

Bill of Sale

Temple Beth Emet, Inc. ("SELLER") in consideration of the sum of Ten and No/100 Dollars (\$10.00), and in hand paid, and other good and valuable consideration, the receipt of adequacy, and sufficiency of which we are hereby acknowledged does hereby sell, assign, transfer and set over to The City of Cooper City ("Grantee"), all of the water systems now or hereafter owned by the Seller which are now or hereafter located by, over and/or upon Property or any part and parcel thereof, and which water system includes all water mains, service laterals, hydrants, valves and appurtenances legally described on Exhibit "A" attached hereto.

The Seller does hereby covenant with the Purchaser that at the time of delivery of this Bill of Sale, the Seller owns the Personal Property free from all encumbrances made by the Seller, and that the Seller will warrant and defend the same right against the lawful claims and demands of all persons whomsoever lawfully claiming or claim the same, or any part thereof, by, through or under Seller but not otherwise.

Date: JAN 3RD 2025

SELLER:

Temple Beth Emet, Inc.  
4807 S. Flamingo Road Cooper City FL 33330

Signature: Mackie Feierstein

Print Name: Mackie Feierstein

Print Title: President

WITNESS:

Print Name: Arnold M. Straus, Jr. 10081 Pines Blvd., Suite C  
Pembroke Pines, FL 33024

Print Name: LEWIS NADEL

STATE OF FLORIDA  
COUNTY OF BROWARD

10081 Pines Blvd., Suite C  
Pembroke Pines, FL 33024

The foregoing instrument was acknowledged before me on this 3 day of JANUARY, 2025 by MACKIE FEIERSTEIN as President on behalf of the company. He is personally know to me or has produced [Signature] as identification

Notary Public at Large  
State of Florida  
My Commission expires:

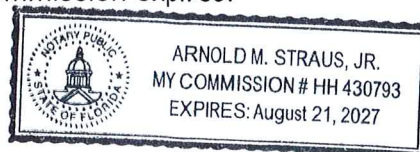


EXHIBIT "A"

Parcel A, TEMPLE BETH EMET PLAT, according to the map or plat thereof as recorded in Plat Book 169, Page 11, Public Records of Broward County, Florida; LESS and except the Right-of-Ways dedicated to said Plat shown under parcel #5040 26 09 0020.

Prepared by:  
ENTERPRISE TITLE, INC.  
10081 Pines Blvd., Suite C  
Pembroke Pines, FL 33024

PUBLIC UTILITY EASEMENT

THIS PUBLIC UTILITY EASEMENT, made this 06/24 day of ~~May~~, 2024 by and between Temple Beth Emet, Inc. whose mailing address is 4807 South Flamingo Road, Cooper City, Florida 33330 Cooper City, Florida (hereinafter referred to as "GRANTOR"), and the City of Cooper City, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 290910, Cooper City, Florida 33329-0910, which is a municipality located within the boundaries of Broward County, Florida (hereinafter referred to as "GRANTEE").

WITNESSETH:

WHEREAS, Grantor is the owner of that certain real property located in Broward County, Florida, more particularly described in EXHIBIT "A" attached hereto, (hereinafter referred to as "Servient Estate"); and

WHEREAS, Grantor desires to grant unto Grantee a perpetual non-exclusive easement to use a portion of the servient estate for the installation and maintenance of drainage and public utility lines;

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) dollars and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants as follows:

1. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual non-exclusive easement over and upon the servient estate, only upon the portion of the servient estate described on Composite EXHIBIT "B", for the installation and maintenance of drainage and public utility lines.
2. Grantor reserves all rights not herein granted pursuant to this easement, including but not limited to, the right of free ingress and egress under, over and upon the servient estate and to grant further easements under, over and upon the servient estate; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use thereunder.
3. Grantee shall have the right to remove any natural or man-made obstructions placed on the easement which impede the easement herein granted or the exercise of the rights thereunder.
4. The provisions of this easements shall be binding on the parties hereto and and the respective successors and assigns as a covenant running with and binding upon the servient estate.

5. This easement shall not be released or amended without consent of the Grantee as evidenced by a document signed with the same formalities as this document.
6. Grantee shall record this document in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal on the day and year first above written.

WITNESSES:

GRANTOR:  
TEMPLE BETH EMET INC.

