

WATER AGREEMENT
FOR SINGLE FAMILY RESIDENT

(Outside Cooper City Corporate Limits)

FOR: NUR-UL-ISLAM OF SOUTH FLORIDA, INC
(NAME OF OWNER)

LOCATION: 5801 SW 106th AVENUE, DAVIE, FL 33328

THIS AGREEMENT effective this 10th day of NOVEMBER, 2025, is made and entered into by and between:

THE CITY OF COOPER CITY, a municipal corporation of the State of Florida, hereinafter referred to as the "CITY," the Town of Davie, a municipal corporation of the State of Florida, hereinafter referred to as the "TOWN," and Nur-ul-Islam of South FL, INC individual customer with a property address of 5801 SW 106th Ave, Davie, FL 33328 hereinafter referred to as the "OWNER." CITY, TOWN, and OWNER may hereinafter be collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, CITY is the owner and operator of a water treatment plant known as COOPER CITY WATER SYSTEM; and

WHEREAS, OWNER controls certain real property in Broward County, Florida, as shown and described in Exhibit "A" attached hereto and made a part of hereof; and all references made in this Agreement to PROPERTY shall refer specifically to OWNER'S PROPERTY described in Exhibit "A" attached; and

WHEREAS, the PROPERTY is located in the TOWN; and

WHEREAS, OWNER desires to procure water service from CITY for the PROPERTY; and

WHEREAS, Section 19-142 of the CITY's Code of Ordinances authorizes the CITY to provide water distribution service outside of the CITY's municipal boundaries, subject to Ch. 180, F.S., and the terms and conditions set forth in the CITY Code, comprehensive with the Engineering permit and submittal requirements, including approval by the City Commission; and

WHEREAS, Section 180.19, F.S., authorizes a municipality to provide water services outside of its corporate limits and in another municipality, subject to the terms and conditions as may be agreed upon between such municipalities and the owner of the property receiving such service; and

WHEREAS, the Parties desire to enter into an agreement setting forth the mutual understandings and undertaking regarding the furnishing of said water services for the PROPERTY; and

WHEREAS, the Cooper City Commission has approved this Agreement and has authorized the proper CITY officials to execute this Agreement by motion passed at a regular City Commission meeting on _____, 20____; and

WHEREAS, the Town Council has approved this Agreement and has authorized the proper Town officials to execute this Agreement by motion passed at a regular Council meeting on September 03, 2025. _____

NOW, THEREFORE, in consideration of the mutual covenants and undertakings of CITY and OWNER and other good and valuable considerations, these parties covenant and agree with each other as follows:

PART I - DEFINITIONS

- A. The term OWNER shall refer to the Contracting Party in this Agreement who has an ownership interest in the PROPERTY.
- B. The term EQUIVALENT RESIDENTIAL CONNECTION, referred to in this Agreement as ERC, is defined for single family residential-customers in Section 19-72 of the CITY's Code of Ordinances, as may be amended from time to time.
- C. The term PROPERTY refers to the real property described in Exhibit "A" attached to and incorporated into this Agreement.
- D. The term CITY COMMISSION shall refer to the City of Cooper City Commission.

PART II - OWNER'S OBLIGATIONS

A. CONTRIBUTION PAYMENTS FROM OWNER

The contribution charges shall be calculated according to rates set by Resolution of the City Commission. In addition to all rates, fees and charges otherwise imposed on consumers within the City, in accordance with Section 180.191, F.S., and Section 19-142 of the City Code, the OWNER shall pay to the CITY a surcharge not to exceed twenty-five percent (25%) of all charges for services provided under this Agreement. This surcharge payment shall be due and payable along with payment for all services provided by this Agreement.

Payment of the contribution charges are a condition precedent to the execution of this Agreement. The contribution charges applicable for this Agreement are summarized as follows:

CONTRIBUTION (WATER)

Single Family Residential 1 ERC's \$3,971.60, Per ERC, plus meter installation \$220.00, deposit \$50.00, 25% surcharge \$1,060.40 equals \$5,302.00

Total ERC's 1 (WATER)

OWNER has paid to CITY the sum of Five thousand three hundred two dollars

\$5,302.00 for THE CONTRIBUTION CHARGES DUE AT THE TIME THIS AGREEMENT IS APPROVED BY THE CITY COMMISSION.

