified by Developer's engineer of record. The as-built drawings shall also be submitted in a digital format compatible with the City's CAD system, and approved by the Director.
- 1.7 Deliver to the City the T.V. inspections of the gravity sewer system performed one month before the expiration of the warranty period described in Section F 3.1 of this Agreement.

2. Easements and Warranty Deeds.

- 2.1 Grant to the City, its successors and assigns, a perpetual easement and/or right of way on, over, under and across those portions of the Property necessary for the construction, installation, repair, relocation and/or maintenance of the Water and Sewage Facilities. Such Grant of Easements shall be in a form provided and approved by the City and shall be accompanied by i) an Opinion of Title in a form provided and approved by the City, prepared by a Florida licensed attorney or Florida licensed title company, indicating that title to the easement property vests in the Developer and indicating all lienors and/or mortgagees having an interest on the easement property, and ii) appropriate subordinating releases and/or satisfaction from subordinate lienors and/or mortgagees having an interest in the easement property.
- 2.2 Convey to the City, its successors and assigns, title to the lands where lift and/or pumping stations are located. Such conveyance shall be by Warranty Deed in a form provided by and approved by the City and accompanied by i) an Opinion of Title in a form provided by and approved by the City indicating that title to the property vests in the Developer and indicating all lienors and/or mortgagees having an interest on the property, and ii) appropriate releases and/or satisfaction from lienors and/or mortgagees having an interest in the property.

3. Warranties and Bonds.

- 3.1 Warrant that the Water and Sewage Facilities to be owned by the City

shall be free from any and all defects in materials and workmanship. The Developer also warrants that it shall be solely responsible for the repair of any damages to said facilities caused by persons in its employment. Said warranties shall remain in full force and effect for a period of one year from the date of final acceptance of the facilities by the City. In the event it becomes necessary to repair and/or replace any of the facilities during the initial one year period, then the warranty as to those items repaired and/or replaced shall continue to remain in effect for an additional period of one year from the date of final acceptance by the City of those repairs and/or replacements.

- 3.2 Simultaneous with the conveyance of the Water and Sewage Facilities, the Developer shall deliver to the City an executed surety bond meeting the requirements of Section C.8. or letter of credit acceptable to the City in an amount equal to 25% of the actual cost of construction of the Water and Sewage Facilities, guaranteeing all work pursuant to this Agreement against any and all defects in material, equipment or construction for a period of one year following the date of final acceptance of the Water and Sewage Facilities by the City.

Upon demand by the City, the Developer shall correct or cause to be corrected all such defects that are discovered within the warranty period as set forth above, failing which the City may make such repairs and/or replacements of defective work and/or materials, and the Developer and/or its surety shall be liable to the City for all costs arising therefrom.

G. Final Acceptance of Water and Sewage Facilities by City.

1. For the acceptance of such water and sewer facilities, the City shall act through the City Manager in those instances where the easement is related to improvements that were dedicated by plat or other instrument that had been previously approved by the City Commission, and shall act through the City Commission in all other instances.
2. The Developer agrees that following final acceptance, the Water and Sewage Facilities installed by the Developer to be owned by the City pursuant to the terms of this Agreement shall at all times remain the sole, complete and exclusive property of the City under the City's exclusive control and operation.
3. Final acceptance may be accomplished for reasonable segments of the Water and Sewage Facilities upon written approval by the Director and so long as the Developer has complied with all terms and provisions of this Agreement with respect to such segments.

4. Prior to the issuance of the Certificate of Occupancy for the last building within this Project, the Developer shall clean the entire sanitary sewer system and shall provide the City with the T.V. inspections of the sewer system reflecting that such cleaning has been performed.
5. No Certificates of Occupancy shall be issued by the City until final acceptance of the Water and Sewage Facilities as provided for in this section.

H. City's Obligations.

1. The responsibility of the City to provide water and/or sewage disposal service under this Agreement shall be limited to:
 - 1.1 The property presently owned by Developer as described in Exhibit "A" to this Agreement; and
 - 1.2 The ERCs provided for in Section B of this Agreement.