Sign: [Signature]  
Print: Elizabeth Jacobs  
Address: 4807 S. FLAMINGO RD  
Cooper City FL 33330

[Signature]  
BY MACKIE FEIERSTEIN

Sign: [Signature]  
Print: Arnold M. Straus Jr.  
Address: 4807 S. FLAMINGO RD  
Cooper City FL 33330

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or     on line notarization this 9 day of June, 2024 by MACKIE FEIERSTEIN President, who executed the foregoing instrument on behalf of said company for the purposes herein expressed, and is personally known to me or has produced     as identification and who did/did not take an oath.

[Signature]  
Print Name:      
Notary Public – State of Florida  
Commission Number:      
Commission Expires:    

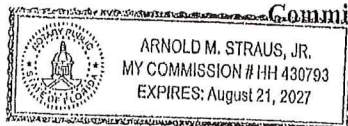

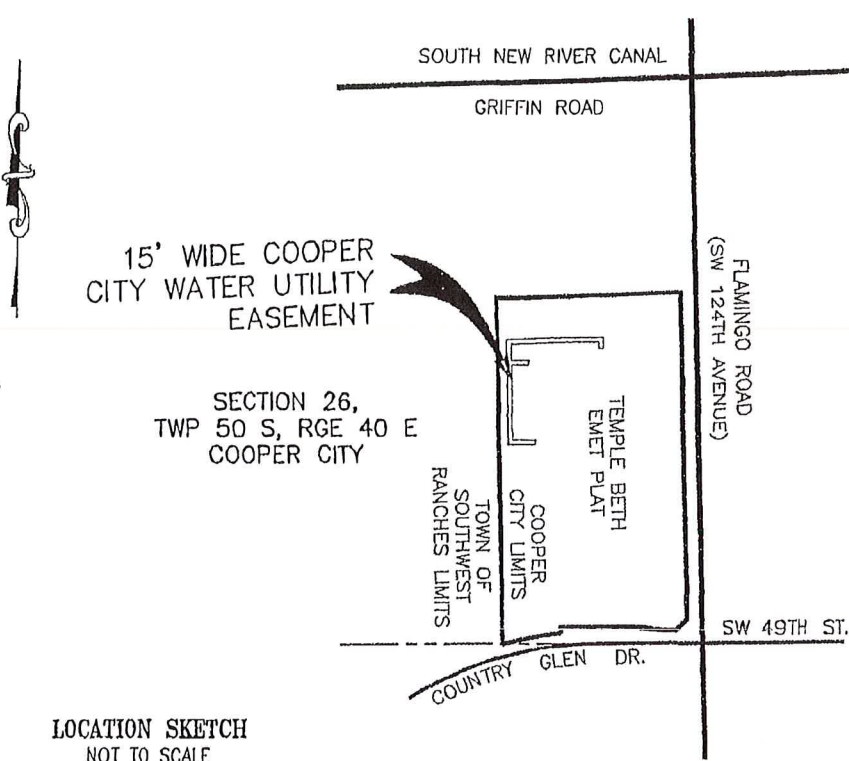


EXHIBIT C

PARCEL A, TEMPLE BETH EMET PLAT, B, as recorded in Plat Book 169, Page  
11, Public Records of Broward County, Florida



 <b>PARAMOUNT ENGINEERING GROUP</b>	SKETCH & LEGAL DESCRIPTION OF TWO 15' WIDE COOPER CITY WATER UTILITY EASEMENTS LYING IN PARCEL "A", TEMPLE BETH EMET PLAT, P.B. 169, PG. 11, B.C.R. IN SEC. 26, TWP. 50 S., RGE. 40 E., COOPER CITY, BROWARD COUNTY, FLORIDA		
902 Clint Moore Road, Suite 218, Boca Raton, FL 33487 Telephone: (561)989-2280 Fax: (561)989-2284	PROJECT: 3942-WIR UE/15	DATE: 01/25/24	SHEET: 1 OF 4
State of Florida Certificate of Authorization No. LB3353			



**LOCATION SKETCH**  
NOT TO SCALE

**LEGEND:**

POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 ORB = OFFICIAL RECORD BOOK  
 PB = PLAT BOOK  
 PG = PAGE  
 B.C.R. = BROWARD COUNTY RECORDS  
 SEC = SECTION  
 TWP = TOWNSHIP  
 RGE = RANGE  
 CL = CENTER LINE

