

EXHIBIT 'B'

MONTERRA COMMERCIAL -CITY OF COOPER CITY
 CTA PROJECT #: 10-0026-007-04
 ENGINEER'S CONSTRUCTION COSTS

WATER				
ITEM	TOTAL	UNIT	UNIT COST	TOTAL COST
FIRE HYDRANT ASSEMBLY (INCLUDES TEE AND GATE VALVE)	6	EA	\$5,000.00	\$30,000.00
BACTERIOLOGICAL SAMPLING POINT	7	EA	\$500.00	\$3,500.00
12" PVC WATER MAIN	1,322	LF	\$72.00	\$95,184.00
6" PVC WATER MAIN	33	LF	\$27.00	\$891.00
6" DIP WATER MAIN	235	LF	\$40.00	\$9,400.00
4" DIP WATER MAIN	118	LF	\$27.00	\$3,186.00
2" PE WATER SERVICE	262	LF	\$10.00	\$2,620.00
2" METER	5	EA	\$1,000.00	\$5,000.00
2" BACKFLOW PREVENTER	5	EA	\$1,500.00	\$7,500.00
REMOVE EXISTING PLUG AND CONNECT TO EXISTING WATER MAIN	3	EA	\$1,500.00	\$4,500.00
12" PLUG WITH 4" BLOW-OFF	2	EA	\$1,000.00	\$2,000.00
12" GATE VALVE	6	EA	\$2,500.00	\$15,000.00
6" GATE VALVE	6	EA	\$1,200.00	\$7,200.00
4" GATE VALVE	1	EA	\$750.00	\$750.00
FIRE DEPARTMENT CONNECTION	4	EA	\$1,500.00	\$6,000.00
6" DOUBLE DETECTOR CHECK VALVE	3	EA	\$3,000.00	\$9,000.00
4" DOUBLE DETECTOR CHECK VALVE	1	EA	\$2,000.00	\$2,000.00
12" X 12" TEE	1	EA	\$1,600.00	\$1,600.00
12" X 6" TEE	3	EA	\$1,200.00	\$3,600.00
12" X 4" TEE	1	EA	\$800.00	\$800.00
12" 90 DEGREE BEND	2	EA	\$1,200.00	\$2,400.00
12" 45 DEGREE BEND	3	EA	\$1,000.00	\$3,000.00
12" 22.5 DEGREE BEND	1	EA	\$900.00	\$900.00
12" 11.25 DEGREE BEND	1	EA	\$800.00	\$800.00
6" 90 DEGREE BEND	3	EA	\$600.00	\$1,800.00
4" 90 DEGREE BEND	1	EA	\$150.00	\$150.00
4" 22.5 DEGREE BEND	2	EA	\$125.00	\$250.00
TOTAL WATER				\$219,031.00
SANITARY SEWER				
ITEM	TOTAL	UNIT	UNIT COST	TOTAL COST
MANHOLE 4' DIAMETER (0-6' DEPTH)	2	EA	\$4,000.00	\$8,000.00
MANHOLE 4' DIAMETER (6-8' DEPTH)	4	EA	\$4,500.00	\$18,000.00
MANHOLE 4' DIAMETER (8-10' DEPTH)	1	EA	\$5,000.00	\$5,000.00
8" PVC (0-6' DEPTH)	570	LF	\$40.00	\$22,800.00
8" PVC (6-8' DEPTH)	681	LF	\$50.00	\$34,050.00
8" DIP (0-6' DEPTH)	50	LF	\$60.00	\$3,000.00
6" PVC SERVICE LINE	358	LF	\$15.00	\$5,370.00
6" CLEANOUT	22	EA	\$200.00	\$4,400.00
REMOVE EXISTING PLUG AND CONNECT 8" GRAVITY SEWER	1	EA	\$500.00	\$500.00
GREASE TRAP	3	EA	\$10,000.00	\$30,000.00
UPSISE EXISTING LIFT STATION PUMP IMPELLER	2	EA	\$2,000.00	\$4,000.00
TOTAL SANITARY SEWER				\$135,120.00