B. **City Code Sec. 19-132. - On-site facilities.**

Each developer, owner or builder shall be responsible for the design, installation, inspection and testing of the complete water distribution system located in the street or streets adjoining or within the boundaries of developer's property. The term "complete water distribution system" as used herein, shall include all component parts of a water distribution system, including water mains, valves, fittings, services, hydrants, and all appurtenances as shown upon the approved design of such water distribution system within right-of-way or easement, including the site for same, and all other appurtenances as shown on the approved design for the installation of such system.

PART III. - MUTUAL COVENANTS

A. EXCLUSIVE RIGHTS OF CITY

CITY shall have the exclusive right to furnish water distribution service to consumers within the PROPERTY covered by this Agreement in accordance with Sec. 19-142 of the City's Code of Ordinances, as may be amended from time to time. Notwithstanding anything to the contrary, the CITY's duties and obligations, as set forth herein, shall be subject to the CITY having adequate water distribution service capacity to serve the PROPERTY. The City shall have the sole authority and discretion to determine its water distribution service collection service capacity and its ability to serve the PROPERTY pursuant to this Agreement. The CITY's approval of this agreement is subject to Sec. 19-142 of the City's Code of Ordinances and to the continued use of the PROPERTY by the OWNER for single-family, residential purposes.

B. WELLS PROHIBITED EXCEPT FOR IRRIGATION

OWNER, Owner's successors and assigns, and the owners and occupants of buildings on OWNER'S PROPERTY shall not install or maintain any water wells except for irrigation purposes. These wells shall not be connected to any potable water system.

C. PROMULGATION OF REASONABLE RULES OF SERVICES

CITY shall have the right to promulgate, from time to time, rules and regulations relating to the furnishing of water distribution service and 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. OWNER hereby acknowledges and agrees that rates are subject to change at any time by CITY. The OWNER shall be subject to all local, state and federal ordinances, rules and regulations applicable to the services provided by the CITY, including, but not limited to, Chapter 19 and Chapter 25 of the CITY's Code of Ordinances, as may be amended from time to time.

D. CITY NOT LIABLE FOR OWNER'S OR CONSUMER'S PROPERTY

CITY shall not be liable or responsible for maintenance or operation of any pipes, pipelines, valves, fixtures or equipment on any of the properties of the customers, consumers or users on OWNER'S PROPERTY other than the water and or sewer lines within granted easements to City pursuant to this Agreement. In the event that CITY cannot provide sufficient water service as a result of the actions of any regulatory agency, then CITY's sole obligation shall be to refund OWNER's contribution charges as described in this Agreement.

E. OWNER'S RESPONSIBILITY

CITY shall install the water meter. Immediately upon installation of the meter, billing of base charges as well as applicable commodity charges will commence. OWNER is responsible to pay all cost for the water extension and connect of the house lines to meter. The connections contemplated by this Agreement are for approved plans only, and the OWNER shall not permit the water line to be extended to service any location other than the Property without the expressed written consent of the CITY and the TOWN.

OWNER shall be responsible for obtaining any and all permits pertaining to the services provided pursuant to this agreement that may be required by the Town of Davie, the Central Broward Water Control District or any other federal, state or county agency with jurisdiction at the Property, including all costs associated therewith.

OWNER grants the CITY the right to access the property for purposes of inspecting and maintaining the meter and other utility infrastructure necessary for the City to provide service pursuant to this agreement.

OWNER acknowledges that the CITY's approval of this Agreement is contingent upon the continued use of the PROPERTY for single-family, residential purposes.

F. EFFECTIVE DATE

Unless otherwise specified in this Agreement, this Agreement shall not be binding until fully executed, but once executed, it shall have a retroactive effect commencing from the date of the City Commission Meeting at which it was approved.