**SURVEYOR'S NOTES:**

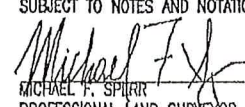
1. NO TITLE RESEARCH HAS BEEN CONDUCTED BY THIS FIRM INTO POTENTIAL CONFLICTS WITH EASEMENTS, RIGHTS OF WAY, RESERVATIONS AND RESTRICTIONS OF RECORD.
2. THE ALIGNMENT FOR THE EASEMENT SHOWN HEREON IS A RESULT OF FIELD SURVEY LOCATION OF THE WATER MAIN PIPING.

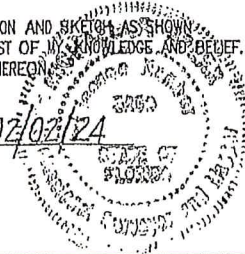
**PREPARED FOR AND CERTIFIED TO:**  
 COOPER CITY  
 TEMPLE BETH EMET

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH AS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

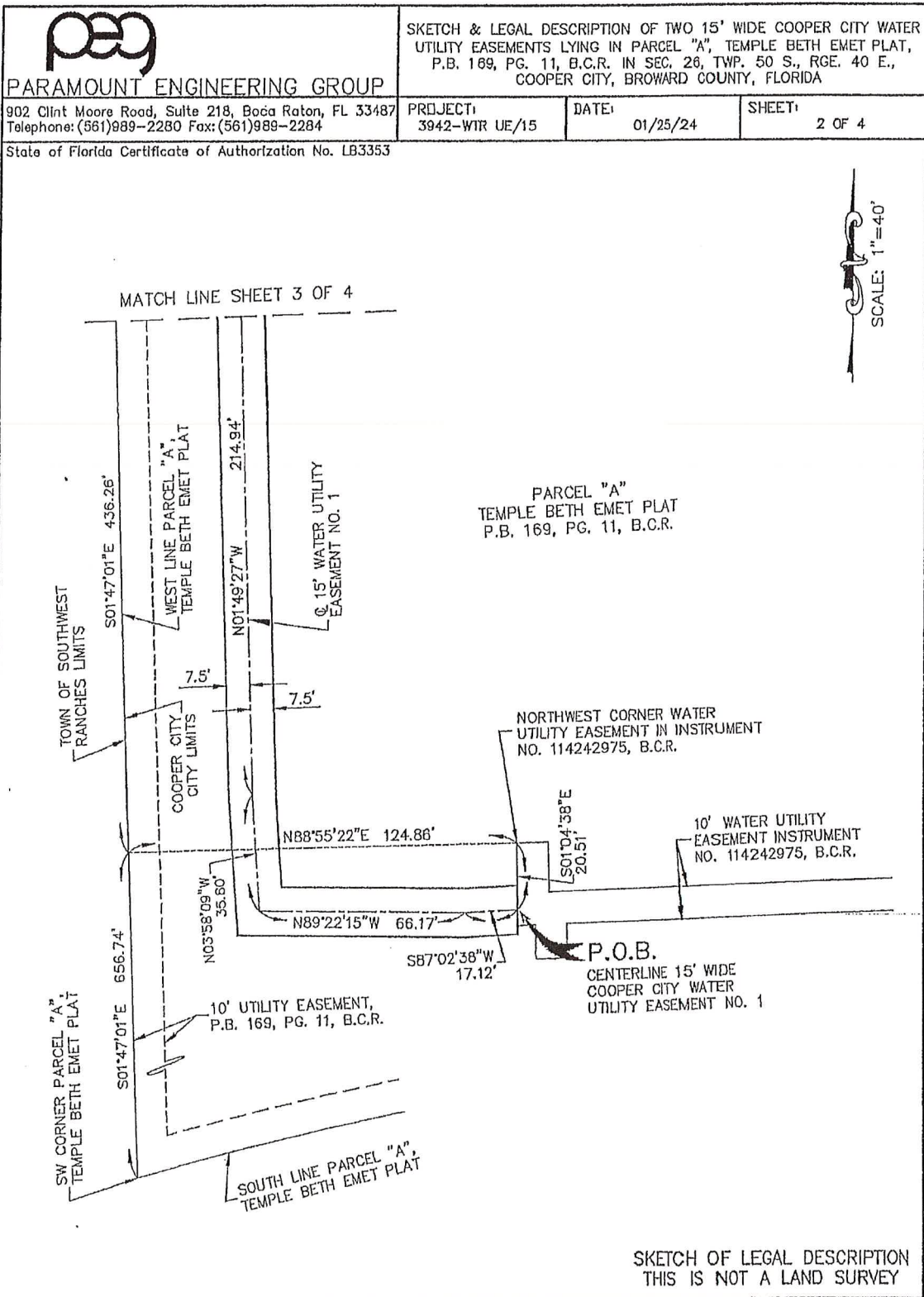
DRAWN BY:	MS	CHECKED BY:	MS	
REVISIONS		DATE	BY	