**Chad
 Everett
 Edwards**

Digitally signed by
 Chad Everett
 Edwards
 Date: 2024.04.15
 09:49:31 -04'00'

Summary	
Water	\$ 219,031.00
Sewer	\$ 135,120.00
Total Cost	\$ 354,151.00

Prepared by:

Craven Thompson & Associates, Inc.
 3563 NW 53rd Street, Fort Lauderdale, FL 33309
 Florida Board of Professional Engineers, Surveyors and Appraisers, License No. 271

Chad E. Edwards, P.E.
 Senior Supervising Engineer
 Florida Registration No. 59306

Professional Engineer, License No. 59306.

This item has been digitally signed and sealed by
Chad E. Edwards on the date indicated here.
 Printed copies of this document are not
 considered signed and sealed and the signature
 must be verified on any electronic copies.

April 4, 2024

Mr. Hamid Nikvan, P.E., Asst. Utilities Director
Cooper City Utilities Department
11791 Southwest 49th Street
Cooper City, FL 33330

**RE: MONTERRA COMMERCIAL BRIGHTSTAR REDESIGN
CTA PROJECT NO. 10-0026-007-04**

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Verma:

The water and sewer site improvements for the above-referenced project, as approved by your office, have been to the best of our knowledge and belief, constructed in substantial accordance with the approved plans. By copy of this correspondence, we respectfully request your office's final approval of the water and sewer site improvements.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

**Chad Everett
Edwards**

Digitally signed by
Chad Everett Edwards
Date: 2024.04.04
16:48:14 -04'00'

Chad E. Edwards, State of Florida,
Professional Engineer, License No. 59306

This item has been digitally signed and sealed by
Chad E. Edwards on the date indicated here.
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

CHAD E. EDWARDS, P.E.
Senior Supervising Engineer
Florida Registration No. 59306
Florida Licensed Engineering Business No. 271

CEE/ jm
Enclosures

3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954) 739-6400
Fax: (954) 739-6409

BILL OF SALE

KNOW ALL BY THESE PRESENTS that **MONTERRA INVESTMENTS, LLC**, a Florida limited liability company (hereinafter called "**GRANTOR**"), which term shall include the singular or plural as the context shall require, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by the **CITY OF COOPER CITY, FLORIDA**, a political subdivision of the State of Florida, (hereinafter called "**GRANTEE**"), the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto Grantee, its successors and assigns, the following:

All water and sewer facilities built and constructed to serve **SHOPS AT MONTERRA COMMONS**, located at 3500 -3900 N. University Dr, Cooper City, 33024 in 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.

TO HAVE AND TO HOLD the same unto the **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant to and with the **GRANTEE**, its successors and assigns, that **GRANTOR** is the lawful owner of the above described; that said property is free from all encumbrances; that **GRANTOR** has good right to sell the same aforesaid; that the **GRANTOR** will warrant and defend the sale of the said property unto the **GRANTEE**, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

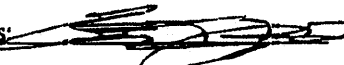
IN WITNESS WHEREOF, Grantor, by its proper officials has executed this instrument on 28th day of

March, 2024.

GRANTOR:

Monterra Investments, LLC

Witness:


Print Name: CORINNA YERGENS

Address: 600 W HILSTON BLVD #202
DEERFIELD BEACH, FL 33441

By:


Print Name: Cary Goldberg

Title: Manager

Witness:


Print Name: Charles L. Mang

Address: 600 W HILSTON BLVD SUITE 202
DEERFIELD BEACH, FL 33441

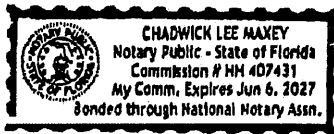
STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing Easement Dedication was acknowledged before me by means of physical presence or online notarization, this 28th day of March, 2024 by Cory Goldberg, the Manager of Monterra Investments LLC, a limited liability company. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of March, 2024.