G. SYSTEM ON CONSUMER'S PROPERTY TO BE KEPT IN GOOD WORKING CONDITION

Each consumer of water distribution service on OWNER'S PROPERTY shall keep all water pipes, service lines, connections and necessary fixtures and equipment on the premises occupied by said consumer, and within the interior lines of the lot occupied by the consumer in good order and condition. The sale of water by CITY to the consumer shall occur at the consumer's side of the entire meter installation, but the obligation for the maintenance of the lines shall be as set forth above and applicable to CITY regulations.

H. WARRANTY AND MAINTENANCE BOND.

The DEVELOPER warrants that the water facilities to be owned by the CITY shall be free from defects in materials and workmanship for a period of one (1) year from final acceptance by the CITY. At time of execution of this Agreement, DEVELOPER shall deliver to the CITY a Performance bond or other security in a form acceptable to the City Attorney in an amount equal to one hundred ten (110) percent of the estimated cost of the construction as approved by the CITY. Upon completion of construction and simultaneously with the transfer of the water facilities to the CITY, the Bond shall be reduced to twenty-five (25) percent of the certified completion cost of construction of the water facilities. The remaining Bond shall be held for an initial one (1) year period and shall act as a Maintenance Bond, which shall guarantee the warranty. Release of the remaining Bond shall be contingent upon the satisfactory inspection of all improvements, and the approval of the City Commission. If it becomes necessary to repair and/or replace any part of the facilities during the one (1) year period, then the warranty to those items repaired and/or replaced shall continue to remain in effect for an additional period of one (1) year from the date of final acceptance by the City of those repairs and/or replacements. The bonds shall have as the surety thereon only such surety company as is acceptable to the CITY and which is authorized to write bonds of such character and amount under laws of the State of Florida. Bond will be waived if the Utilities is installed and owned by the City staff.

I. DISCLAIMER

Any temporary cessations or interruptions of the furnishings of water to the PROPERTY described herein, irrespective of duration, at any time caused by an Act of God, fires, strikes, casualties, accidents, power failures, necessary maintenance work, breakdowns, damage to equipment or mains, civil or military authority, riots or other cause beyond the control of CITY shall not constitute a breach of the provisions contained herein nor impose any liability upon CITY by OWNER, Owner's successors and assigns.

J. SEVERABILITY

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 hereof.

K. RECORDING OF AGREEMENT

The provisions of this Agreement shall run with the land and be binding upon and inure to the benefits of successors to title to the property. This Agreement shall be recorded by CITY among the Public Records of Broward County, Florida, for the particular purpose of

placing all owners or occupants of properties in OWNER'S PROPERTY connected to or to be connected to said water system of CITY upon notice of each and every one of the provisions herein contained 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 OWNER'S PROPERTY connected to or to be connected to said water system of CITY shall be deemed conclusive evidence of the fact that the said owners or occupants have consented to and accepted the Agreement herein contained and have become bound thereby. OWNER shall be responsible for all recording costs.

L. HOLD HARMLESS PROVISION

It is mutually agreed that CITY shall be indemnified and held harmless by the OWNER from any and all liability for damages if CITY'S obligations under this Agreement cannot be fulfilled as a result of any ruling or order by any other governmental or regulatory agency having jurisdiction over the subject matter hereof; and in such event, this Agreement shall be null and void and unenforceable by either party regarding that portion of the OWNER'S PROPERTY for which CITY cannot perform its obligation.

M. ATTORNEY'S FEES FOR LITIGATION

The parties agree that in the event that it becomes necessary for any party to this Agreement to litigate in order to enforce its rights under the terms of this Agreement, then, and in that event, the prevailing party shall be entitled to receive from the non-prevailing party reasonable Attorney's fees and the costs of such litigation, including appellate proceedings.

N. OWNER'S COVENANT

The OWNER warrants to the CITY that OWNER holds legal and beneficial title to the PROPERTY which is the subject of this Agreement, or, in the event that the OWNER is a tenant at the PROPERTY, that the OWNER has the legal authority to enter into and execute this Agreement. OWNER individually warrants that he or she has full legal power to execute this Agreement, either in their individual capacity or on behalf of the entity first named above and has authority to bind and obligate OWNER with respect to all requirements contained in this Agreement.