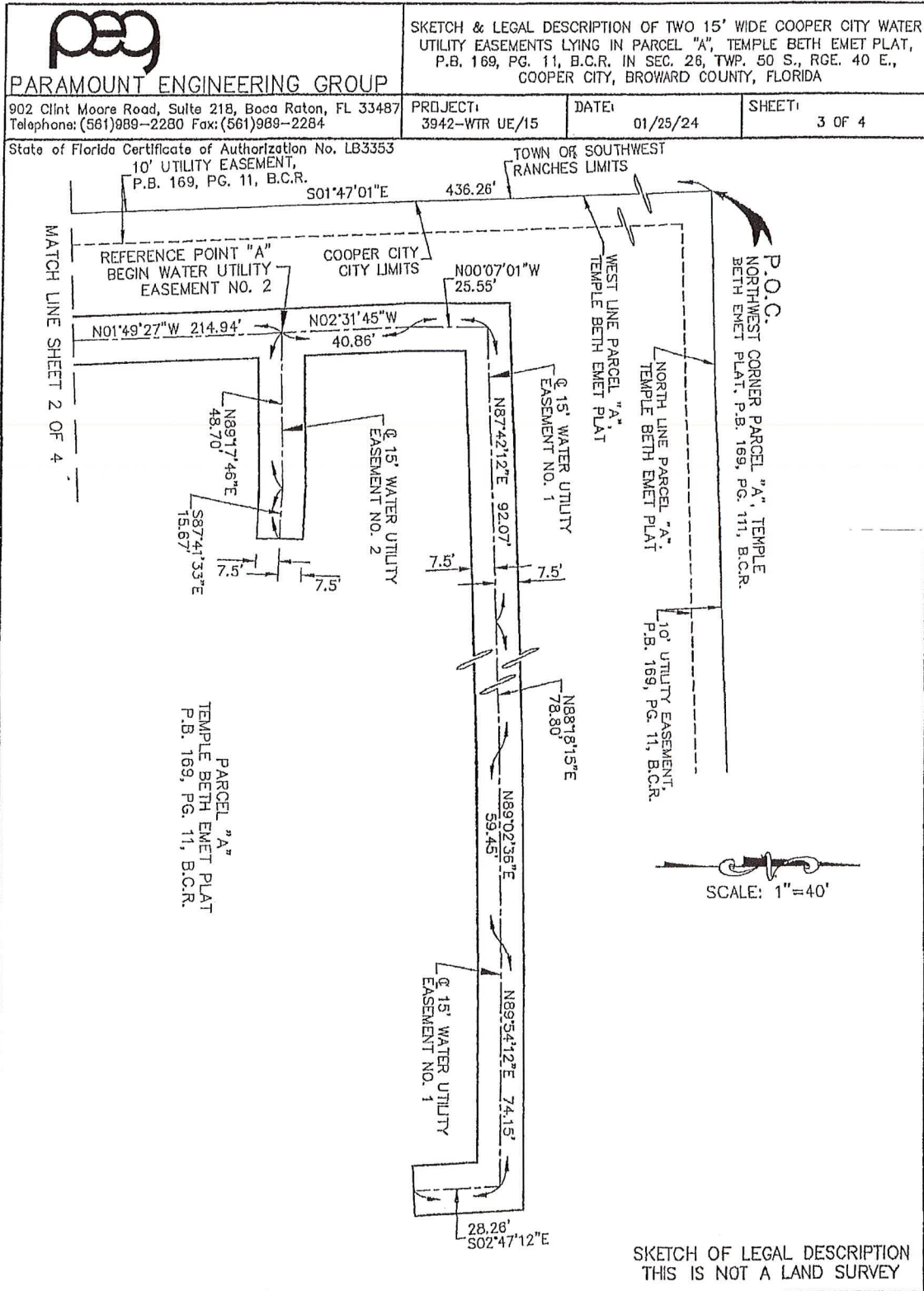
SKETCH OF LEGAL DESCRIPTION  
THIS IS NOT A LAND SURVEY

  
 MICHAEL F. SPURR  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 3260




COMPOSITE EXHIBIT B







 <b>PARAMOUNT ENGINEERING GROUP</b>	SKETCH & LEGAL DESCRIPTION OF TWO 15' WIDE COOPER CITY WATER UTILITY EASEMENTS LYING IN PARCEL "A", TEMPLE BETH EMET PLAT, P.B. 169, PG. 11, B.C.R. IN SEC. 26, TWP. 50 S., RGE. 40 E., COOPER CITY, BROWARD COUNTY, FLORIDA		
902 Clint Moore Road, Suite 218, Boca Raton, FL 33487 Telephone: (561)989-2280 Fax: (561)989-2284	PROJECT: 3942-WTR UE/15	DATE: 01/25/24	SHEET: 4 OF 4
State of Florida Certificate of Authorization No. LB3353			
<p>LEGAL DESCRIPTION:</p> <p>TWO 15 FOOT WIDE COOPER CITY WATER UTILITY EASEMENTS BEING STRIPS OF LAND LYING IN PARCEL "A", TEMPLE BETH EMET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 111 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID UTILITY EASEMENT ALSO BEING IN SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST, COOPER CITY, BROWARD COUNTY, FLORIDA. THE CENTERLINES OF SAID 15 FOOT WIDE WATER UTILITY EASEMENTS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>WATER UTILITY EASEMENT NO. 1:</p> <p>COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", TEMPLE BETH EMET PLAT; THENCE S01°47'01"E, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 436.26 FEET; THENCE N88°55'22"E, DEPARTING SAID WEST LINE, A DISTANCE OF 124.86 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN COOPER CITY WATER UTILITY EASEMENT DESCRIBED IN INSTRUMENT NO. 114242975 