I. Indemnification and Hold Harmless by Developer.

1. For ten dollars (\$10.00) and other good and valuable consideration paid by the City to the Developer, receipt of which is hereby acknowledged, the Developer agrees to indemnify and hold the City harmless forever from all damages, liability, cost and expense, including reasonable attorney's fees, related to negligence of the Developer, its officers, agents and employees and from any foreseeable damage to the Water and Sewage Facilities constructed by the Developer and conveyed to the City caused by negligence of the Developer, its officers, agents and employees. Indemnification shall include costs for physical repair of the City's system.
2. For ten dollars (\$10.00) and other good and valuable consideration paid to the Developer by the City, the Developer agrees to hold City harmless from any and all liability and/or damages for City's non-performance under this Agreement as a result of any ruling or order by any other governmental or regulatory agency having jurisdiction over the subject matter in this Agreement, or from any discontinuation of water and sewage services as a result of the conditions specified in Section L of this Agreement. In the event of City's non-performance under this Section, this Agreement shall be null and void and not enforceable by either party with respect to those portions of Developer's Property for which City is prevented from performance.
3. Nothing in this Agreement shall be deemed or treated as a waiver by the City of any immunity to which it is entitled by law, including but not limited to the City's sovereign immunity as set forth in Section 768.28, Florida Statutes.

J. Force Majeure.

Any temporary cessation or interruption of water and/or sewer services to the Property or the performance by the City of any of the obligations or conditions herein or from exercising its rights due to or resulting from this Agreement caused by a force majeure event or necessary maintenance work, breakdown of or damages to machinery, pumps or pipelines shall not constitute a breach of this Agreement, nor shall it impose liability upon the City by the Developer, its successors or assigns. The term "force majeure" means Acts of God, strikes, lockouts, or other industrial disturbances; acts of public enemies, blockades, wars, insurrections or riots; epidemics; landslides, earthquakes, fires, storms, floods, or washouts; governmental restraints, either federal, state or county, civil or military; civil disturbances; explosions; inability of City to obtain necessary materials, supplies, labor, or permits whether due to existing or future rules, regulations, orders, laws or proclamations, either federal, state or county, civil or military, or otherwise, and other causes beyond the control of either party, whether or not specifically enumerated herein.

K. Impact Fees.

Developer agrees that a condition to the City providing water and/or sewer service under this Agreement is the payment of water and sewer impact fees due pursuant to any City ordinance imposing such fees as may be adopted or amended by the City. Developer shall pay water and sewer impact fees in an amount as required by Chapter 21 "Utilities", Article V "Water and Sewer Impact Fees", or any other City ordinance imposing such fees in effect on the date such water and sewer impact fees are paid. Pursuant to Section 21-195(g) of the City Code of Ordinances, if the number of ERCs for any project has been determined under Section 21-195, the Director of Construction and Facilities Management may elect to audit the accuracy of the determination in the manner set forth in Section 21-195 (g). Any audit shall be based upon actual demand during the twelve-month period within three years of issuance of the certificate of occupancy, adjusted for the percentage of actual occupancy and use during each relevant period. If the audit concludes that the actual demand exceeds the number of ERCs previously determined under Section 21-195, the developer shall pay for the additional ERCs within 30 days of receiving the audit. If the audit concludes that the actual demand is less than the number of ERCs determined under Section 21-195, the City shall reimburse the developer for the difference. If the developer fails to make additional impact fee payments required under this paragraph, the City shall have the right to place a lien on the property in accordance with Paragraph X.