My Commission Expires:



[Handwritten Signature]

Notary Public

Chadwick Lee Maxey

Typed or printed name of Notary Public

Utilities Director/City Engineer
City of Cooper City
11791 SW 49th St
Cooper City, FL 33330

July 11, 2024

Subject: Bond Release Request for Shoppes at Monterra Commons

Dear Utilities Director:

Please accept this written bond release request for the completion of site water and sanitary sewer improvements at the Shoppes at Monterra Commons in Cooper City, located at 3500-3900 N University Dr, Cooper City, FL 33069. The project was constructed in accordance with approved plans and asbuilts have been submitted as part of the close out process.

The current bond to the city is in the amount of \$389,566 for the water and sanitary sewer improvements. This bond is provided by Lexington National Insurance Corporation as bond #L259893-2123.

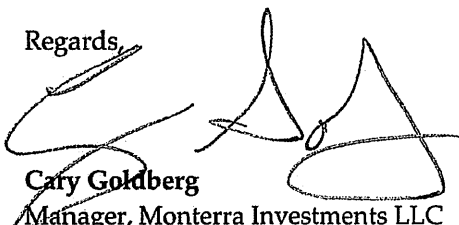
This request is to release the bond amount currently being held by Cooper City.

This project is a shopping center with the same single entity ownership by Monterra Investments, LLC as permitted.

In addition, let this letter serve as a request for the City of Cooper city to accept ownership of the water/sanitary sewer utilities associated with the project.

If you have any questions, please contact me.

Regards,



Cary Goldberg
Manager, Monterra Investments LLC
600 W Hillsboro Blvd, Suite 202
Deerfield Beach, FL 33441
E: Cary@diversifiedcos.com
P: 954.776.1005

WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of final payment in the amount of \$ 205,748.93, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Grycon, LLC on the job of Shoppes of Monterra to the following described property:

**3500-3900 N. University Drive
Cooper City, Florida 33024**

DATED on March 13, 20 24

Legal Name of Lienor Solution Construction, Inc

By: [Signature]

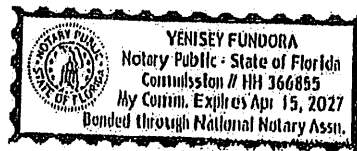
Title: Andres Correa - President

Sworn to (or affirmed) and subscribed before me this 13 day of March, 2024

by Andres Correa

[Signature]
Notary Public
Print Name: _____

Personally Known
OR
Produced Identification
Type of Identification Produced: _____



**LEGAL DESCRIPTION OF MONTERRA COMMERCIAL NORTH PARCEL
COOPER CITY, BROWARD COUNTY, FLORIDA
Shoppes at Monterra Commons**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "C-2", "MONTERRA PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 155 THRU 168, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "C-2", SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.64°07'47"W.;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL "C-2", ALONG THE ARC OF SAID CURVE TO C-2", ALONG THE ARC OF SAID CURVE TO , ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°46'23" AND A RADIUS OF 2,964.79 FEET FOR AN ARC DISTANCE OF AND A RADIUS OF 2,964.79 FEET FOR AN ARC DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°17'37" AND A RADIUS OF 2964.79 FEET FOR AN ARC DISTANCE OF 273.92 FEET TO A POINT OF TANGENCY;

THENCE S.31°56'13"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 203.32 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°36'50" AND A RADIUS OF 2837.05 FEET FOR AN ARC DISTANCE OF 327.49 FEET TO A POINT ON A NON-TANGENT LINE, (THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL "C-2")

THENCE S.64°40'37"W. ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; SAID CURVE BEING 100 FEET WESTERLY OF AND CONCENTRIC WITH THE PREVIOUSLY DESCRIBED CURVE AND THE EAST LINE OF SAID PARCEL "C-2, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.64°40'37"E.; C-2, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.64°40'37"E.;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CONCENTRIC CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°08'31" AND A RADIUS OF 2737.05 FEET FOR AN ARC DISTANCE OF 150.09 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.68°01'42"W. A DISTANCE OF 31.94 FEET;

THENCE S.47°04'20"W. A DISTANCE OF 39.08 FEET;