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S01°04'38"E, ALONG THE WEST LINE OF SAID RECORDED WATER UTILITY EASEMENT (NOTE: SAID WEST LINE OF SAID RECORDED WATER UTILITY EASEMENT ALSO FORMS THE EASTERLY TERMINUS OF THE HEREIN DESCRIBED 15 FOOT WIDE WATER UTILITY EASEMENT), A DISTANCE OF 20.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF THE SAID 15 FOOT WIDE WATER UTILITY EASEMENT NO. 1; THENCE S87°02'38"W, A DISTANCE OF 17.12 FEET; THENCE N89°22'15"W, A DISTANCE OF 66.17 FEET; THENCE N03°58'09"W, A DISTANCE OF 35.80 FEET; THENCE N01°49'27"W, A DISTANCE OF 214.94 FEET TO REFERENCE POINT "A" TO BE REFERED TO LATER; THENCE N02°31'45"W, A DISTANCE OF 40.86 FEET; THENCE N00°07'01"W, A DISTANCE OF 25.55 FEET; THENCE N87°42'12"E, A DISTANCE OF 92.07 FEET; THENCE N88°18'15"E, A DISTANCE OF 78.80 FEET; THENCE N89°02'36"E, A DISTANCE OF 59.45 FEET; THENCE N89°54'12"E, A DISTANCE OF 74.15 FEET; THENCE S02°47'12"E, A DISTANCE OF 28.26 FEET TO THE END OF SAID CENTERLINE AND EASEMENT.</p> <p>TOGETHER WITH WATER UTILITY EASEMENT NO. 2:</p> <p>BEGIN AT THE AFOREMENTIONED REFERENCE POINT "A" FOR THE HEREIN DESCRIBED CENTERLINE OF SAID 15 FOOT WIDE WATER UTILITY EASEMENT NO. 2; THENCE N89°17'46"E, A DISTANCE OF 48.70 FEET; THENCE S87°41'33"E, A DISTANCE OF 15.67 FEET TO THE END OF SAID CENTERLINE AND EASEMENT.</p> <p>NOTE: THE SIDE LINES OF THE 15 FOOT WIDE WATER UTILITY EASEMENTS NOS. 1 AND 2 LIE 7.50 FEET ON BOTH SIDES OF THEIR RESPECTIVE CENTERLINES AND THE SAID SIDE LINES OF SAID EASEMENTS ARE SHORTENED OR LENGTHENED TO FORM A CONTINUOUS 15 FOOT WIDE STRIP OF LAND.</p>			