O. OPINION OF TITLE

Prior to the execution of this Agreement, the OWNER, at its own expense, shall deliver to the CITY an opinion of title for the PROPERTY issued by a qualified attorney licensed to practice law in the State of Florida, which confirms that the OWNER owns the fee simple title to the PROPERTY.

PART IV - NOTICE

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by prepaid certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified as the place for giving of notice, which shall remain such until it shall have been changed by written notice in compliance with the

provisions of this paragraph. For the request, the parties designate the following as the respective places for the giving of notice:

FOR THE CITY OF COOPER:

City Manager
9090 S.W. 50th Place
Cooper City, Florida 33328

FOR THE OWNER:

NUR-UL-ISLAM of SOUTH FLORIDA, INC
5801 SW 106th AVENUE
DAVIE, FL 33328

FOR THE TOWN

Town Attorney
8800 SW 36th Street
Davie, FL 33328

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

PART V - ADDITIONAL PROVISIONS

A. EXHIBITS

The following exhibits are attached, as part of this Agreement and are incorporated into this Agreement:

EXHIBIT "A" - Legal Description of PROPERTY

EXHIBIT "B" - A copy of the site plan of the PROPERTY reduced to 8 1/2 by 14" page size.

THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

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

CITY OF COOPER CITY:

ATTEST BY:

MAYOR JAMES CURRAN

CITY CLERK

DATE: _____

CITY MANAGER

CITY ATTORNEY

DATE: _____

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME personally appeared _____ to me well known and known to me to be the person (s) described in and who executed the foregoing instrument and, acknowledged to and before me that _____ executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____ 20____

My commission expires: _____ day of _____ 20____

NOTARY PUBLIC STATE OF FLORIDA

OWNER:

BY: NUR-UL-ISLAM of SOUTH FLORIDA, INC

NAME: ALLAUDDIN BAKSHI, PRESIDENT

DATE: 11-10-2025

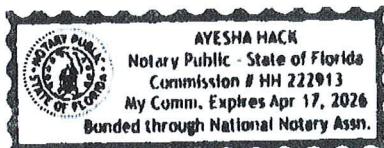
STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of NOVEMBER 2025, by NUR-UL-ISLAM of SOUTH FL, INC (individual/ or business entity name), as OWNER for said PROPERTY. He/she is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal, this 10th day of NOVEMBER,
2025

My commission expires: 17th day of APRIL 2026

Ayesha Hack
NOTARY PUBLIC STATE OF FLORIDA



THE TOWN OF DAVIE

ATTEST BY:

John Smith
TOWN CLERK

Dee B. Bank

Approved as to legal form:

Allen Weithal
TOWN ATTORNEY

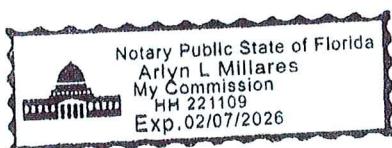
STATE OF FLORIDA)
COUNTY OF BROWARD) SS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of September, 2025, by Richard J. Lemack (individual/ or business entity name), as OWNER for said PROPERTY. He/she is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal, this 9th day of September 2025

My commission expires 7th day of February 2026

26 Alexis L. Milanes
NOTARY PUBLIC STATE OF FLORIDA



**OPINION OF TITLE FOR CONVEYANCE OF
WATER DISTRIBUTION
TO THE CITY OF COOPER CITY**

This Opinion of Title is furnished to City of Cooper City, Broward County, Florida, as inducement for the acceptance of a Bill of Sale in connection with certain water distribution facilities for the Project known as NUR-UL-ISLAM water Services located at 5801 SW 106th Avenue, Davie, FL 33328

I hereby certify that I have examined a Title Search Property Information Report concerning ownership and encumbrance(s) issued by Attorneys' Title Fund Services Inc. covering the period from the beginning to September 10, 2025, at the hour of 11:00 pm inclusive, of the following described property:

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

It is my opinion that on the last mentioned date, the fee simple title to the Property was vested in: NUR-UL-ISLAM OF SOUTH FLORIDA INC., a Florida not-for-profit corporation

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES: NONE

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS: NONE

3. GENERAL EXCEPTIONS:

- 3.1 Taxes for 2025 and subsequent years, and taxes or special assessments which are not shown as existing liens by the Public Records.
- 3.2 Rights or claims of parties in possession not shown by the Public Records.
- 3.3 Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the Property.
- 3.4 Easements or claims of easements not shown by the Public Records.
- 3.5 Any lien or right to a lien for labor, equipment, material, or supplies heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 3.6 Any adverse claim to all or any part of the Property which is now under water or which has previously been under water but filled or exposed through the efforts of man.

4. SPECIAL EXCEPTIONS:

- A. All matters contained on the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book 2, Page 17, Public Records of Miami-Dade County, Florida, said land lying and situate in Broward County, Florida.
- B. Reservations in favor of the State of Florida, as set forth in the seed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded Deed Book 46, at Page 240, of the Public Records of Broward County, Florida.
- C. Reservations Deed from The Everglades Drainage District contained in Deed recorded in Deed Book 470, at Page 322, of the Public Records of Broward County, Florida.
- D. Road Right of Way Easement contained in County Deed recorded in Deed Book 547, at Page 3, of the Public Records of Broward County, Florida.
- E. Dedication of Easement in favor of Future Owners, contained in instrument recorded May 2, 1967, in Official Records Book 3417, at Page 378, of the Public Records of Broward County, Florida.
- F. Matters contained in Quitclaim Deed in favor of Broward County, filed May 17, 1972, recorded in Official Records Book 4866, at Page 936, of the Public Records of Broward County, Florida.
- G. Assignment in favor of the City of Cooper City recorded in O.R. Book 10662, Page 218, Public Records of Broward County, Florida.
- H. Resolution recorded in O.R. Book 14432, Page 759, Public Records of Broward County, Florida.
- I. Resolution No. 2011-10-1 recorded in O.R. Book 32234, Page 1915, Public Records of Broward County, Florida.
- J. Resolution No. 2003-4-4 recorded in O.R. Book 35056, Page 952, Public Records of Broward County, Florida.
- K. Utility Easement recorded in O.R. Book 35993, Page 1149, Public Records of Broward County, Florida.
- L. Road Easement recorded in O.R. Book 45405, Page 531, Public Records of Broward County, Florida.
- M. Subject to Easements, Rights-of-Way, and Canal as shown on Survey made by Robert P. Legg, Professional Land Surveyor No. 2972, dated June 10, 1988 and revised June 20, 1988 to show the West line of East 1.000 acre.
- N. Subject to Road Easement for Rock Road which borders the North property line; subject to encroachment of the wood dock which borders the East property line as shown on that certain survey prepared by William Melrose, dated April 27, 2000.

All recording references are to the Public Records of Broward County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions. It is my opinion that the following parties must join in the Bill of Sale and Grant of Easement in order to make these instruments valid and binding conveyances of the interests described therein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
NONE		

I HEREBY CERTIFY that the legal description covered by this Opinion of Title is the same as the legal description in the Bill of Sale and the Grant of Easement.

I 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 on this 16th day of September, 2025.

By: Yasir Billoo
Print name: Yasir Billoo
Florida Bar No. 718351

STATE OF Florida
COUNTY Broward

The foregoing instrument was acknowledged before me on 9/16/25, by
Yasir Billoo who (check one) is personally known to me or [] has produced a Florida drivers license as identification.