THENCE S.73°26'57"W. A DISTANCE OF 72.83 FEET;

THENCE S.43°13'46"W. A DISTANCE OF 12.58 FEET;

THENCE S.73°26'57"W. A DISTANCE OF 107.10 FEET;

THENCE N.80°01'40"W. A DISTANCE OF 57.68 FEET;

THENCE N.18°17'45"W. A DISTANCE OF 13.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.13°48'54"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°45'59" AND A RADIUS OF 127.57 FEET FOR AN ARC DISTANCE OF 26.20 FEET TO A POINT OF TANGENCY;

THENCE S.64°25'07"W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 90.93 FEET;

THENCE S.52°48'08"W. A DISTANCE OF 103.24 FEET;

THENCE N.37°13'10"W. A DISTANCE OF 78.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.46°20'29"W.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°35'59" AND A RADIUS OF 923.39 FEET FOR AN ARC DISTANCE OF 122.48 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.58°21'58"E. A DISTANCE OF 150.53 FEET;

THENCE N.31°38'02"W. A DISTANCE OF 52.47 FEET;

THENCE N.58°21'58"E. A DISTANCE OF 313.54 FEET;

THENCE N.31°38'02"W. A DISTANCE OF 614.11 FEET;

THENCE N.64°07'47"E. A DISTANCE OF 223.80 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE AND BEING WITHIN COOPER CITY, BROWARD COUNTY, FLORIDA AND CONTAINING 6.99 ACRES (304,386 SQUARE FEET), MORE OR LESS.

**CITY OF COOPER CITY
EASEMENT DEDICATION**

On this 28th day of March— 2024 MONTERRA INVESTMENTS, LLC having an address of 600 W Hillsboro Blvd Suite 202, Deerfield Beach, FL 33441 (hereinafter, "Grantor") expressly grants an easement to the City of Cooper City, a municipal corporation of the State of Florida, having an address at 9090 SW 50 Place, Cooper City, Florida, (hereinafter "Grantee"), subject to the following provisions and in consideration of the sum of \$10.00 and other good and valuable considerations paid to Grantee to Grantor, receipt of which is hereby acknowledged by both parties.

Grantor is the fee simple owner of the parcel of real property, a legal description of which is attached hereto as EXHIBIT "A", and incorporated by reference herein, (hereinafter "the servient estate").

Grantor hereby grants, bargains and sells to Grantee, its successors and assigns, a perpetual easement under, over and upon a portion of the servient estate, a legal description of which is attached hereto as EXHIBIT "B", and incorporated by reference herein, (hereinafter "the easement area").

Grantee may use the easement area for Grantee's right to utilize the easement area shall be exclusive to the extent that Grantor shall grant no easement or license, nor make any covenants, having the effect of permitting use of the easement area by one other than Grantee, except grantor may furnish an easement to other utilities that cross this easement at right angles. Grantor may, or its own purposes, utilize the easement area and shall retain a right of free ingress and egress under, over and upon the easement area; 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. Grantor grants to Grantee, a perpetual non-exclusive easement upon the servient estate whereby Grantee shall have reasonable access necessary to fully exercise Grantee's rights within the easement area. The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with the land and is binding upon the servient estate. The 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. Grantee shall record this document in the Public Records of Broward County, Florida. This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument, shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

IN WITNESS WHEREOF, Grantor, by its proper officials has executed this instrument on 28th
day of March 2024.

GRANTOR:

Monterra Investments, LLC

Witness:

[Signature]
Print Name: COURTNEY YENGLER

By:

[Signature]
Print Name: Cary Goldberg

Address: 602 W. HILLSBORO BLVD #202 Title: Manager

DEERFIELD BEACH, FL 33441

Witness:

[Signature]
Print Name: Chadwick L. Maxey

Address: 602 W Hillsboro blvd suite 202

Deerfield Beach, FL 33441

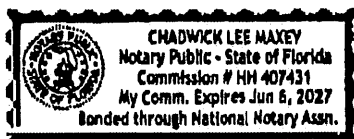
STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing Easement Dedication was acknowledged before me by means of physical presence or online notarization, this 28th day of March, 2024 by Cary Goldberg, the Manager of Monterra Investments LLC, a limited liability company. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of March, 2024.