**OPINION OF TITLE FOR CONVEYANCE OF  
WATER DISTRIBUTION FACILITIES  
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 located at Temple Beth Emet, 4807 S. Flamingo Road, Cooper City, Florida 33330

I hereby certify that I am an attorney at law licensed in the State of Florida, and I have examined Ownership and Encumbrance Property Information Report issued by Attorneys' Title Fund Services, Inc. covering the period from the beginning to December 17, 2024, 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:

Temple Beth Emet, Inc. a Florida not-for-profit corporation by Warranty Deed and Quit Claim Deed recorded in O.R. Book 28246, Page 304; O.R. Book 30346, Page 1380, Public Records of Broward County, Florida.

Subject to the following encumbrances, liens and other exceptions:

**1. RECORDED MORTGAGES:**

- 1.1 Mortgage to Bank of America, N.A. DBA NationsBank, NA, mortgagee(s), recorded in O.R. Book 30366, Page 570, as modified in O.R. Book 32304, Page 736; O.R. Book 34536, Page 1492; O.R. Book 45867, Page 1314; O.R. Book 48569, Page 1494; Instrument Number 113902555, and as assigned to Stonegate Bank by assignments recorded in O.R. Book 48569, Page 1487; Instrument Number 113902554, Public Records of Broward County, Florida.
- 1.2 Mortgage to Centennial Bank recorded in Instrument Number 116829099, as modified in Instrument Number 117394344, Public Records of Broward County, Florida.
- 1.3 Assignment of Leases, Rents, and Profits filed in O.R. Book 30366, Page 616; O.R. Book 32304, Page 908; O.R. Book 45867, Page 1322; O.R. Book 34536, Page 1499; O.R. Book 48569, Page 1503; Instrument Number 113902556, Public Records of Broward County, Florida.
- 1.4 UCC Financing Statement between Temple Beth Emet, Inc. and Stonegate Bank as recorded in Instrument Number 113902557, Public Records of Broward County, Florida.
- 1.5 Mortgage to Centennial Bank, mortgagee(s), recorded in Instrument Number 116829099, as modified in Instrument Number 117394344, Public Records of Broward County, Florida.
- 1.6 Collateral Assignment of Leases, Rents, and Contract Rights filed October 29, 2020, in Instrument Number 116829100, Public Records of Broward County, Florida.
- 1.7 UCC Financing Statement between Temple Beth Emet, Inc. and Centennial Bank as recorded in Instrument Number 116829101, Public Records of Broward County, Florida.



**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 23, 2024, under Instrument Number 119699193, Public Records of Broward County, Florida.

NOTE that the Notice of Commencement will be terminated and the Contractor will execute a Final Release of Lien.

**3. GENERAL EXCEPTIONS:**

- 3.1 Taxes for 2024 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:**

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.

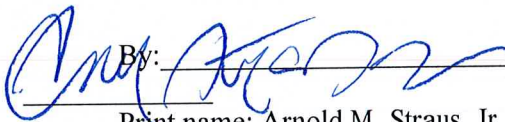
<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
1. Easement in favor of the City of Cooper City recorded in Instrument Number <u>119648024</u> , Public Records of Broward County, Florida.		
2. Resolution No. 17-2-1 of the City of Cooper City recorded in Instrument Number <u>114242975</u> , Public Records of Broward County, Florida.		
3. Easement in favor of Florida Power & Light Company recorded in Instrument Number <u>113669720</u> , Public Records of Broward County, Florida.		
4. Resolution No. 15-12-6 of the City of Cooper City recorded in Instrument Number <u>113425950</u> , Public Records of Broward County, Florida.		
5. Resolution No. 10-10-8 of the City of Cooper City recorded in O.R. Book <u>47498, Page 1573</u> , Public Records of Broward County, Florida.		
6. Resolution No. 20-1-2 of the City of Cooper City recorded in Instrument Number <u>116341716</u> , Public Records of Broward County, Florida.		