Sarah V. Falcon
Notary Public, State of Florida
[SEAL] Print Name: Sarah V. Falcon
My commission expires: _____





MARTY KIAR
BROWN
 COUNTY
 PROPERTY APPRAISER

EXHIBIT A

Site Address	5801 SW 106 AVENUE, DAVIE FL 33328	ID #	5041 31 01 0510
Property Owner	NUR-UL-ISLAM OF SOUTH FLORIDA INC	Millage	2413
Mailing Address	10600 SW 59 ST FORT LAUDERDALE FL 33328-6421	Use	01-02
Abbr Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 31-50-41 TR 38 S1/2 OF W 320 OF E 355		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$377,550	\$933,100	\$1,310,650	\$1,066,030	
2024	\$377,550	\$1,110,740	\$1,488,290	\$969,120	\$1,238.00
2023	\$377,550	\$885,070	\$1,262,620	\$881,020	\$1,313.22

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,310,650	\$1,310,650	\$1,310,650	\$1,310,650
Portability	0	0	0	0
Assessed/SOH	\$1,066,030	\$1,310,650	\$1,066,030	\$1,066,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 30	\$1,066,030	\$1,310,650	\$1,066,030	\$1,066,030
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
7/7/2000	WD	\$295,000	30667 / 1067
7/28/1997	WD*	\$275,000	26878 / 765
11/1/1978	WD	\$59,000	2221 / 943
6/1/1975	WD	\$45,000	
12/1/1968	WD	\$17,900	

* Denotes Multi-Parcel Sale (See Deed)