My Commission Expires:



[Signature]
Notary Public

Chadwick Lee Maxey
Typed or printed name of Notary Public

Typed or printed name of Notary Public

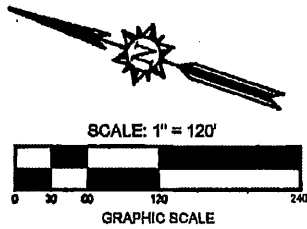
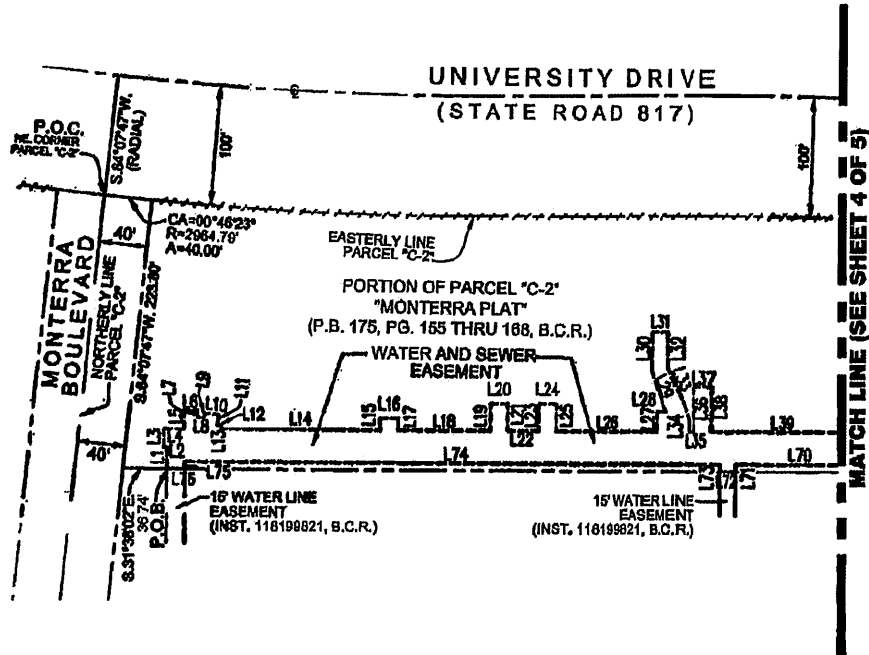


STONER
 SURVEYORS • MAPPERS
 Licensed Business No. 0633

4341 S.W. 62nd Avenue
 Davie, Florida 33314

TEL (954) 585-0997
 www.stonersurveyors.com

**SKETCH OF DESCRIPTION
 WATER AND SEWER EASEMENT
 COOPER CITY, BROWARD COUNTY, FLORIDA**



LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- LB. LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- L1 LINE 1 (REFER TO LINE TABLE)
- ⊙ CENTERLINE
- INST. INSTRUMENT RECORDING NUMBER

NOTE:
 SEE SHEETS 1 OF 5 FOR THE LEGAL
 DESCRIPTION OF THE PROPERTY
 SHOWN GRAPHICALLY HEREON.

SHEET 3 OF 5

SKETCH NO. 21-9180-U.E.