7. Agent of Record for Notice of Expiration of Findings of Adequacy recorded in O.R. Book 30785, Page 1964, and O.R. Book 45087, Page 853, Public Records of Broward County, Florida.
8. Resolution No. 20005-06-08 of the City of Cooper City recorded in Instrument Number O.R. Book 40037, Page 425, Public Records of Broward County, Florida.
9. Agreement recorded in O.R. Book 30785, Page 1953, Public Records of Broward County, Florida.
10. All matters contained on the Plat of TEMPLE BETH EMET PLAT, as recorded in Plat Book 169, Page 11, together with the Agreement for Amendment of Notation on Plat recorded in O.R. Book 45087, Page 844, Public Records of Broward County, Florida.

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.

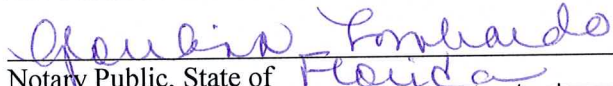
I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

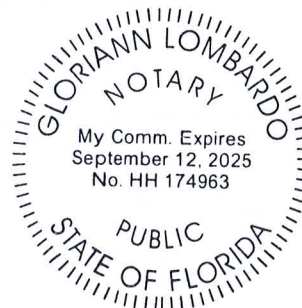
Respectfully submitted on this 9 day of January, 2025.

By:   
Print name: Arnold M. Straus, Jr.  
Florida Bar No. 275328

STATE OF FLORIDA  
COUNTY BROWARD

The foregoing instrument was acknowledged before me by means of physical presence ☒ or ☐ online notarization, on this 9 day of January 2025, by ARNOLD M. STRAUS, JR. who ☒ is personally known to me ☐ has produced his Driver's License ☐ has produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida  
[SEAL] Print Name: Gloriana Lombardo  
My commission expires: \_\_\_\_\_





**POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

00952429520

**KNOW ALL MEN BY THESE PRESENTS:** That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

*David T. Satine, Jonathan A. Bursevich*

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2021.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

**IN WITNESS WHEREOF**, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22<sup>nd</sup> day of August 2019.

**UNITED STATES FIRE INSURANCE COMPANY**



*A.R.R.*

\_\_\_\_\_  
Anthony R. Slimowicz, Executive Vice President

State of Pennsylvania }  
County of Philadelphia }

On this 22<sup>nd</sup> day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania – Notary Seal  
Tamara Watkins, Notary Public  
Philadelphia County  
My commission expires August 22, 2023  
Commission number 1348843

*Tamara Watkins*

\_\_\_\_\_  
Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 3<sup>rd</sup> day of August 2021

**UNITED STATES FIRE INSURANCE COMPANY**



*Al Wright*

\_\_\_\_\_  
Al Wright, Senior Vice President

# James D. Bushouse, PE

## Consulting Engineers

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January 9, 2024

Gary Willis  
Advanced Modular Structures, Inc.  
1911 NW 15<sup>th</sup> Street  
Pompano Beach, Fl 33069

Re: Water Main Extension for Temple Beth Emet dated 4/22/22

Dear Gary,


We have previously submitted three sets of the following documentation to final out the above project:

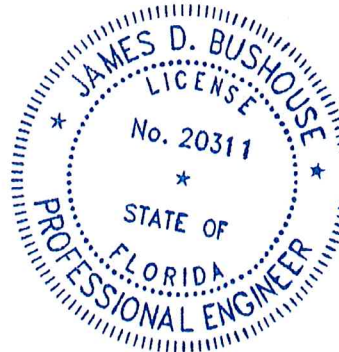
1. DEP Form 62-555.900(9), Request for Clearance
2. Pressure test showing no appreciable pressure or water loss
3. Density test for pipe line backfill and road rock
4. Bacterial test reports
5. As-Built Drawings

We have reviewed the easement for the water main extension and find no exceptions. All work has been completed in substantial compliance with the as-built plans and has been approved by the Health Department for use.

If you have any questions, please contact me at the below address.