L. Conditions to Service by City.

City's obligations to provide water and sewage services to the Property under this

Agreement is conditioned upon and subject to:

1. Developer complying with all the terms and provisions of this Agreement and any and all applicable federal, state, county and City laws.
2. The City has entered into "Large Users Agreements" with the Cities of Hollywood and Pembroke Pines (the "Cities") and Miami Dade Water and Sewer Authority Department (the "County"), in which the Cities and the County have agreed to make future water and/or sewage treatment capacity available at the Cities' and the County's water and/or wastewater treatment plants. In the event the City cannot provide sufficient capacity, as a result of the Cities' and/or County's action, the City's sole obligation shall be to refund prepaid impact fees under Section K of this Agreement for those units for which the City is unable to provide service provided that Developer is not in default of this Agreement. Any and all fees, premium rates and/or charges imposed by the Cities and/or the County against the City under their respective agreements shall be passed along to the Developer, and the Developer by executing this Agreement agrees to pay these fees, premium rates and/or charges upon demand by the City.
3. In the event that the City cannot provide sufficient service as a result of the actions of any regulatory agency, then the City's sole obligation shall be to refund prepaid impact fees under Section K of this Agreement for those units for which the City is unable to provide capacity provided that Developer is not in default of this Agreement.

M. Assignment, Conveyances or Transfers of this Agreement.

The assignment, conveyance or transfer of Developer's rights and/or obligations under this Agreement shall be prohibited unless:

1. It is in writing in a form approved by the City Commission.
2. The City consents to and is a party to said assignment, conveyance or transfer and the assignee, conveyee or transferee agrees to abide by all the terms and provisions of this Agreement.
3. The Developer is not in default under this Agreement.

N. Transfer or Conveyance of Developer's Property.

1. In the event that Developer's Property or a portion thereof is transferred or conveyed by the Developer, the Developer shall remain liable to the City for all obligations under this Agreement unless released in writing by the City. Developer shall not be released as provided for herein if Developer is in default under this Agreement.

2. Developer shall fully disclose this Agreement to all purchasers of the Property or portions thereof.

O. Wellfield Protection.

Developer acknowledges that the Property [is/is not] within a Broward County Protected Well Field zone of influence per Broward County Ordinance 84-60 or within an existing or proposed well field zone of influence as determined by the Director. If Property is within said zone of influence, Developer agrees to limit uses of the property to those uses that are allowed by Broward County Ordinance 84-60, as it may be amended.

P. Prohibited Hazardous Materials.

Developer acknowledges that Broward County and the City of Miramar have ordinances that prohibit discharge of hazardous materials into the sanitary sewer system. (Broward County Ordinance 86-61 and Chapter 21 of Miramar City Code). Developer agrees not to discharge hazardous materials into the sanitary sewer system as defined by Broward County Ordinance 86-61 and Chapter 21 of the Miramar City Code, as they may be amended.

Q. Notices.

All notices hereunder must be in writing and shall validly given if hand delivered as follows (or to any other address that the party to be notified may have delivered to the other party by like notices):

For the City of Miramar:

Kathleen Woods- Richardson
City Manager
City of Miramar
2300 Civic Center Place
Miramar, FL 33025

For the Developer:

Attn: Business Leader, Real
Estate, Progressive Casualty
Insurance Company
5920 Landerbrook Drive
Building 3, OHL 32, Mayfield
Heights, OH 44124

Notice so addressed and sent by prepaid certified mail return receipt requested, shall be deemed validly given when deposited in the United States mail.

R. Promulgation of Reasonable Rules of Service.

City shall have the right to promulgate, from time to time, reasonable rules and regulations relating to the furnishing of water and sewage services to consumers within the Property encompassed by this Agreement. Such rules and regulations may relate to but are not limited to rates, deposits and connection charges and the right to discontinue services under certain conditions. Subject to paragraph L.2., the water and sewer rates to be charged by City to said customers shall be the rates now or hereafter charged to other customers within the area of service of the City's Water and Sewer System. Developer acknowledges and agrees that rates are subject to change at any time by City.

S. Conditions on Fire Hydrant Use.

No water from City's water distribution system shall be used or disbursed by Developer, his employees or agents, through fire hydrants or water mains, or by any person, firm, corporation or agency, public or private, unless there has first been made adequate provisions for compensating the City for such water.