STONER

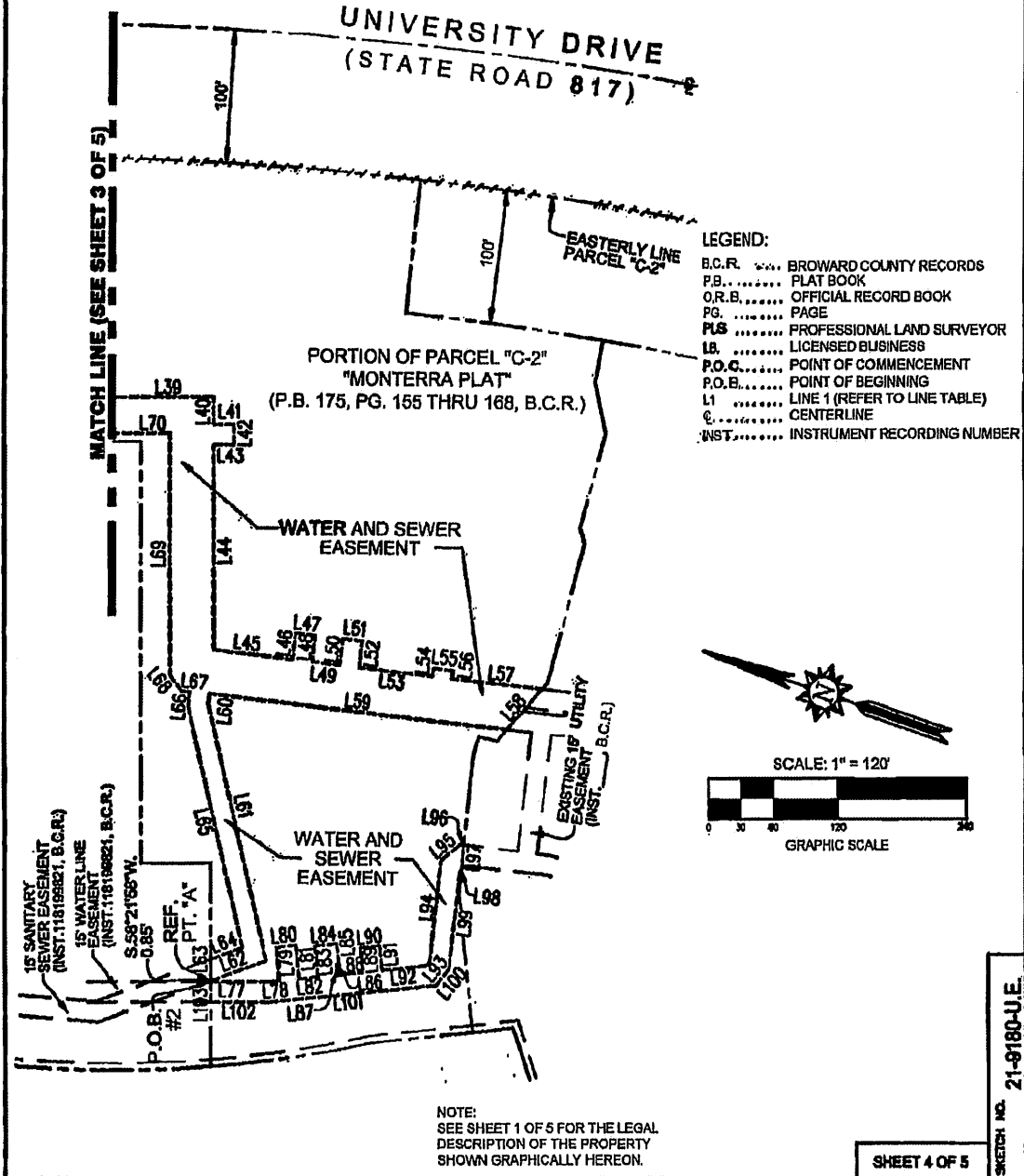
SURVEYORS • MAPPERS

Licensed Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

TEL (954) 585-0997
www.stonersurveyors.com

SKETCH OF DESCRIPTION WATER AND SEWER EASEMENT COOPER CITY, BROWARD COUNTY, FLORIDA





STONER

SURVEYORS • MAPPERS

4341 S.W. 62nd Avenue
Davie, Florida 33314

Licensed Business No. 6633

TEL (954) 585-0997
www.stonersurveyors.com

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.58°21'08"E.	17.96'
L2	N.31°38'52"W.	2.58'
L3	N.58°21'08"E.	15.00'
L4	S.31°38'48"E.	16.73'
L5	N.58°21'12"E.	15.38'
L6	S.31°38'48"E.	11.20'
L7	S.58°21'12"W.	5.61'
L8	S.31°38'48"E.	5.74'
L9	N.84°03'44"E.	3.81'
L10	S.25°58'16"E.	11.66'
L11	S.84°03'44"W.	8.78'
L12	S.25°58'16"E.	3.12'
L13	S.58°21'08"W.	3.35'
L14	S.31°38'52"E.	135.11'
L15	N.58°21'08"E.	10.15'
L16	S.31°41'38"E.	14.99'
L17	S.58°18'22"W.	10.17'
L18	S.31°38'52"E.	77.44'
L19	N.57°58'06"E.	22.81'
L20	S.31°38'48"E.	15.00'
L21	S.58°21'08"W.	22.81'
L22	S.31°38'52"E.	28.18'
L23	N.58°21'12"E.	22.81'
L24	S.31°38'48"E.	15.00'
L25	S.58°21'08"W.	22.81'
L26	S.31°38'52"E.	89.44'
L27	N.58°21'25"E.	16.98'
L28	S.31°38'35"E.	8.53'
L29	N.35°51'25"E.	35.73'
L30	N.58°21'25"E.	33.04'
L31	S.31°38'57"E.	15.00'
L32	S.58°21'25"W.	30.06'
L33	S.35°51'25"W.	46.64'
L34	S.58°21'25"W.	9.88'
L35	S.31°38'52"E.	4.29'
L36	N.58°21'08"E.	37.84'
L37	S.31°41'38"E.	15.00'
L38	S.58°21'08"W.	37.55'
L39	S.31°38'52"E.	167.12'
L40	S.58°21'16"W.	20.68'
L41	S.31°38'44"E.	15.31'
L42	S.58°21'16"W.	15.00'
L43	N.31°38'44"W.	15.81'
L44	S.58°21'12"W.	162.84'
L45	S.24°54'19"E.	59.41'