Sincerely,

  
James D. Bushouse, P.E.  
Professional Engineer #20311  
State of Florida



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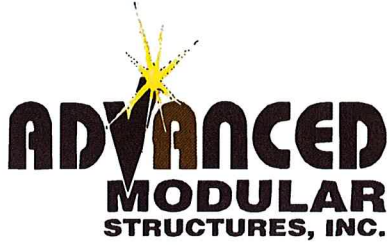
**3140 Wedgewood Blvd., Delray Beach, Fl 33445**

**Phone: (954) 956-2203**

**P.O. Box 1237, Arcadia, Florida 34265**

**Phone: (863) 491-8242**

**[jim@jamesbushouseinc.com](mailto:jim@jamesbushouseinc.com)**



1911 N.W. 15th Street  
Pompano Beach, FL 33069  
CBC 1260700

Phone: 954-960-1550  
Fax: 954-960-0747  
EC 13008351

Cooper City Utilities  
11791 S.W. 49<sup>th</sup> Street  
Cooper City, FL 33330

June 21, 2024

Re: Bond 608-102197-2  
Project No. 530165

The above-mentioned water main is complete and beyond the one year warranty period. Please release the bond at your earliest convenience.

Thank you,

Gary M Willis  
President



EXHIBIT A

Bond No. 608-102197-2

Project No. 530165

**PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS: That we Advanced Modular Structures, Inc. as Principal and United States Fire Insurance Company as Surety, are held and firmly bound unto the City of Cooper City, Obligee in the sum of Eighty Five Thousand Six Hundred Fifty Seven and No/100 US Dollars (US \$85,657.00) for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with the Obligee for construction of Temple Beth Emet, 4807 S Flamingo Road - Water Main Work as shown on plans prepared by James Bushouse, Inc. dated July 12, 2021 (the "Contract") and

WHEREAS, a copy of the contract is attached hereto and made a part hereof.

NOW, THEREFORE, if Principal shall promptly and faithfully perform the Contract according to the terms, stipulations of conditions thereof, then this obligation shall be null and void; otherwise it shall remain in full force and effect. Any changes in or under the Contract and compliance or noncompliance with formalities, connected with the Contract, does not affect the Surety's obligation under this obligation. Surety hereby waives notice of any alteration or extension of time made by the Principal.

SIGNED, SEALED, AND DATED THIS 3<sup>rd</sup> DAY OF August, 2021.

Advanced Modular Structures, Inc. (Seal)  
(Principal)

By: \_\_\_\_\_

Gary M. Willis, President  
Name and Title

United States Fire Insurance Company (Seal)  
(Surety)

By: \_\_\_\_\_

Jonathan A. Bursevich, Attorney-in-Fact





# EXHIBIT B

James Bushouse, Inc.  
PO Box 1237  
Arcadia, FL 34265  
3300 NE 10th Terrace #24  
Pompano Beach, FL 33064

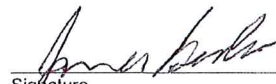
## ENGINEER'S COST ESTIMATE

Project: Temple Beth Emet - 4807 S Flamingo Road

Date: 7/21/2021

Project No: 530165

Item No.	Item Description	Unit Price	Quantity	Units	Amount
Potable Water					
1	8" C-900 PVC Waterline	\$49.00	740	LF	\$36,260
2	6" C-900 PVC Waterline	\$41.00	40	LF	\$1,640
3	8" Cut In Tee	\$1800.00	1	EA	\$1800
4	8" Gate Valve	\$1500.00	3	EA	\$4,500
5	6" Gate Valve	\$1,200.00	1	EA	\$1,200
6	Fire Hydrant	\$2795.00	1	EA	\$2,795
7	8" 90 degree Bends	\$375.00	3	EA	\$1,125
8					
9					
10					
11					
12					
POTABLE WATER SUBTOTAL					
Pavement					
1	Grasspave Firelane	\$3.25	8,400	SF	\$27,300
2					
3					
4					
5					
6					
PAVEMENT SUBTOTAL					
Testing and Miscellaneous					
1	Densities & BAC T's		1	LS	\$1,250
2					
3					
4					
5					
TESTING AND MISCELLANEOUS SUBTOTAL					
Total Base Bid Cost					\$77,870

Signature  Date 4/22/22  
James Bushouse, P.E.