T. Exclusive Rights of City.

1. City shall have the exclusive right to furnish water and sewage services to consumers within the Property covered by this Agreement.
2. The City is empowered to require the owner or occupant of any land within the Developer's Property to enter into a written service contract or agreement for retail water, and/or sewer service under the standard terms and conditions as promulgated by the City.
3. The City reserves the right to make full use of the water and/or sewer facilities to be owned by the City as contemplated herein to serve other customers at any time.

U. Wells Prohibited Except for Irrigation.

Developer, its successors and assigns, and the owners and occupants of buildings on Developer's Property, shall not install or maintain any water wells except for irrigation purposes.

V. Prohibition Against Using City Water For Irrigation Purposes.

Use of City water shall be prohibited for irrigation purposes.

W. Default.

The occurrence of any of the following during this Agreement shall constitute a

default:

1. Developer's failure to pay when due any sums, fees, charges, costs or expenses which are payable under this Agreement;
2. Developer's failure in the performance or observance of any of the terms and conditions of this Agreement.
3. There shall be filed by or against Developer in any court or other tribunal pursuant to any governmental requirement, a petition in bankruptcy or insolvency proceedings or for reorganization or for the appointment of a receiver or trustee of all or substantially all of Developer's Property, unless such petition shall be filed against Developer's and Developer shall in good faith promptly thereafter commence and diligently prosecute any and all proceedings appropriate to secure the dismissal of such petition and shall secure such dismissal within 30 days of its filing;
4. Developer shall be adjudicated a bankrupt or an insolvent or take the benefit of any federal reorganization or composition proceeding, make an assignment for the benefit of creditors, or take the benefit of an insolvency law;
5. A trustee in bankruptcy or a receiver shall be appointed or elected or had for Developer, whether under federal or state laws; or
6. Developer's interest under this Agreement shall be sold under any execution or process of law.

In the event of Developer's default under this Agreement, the City's obligations under this Agreement shall automatically terminate.

X. Remedies.

Should Developer be in default of this Agreement, it is agreed that the City shall be entitled to any and all remedies under Florida law, and in addition thereto, the City shall be entitled to any or all of the following remedies:

1. Any reserved plant capacity under this Agreement may be rescinded and forfeited.
2. The site plan for the Property is voidable by Resolution of the City Commission.
3. No final inspections shall be approved by the City.
4. No Certificate of Occupancy shall be issued by City for any development of

the Property.

5. The City shall have the right to charge interest at a rate equal to the maximum rate allowed by Florida law on any payments due to City from Developer that are not paid. The interest, when applicable, shall accrue from the due date of payment as provided in this Agreement.
6. The City shall be entitled to lien the Property and foreclose the lien in satisfaction of any payments due under this Agreement.

All remedies provided herein are cumulative.

Y. Public Records.

1. Developer agrees to keep and maintain public records in Developer's possession or control in connection with Developer's performance under this Agreement. Developer additionally agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes. Developer shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement, and following completion of the Agreement until the records are transferred to the City.
2. Upon request from the City's custodian of public records, Developer shall provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.
3. Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the City.
4. Upon completion of this Agreement or in the event of termination by either party, any and all public records relating to the Agreement in the possession of Developer shall be delivered by Developer to the City, at no cost to the City, within seven (7) days. All such records stored electronically by Developer shall be delivered to the City in a format that is compatible with the City's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, Developer shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.
5. Any compensation due to Developer shall be withheld until all records are received as provided herein.
6. Developer's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the City.

7. IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO AGENCY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 954-602-3011, dagibbs@miramarfl.gov OR BY MAIL: City Of Miramar – City Clerk's Office, 2300 Civic Center Place, Miramar, FL 33025.