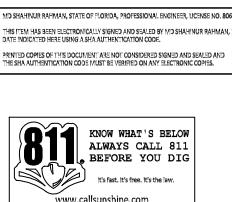
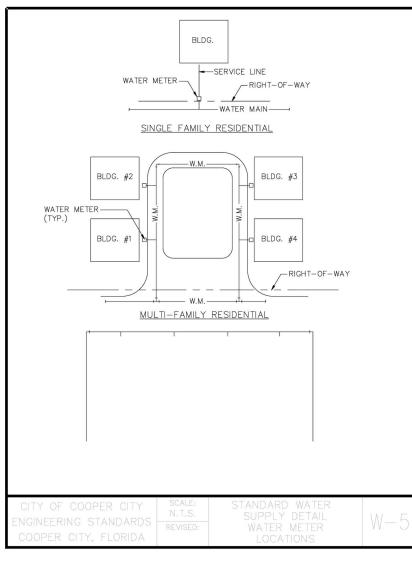
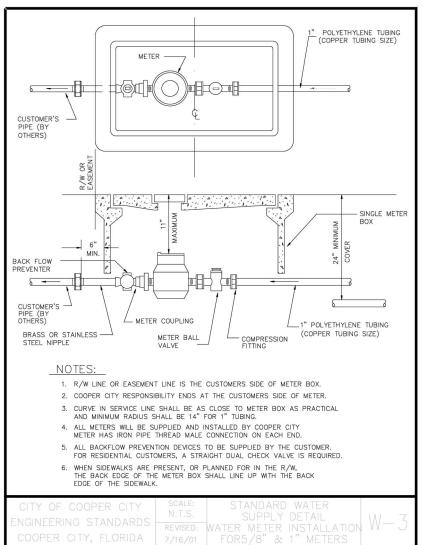
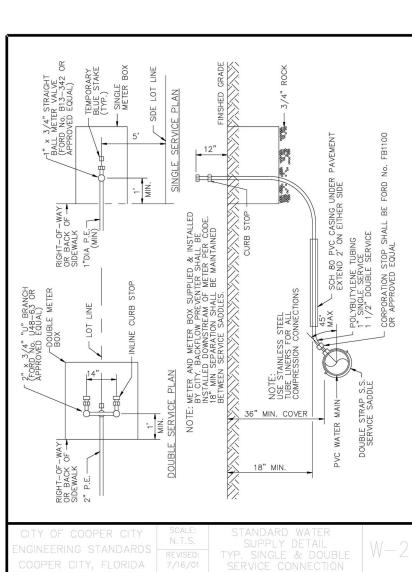
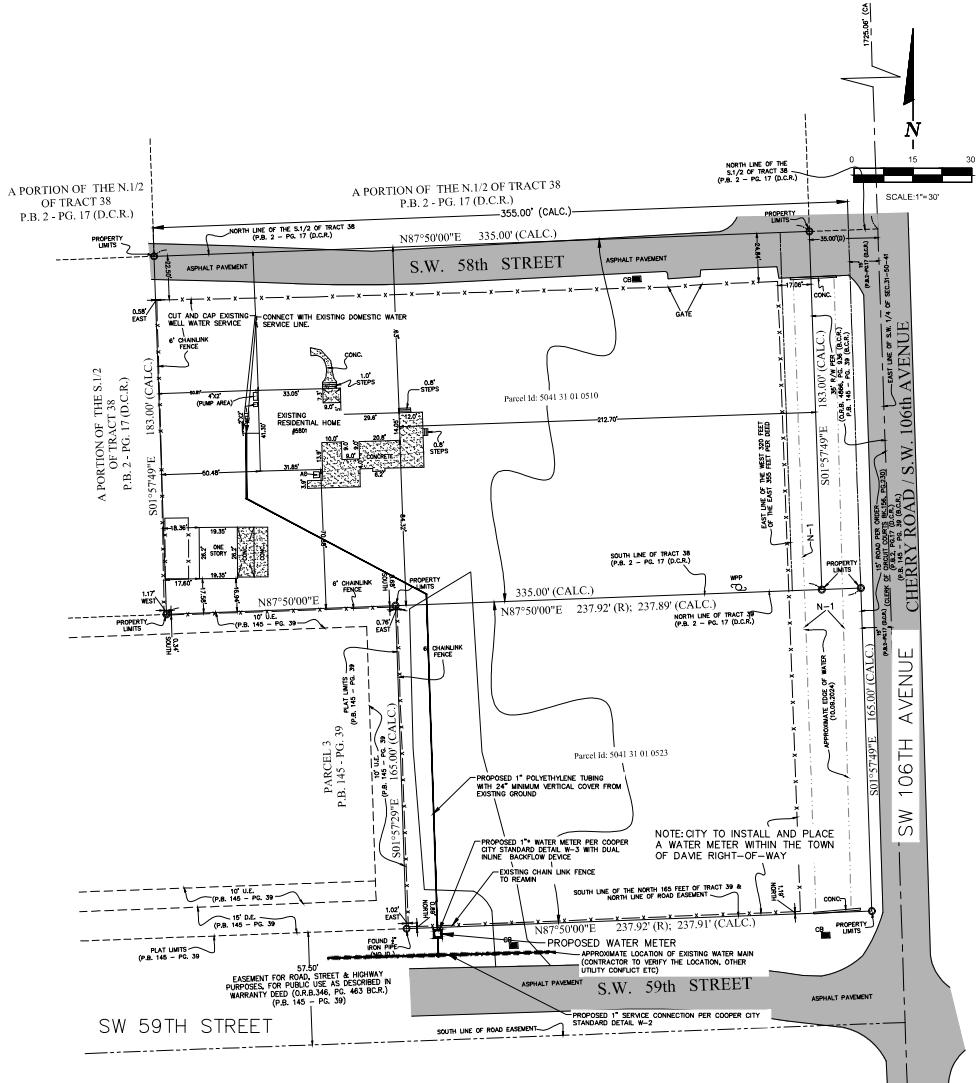
Land Calculations

Price	Factor	Type
\$267,766	1.41	AC
Adj. Bldg. S.F. (Card, Sketch)	3021	
Units/Beds/Baths	2/3/1	
Eff./Act. Year Built: 1990/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24	D		B			DV		
R	2		B					
2								

EXHIBIT B



PROJECT NO.

202105002

NUR-UL-ISLAM OF SOUTH FLORIDA, INC
10600 SW 59TH STREET
COOPER CITY, FLORIDA 33328

WATER SERVICE CONNECTION FOR RESIDENTIAL HOME

MD SHAHNUR RAHMAN, P.E.
FL LICENSE NO. 80669

DRAWN BY:	MSR
CHECKED BY:	RS
DATE:	02-26-2024
SHEET NO.	
C-01	