L46	N.65°05'41"E.	19.49'
L47	S.24°57'06"E.	15.00'
L48	S.65°05'41"W.	19.51'
L49	S.24°54'19"E.	21.24'
L50	N.65°05'41"E.	19.49'
L51	S.24°57'06"E.	15.00'
L52	S.65°05'41"W.	19.51'
L53	S.24°54'19"E.	57.15'
L54	N.85°05'41"E.	6.00'

SKETCH OF DESCRIPTION WATER AND SEWER EASEMENT COOPER CITY, BROWARD COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L55	S.24°54'19"E.	15.00'
L56	S.85°05'41"W.	6.00'
L57	S.24°54'19"E.	68.35'
L58	N.80°01'40"W.	40.23'
L59	N.24°54'19"W.	227.23'
L60	S.84°55'06"W.	8.00'
L61	S.45°48'22"W.	194.28'
L62	N.51°32'47"W.	43.68'
L63	N.58°21'58"E.	15.85'
L64	S.51°32'47"E.	25.06'
L65	N.45°48'22"E.	183.59'
L66	N.84°55'08"E.	10.56'
L67	N.24°54'19"W.	6.23'
L68	N.20°05'41"E.	14.42'
L69	N.58°21'18"E.	180.58'
L70	N.31°38'52"W.	112.01'
L71	S.58°21'08"W.	6.08'
L72	N.31°38'02"W.	15.00'
L73	N.58°21'08"E.	8.07'
L74	N.31°38'52"W.	457.40'
L75	S.58°21'25"W.	6.98'
L76	N.81°38'02"W.	15.00'
L77	S.31°39'13"E.	42.12'
L78	S.37°13'10"E.	9.22'
L79	N.52°46'50"E.	25.00'
L80	S.37°13'10"E.	15.00'
L81	S.52°46'50"W.	25.00'
L82	S.37°13'10"E.	14.17'
L83	N.52°46'50"E.	23.21'
L84	S.37°13'10"E.	16.96'
L85	S.52°46'50"W.	15.00'
L86	N.37°13'10"W.	1.98'
L87	S.52°46'50"W.	8.21'
L88	S.37°13'10"E.	19.76'
L89	N.52°46'50"E.	16.48'
L90	S.37°13'10"E.	15.00'
L91	S.52°46'50"W.	16.48'
L92	S.37°13'10"E.	34.36'
L93	S.82°13'10"E.	4.57'
L94	N.65°05'41"E.	75.31'
L95	S.69°54'19"E.	18.35'
L96	S.24°54'19"E.	2.84'
L97	S.84°25'07"W.	18.18'
L98	N.69°54'19"W.	1.46'
L99	S.65°05'41"W.	73.50'
L100	N.82°13'10"W.	15.18'
L101	N.37°13'10"W.	129.47'
L102	N.31°39'13"W.	42.85'
L103	N.58°21'58"E.	15.00'