Z. Miscellaneous Provisions.

1. This Agreement constitutes the entire agreement between the parties for all matters contained herein and shall supersede all previous agreements or representations, whether oral or written, with respect to all matters contained herein. All prior agreements pertaining to any matters covered by this Agreement are canceled and declared of no force and effect.
2. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.
3. This Agreement shall be recorded by the City, at Developer's expense, among the Public Records of Broward County, Florida, for the particular purpose of placing all owners or occupants of Developer's Property connected to or to be connected to said water and sewer systems of City upon notice of each and every one of the provisions herein to the same extent and with the same force and effect as if said owners and occupants had joined with the parties to this Agreement in the execution thereof; and the acquisition or occupancy of real property in the Developer's Property connected to or to be connected to the water and sewer systems of the City shall be deemed conclusive evidence of the fact that the owners or occupants have consented to and accepted the Agreement herein and are bound thereby.
4. This Agreement constitutes a covenant running with the land and shall be binding on Developer, its successor or assigns as well as all future owners of the Property.
5. The headings and subheadings used throughout this Agreement are for convenience only and have no significance in the interpretation of the body of this Agreement, and the parties agree that they be disregarded in construing the provisions of this Agreement.
6. The recitals to this Agreement are true and correct and are incorporated as an integral and material part of this Agreement.

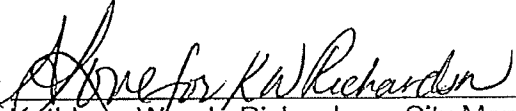
7. The signature of any person to this Agreement shall be deemed a personal warranty by that person that he has the power and authority to bind any corporation, partnership or other business entity for which he purports to act.
8. In the event of any disputes and/or litigation arising from this Agreement, the prevailing party shall be awarded reasonable attorneys' fees and costs (including paralegals) through and including any appeals.
9. No waiver by City of any breach by Developer of any term or condition of this Agreement, and no failure by City to exercise any right or remedy with respect of any such breach, shall constitute a waiver or relinquishment for the future, or bar any right or remedy of City with respect to any other breach of such term or condition or any breach of any other term or condition of this Agreement. The receipt by City of any payments or any portion of a payment required under this Agreement shall not operate as a waiver or an accord and satisfaction of the rights of City to enforce the payment or portion of a payment then or subsequently due, to terminate this Agreement or to invoke any other appropriate remedy which City may select as provided by this Agreement or by law.
10. The City Attorney has approved the standard, pre-printed terms and conditions set forth in this Service Agreement for Water and Sanitary Sewage Facilities as to form and legal sufficiency. Accordingly, no modification of these terms and conditions shall be binding upon the City unless they are specifically endorsed and approved by the City Attorney.

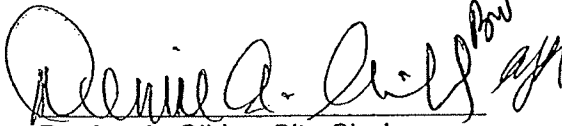
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

CITY OF MIRAMAR

ATTEST:

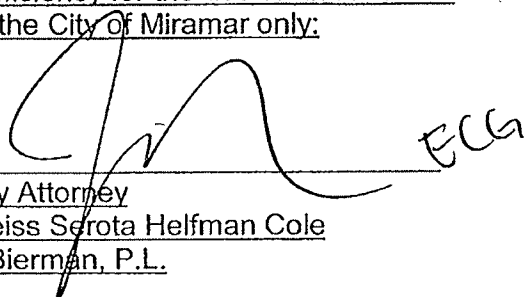
By:


Kathleen Woods-Richardson, City Manager


Denise A. Gibbs, City Clerk

DATED: 12/7/2016

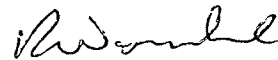
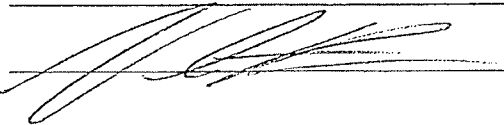
Approved as to legal form and
Sufficiency for the use of and reliance
by the City of Miramar only:


City Attorney
Weiss Serota Helfman Cole
& Bierman, P.L.

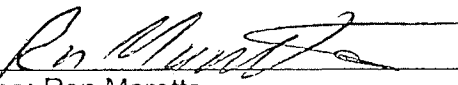
DEVELOPER:

Witnesses:

Progressive Casualty Insurance Company

By:


Name: Ron Marotto

Title: Vice President

Dated: _____

STATE OF Ohio)
COUNTY OF Lake) ss:

Before me personally appeared _____ Ron Marotto _____ and _____
_____, as Vice President _____ and
_____ of _____ Progressive Insurance _____ an Ohio
corporation, known to me to be the persons described in and who executed the foregoing
Agreement and acknowledged to and before me that they executed said Agreement for the
purposes therein expressed.

Witness my hand and official seal, this 1st day of December, 2016.

Notary Public
State of Ohio at Large

My commission expires:

KEVIN P. McGRATH, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

FOR: ZAREMBA GROUP, LLC

SKETCH AND DESCRIPTION SITE DESCRIPTION EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE ALONG THE WEST LINE OF SAID PARCEL "B", NORTH 01°46'15" WEST, 434.63 FEET; THENCE NORTH 90°00'00" EAST, 523.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°15'42" EAST, 65.00 FEET; THENCE NORTH 00°00'00" EAST 478.50 FEET; THENCE ALONG A LINE PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF SAID PARCEL "B", NORTH 89°42'39" EAST, 561.43 FEET; THENCE TOWARDS THE RADIUS POINT OF THE NEXT DESCRIBED CURVE, SOUTH 67°10'06" EAST, 182.82 FEET TO A POINT ON A 2000.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG SAID CURVE, ALSO BEING THE EAST LINE OF SAID PARCEL "B", THROUGH A CENTRAL ANGLE OF 07°02'35", AN ARC DISTANCE OF 245.85 FEET TO A POINT OF NON-TANGENCY; THENCE ALONG SAID EAST LINE, SOUTH 21°07'55" WEST, 101.56 FEET TO A POINT ON A 2012.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 77°05'32" EAST; THENCE SOUTHERLY ALONG SAID CURVE, ALSO BEING SAID EAST LINE OF PARCEL "B", THROUGH A CENTRAL ANGLE OF 05°39'28", AN ARC DISTANCE OF 198.68 FEET TO A POINT OF NON-TANGENCY; THENCE RADIAL FROM THE LAST DESCRIBED CURVE NORTH 82°45'00" WEST, 198.77 FEET; THENCE NORTH 90°00'00" WEST, 231.47 FEET TO A POINT OF CURVATURE OF A 165.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°40'12", AN ARC DISTANCE OF 42.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 75°19'48" WEST, 51.67 FEET; THENCE NORTH 86°20'36" WEST, 69.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA AND CONTAINING 366,464 SQUARE FEET (8.413 ACRES) MORE OR LESS.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER 10771

PRINTED ON

Raymond Young

NOV 15 2018

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

G:\2015\15-0070_PROGRESSIVE MIRAMAR\DRAWINGS\15-0070_SD SITE BNDY

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

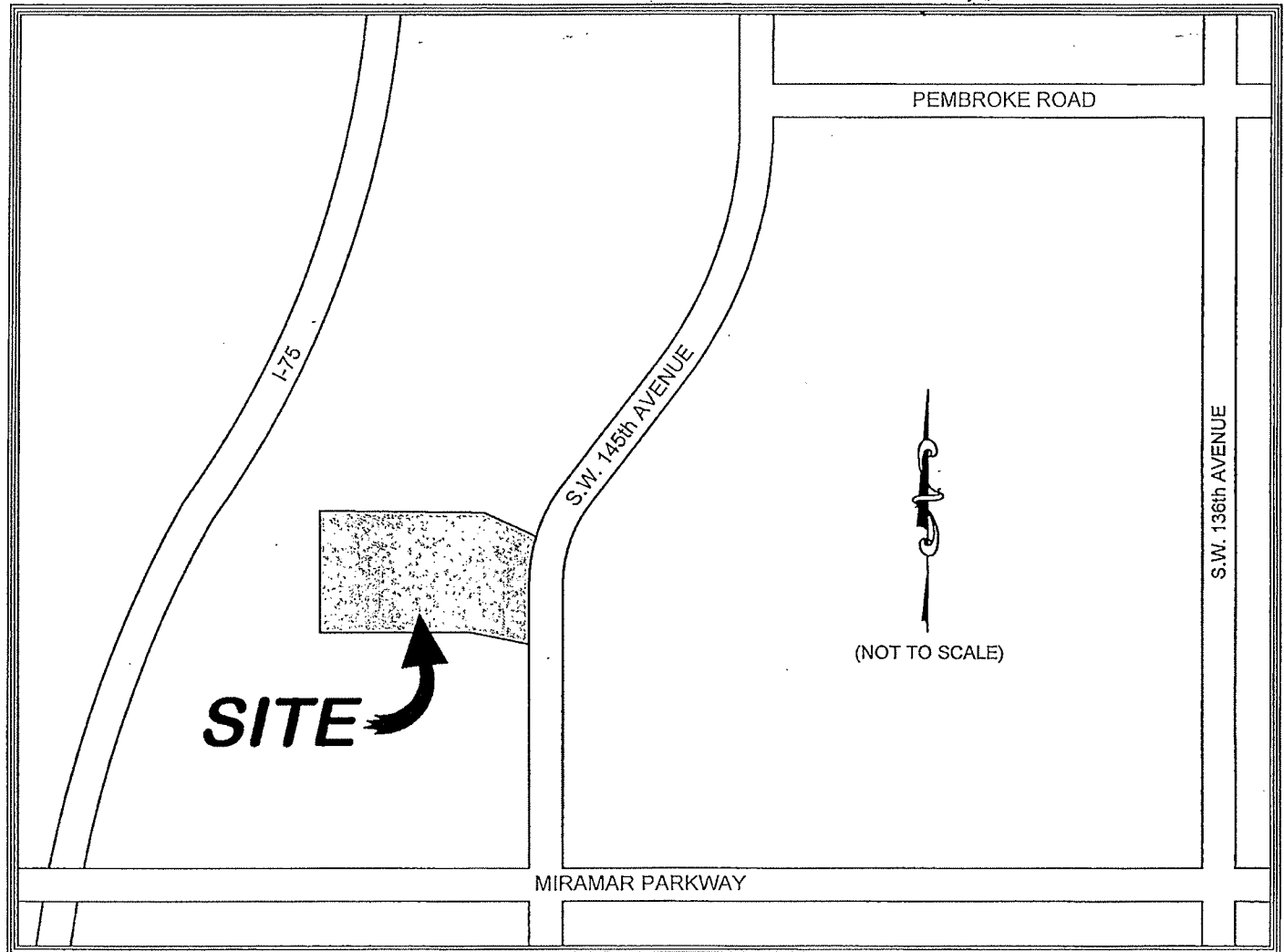
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

| UPDATES and/or REVISIONS | DATE | BY | CK'D |
|--------------------------|---------------------|---------|------|
| | | | |
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| | | | |
| | | | |
| JOB NO.: 15-0070-001-01 | SHEET 1 OF 3 SHEETS | | |
| DRAWN BY: RY | F.B. N/A | PG. N/A | |



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

LOCATION SKETCH

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF PARCEL "B", TRAMMELL CROW INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°42'39" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PRINTED ON**NOV 15 2016**

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Craven • Thompson & Associates, Inc.
 ENGINEERS PLANNERS SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

JOB NO.: 15-0070-001-01

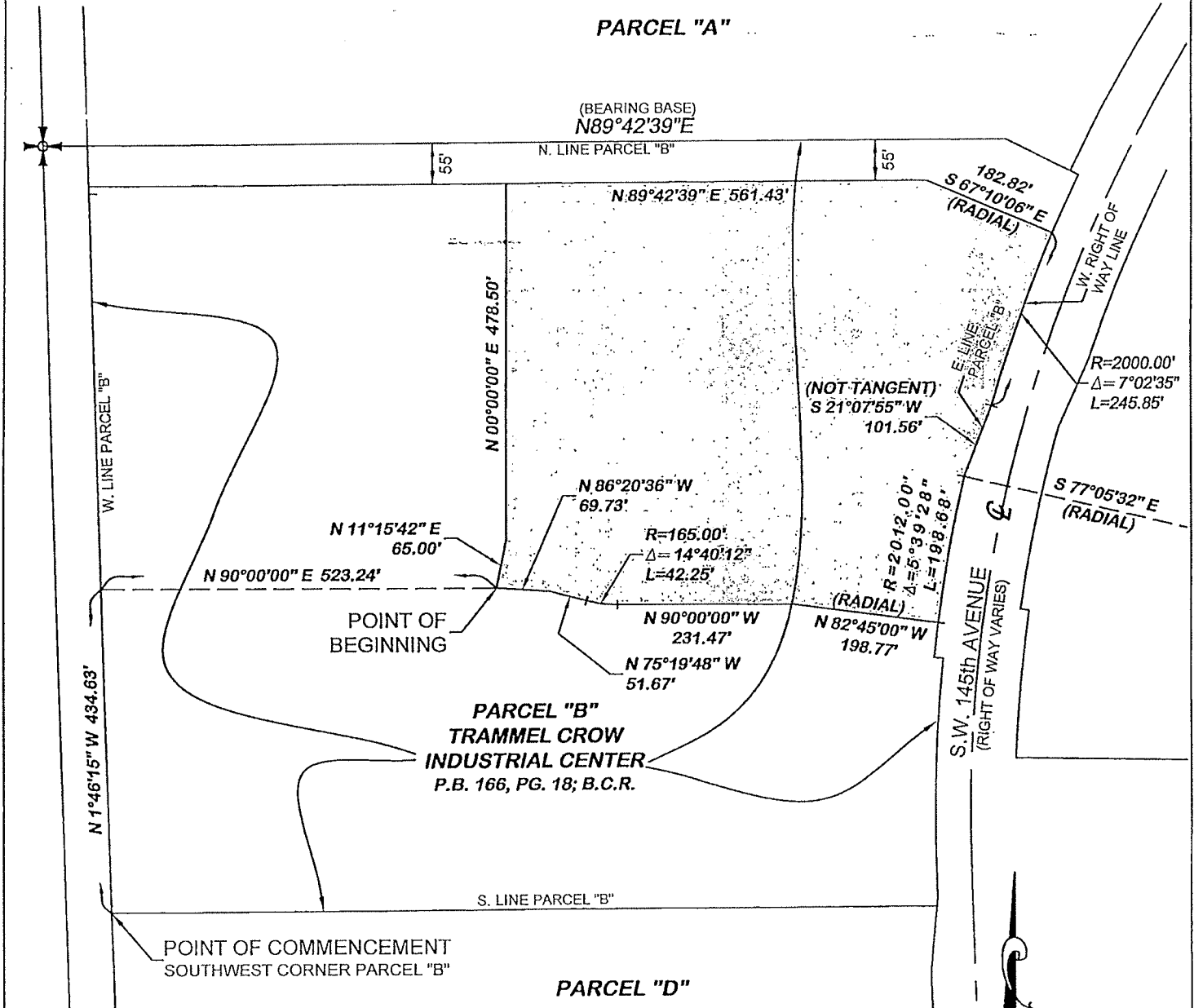
SHEET 2 OF 3 SHEETS

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F.B. N/A

PG. N/A

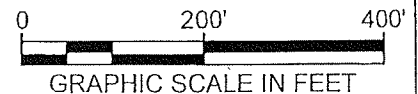
SITE BOUNDARY SKETCH

**LEGEND**

| | |
|--------|------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| L | ARC LENGTH |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| R | RADIUS |
| Δ | CENTRAL ANGLE |
| ℄ | CENTERLINE |

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