This instrument was prepared by and return to:

Joanna Plessis, Esq.
Serber & Associates, P.A.
2875 NE 191st Street Suite 901
Aventura, FL 33180

JOINDER AND CONSENT

The undersigned hereby certifies that it is the holder of that certain Mortgage, Assignment of Leases and Rents and Security Agreement recorded on May 13, 2022 in Instrument No. 118143249, that Assignment of Agreements Affecting Real Estate recorded on May 16, 2022 in Instrument No. 118146649, and that UCC Financing Statement recorded on May 13, 2022 in Instrument No. 118143250, of the Public Records of Broward County, Florida (collectively, the Loan Documents”), and hereby joins in and consents to the following instruments (collectively, the “Easement Documents”):

1. City of Cooper City Easement Dedication recorded on April 5, 2024, in Instrument Number 119494893 of the Public Records of Broward County, Florida, and
2. Bill of Sale recorded on April 5, 2024, in Instrument Number 119495019 of the Public Records of Broward County, Florida.

**VALLEY NATIONAL BANK, a National
Banking Association**

Tyler McGinley
 Witness 1
 Printed Name: Tyler McGinley
 Address: 2121 Force de Leon Blvd
Suite 620, Coral Gables, FL 33134

Jason Gherdovich
 By: Jason Gherdovich
 Name: Jason Gherdovich
 Title: SVP

David Zbrozhek
 Witness 2
 Printed Name: David Zbrozhek
 Address: 301 East Lys Olzs Blvd #600
Fort Lauderdale, FL 33301

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of June, 2024 by Jason Gherdovich, SVP of VALLEY NATIONAL BANK, who is personally known to me or has produced _____ as identification.



Gomtie Ramnarain
 Notary Public
 Printed Name: Gomtie Ramnarain
 My Commission Expires: _____

SERBER & ASSOCIATES, P.A.

Turnberry Plaza, Suite 801 2875 N.E. 191st Street - Aventura, Florida 33180
Phone 305-932-6262 Fax 305-933-9393 From Buenos Aires 5258-7140
www.serberlawfirm.com

OPINION OF TITLE

To: City of Cooper City

With the understanding that this Opinion of Title is furnished to the City of Cooper City, Broward County, Florida, for 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, covering the real property, hereinafter described, it is hereby certified that I have examined Chicago Title Insurance Company Owner's Policy of Title Insurance (Policy Number 7230609-221972087) covering the period from the BEGINNING to the 4th day of December 2020 at the hour of 4:26 p.m. and a Fidelity National Title Insurance Company Property Information Report (File No. 11714112) from 4th day of December 2020, through the 15th day of April 2024 at the hour of 11:00 p.m. inclusive, of the following described real property in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

Basing my opinion on the above-referenced title policy and property information report covering said period, I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

MONTERRA INVESTMENTS, LLC, a Florida limited liability company

with Alan Goldberg or Cary Goldbergs, as Managers of MONTERRA INVESTMENTS, LLC, a Florida limited liability company authorized to sign documents on behalf of MONTERRA INVESTMENTS, LLC, a Florida limited liability company.

Subject to the following liens, encumbrances and other exceptions:

1. RECORDED MORTGAGES:

a. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT to Valley National Bank, a national banking association, recorded on May 13, 2022 under Instrument #118143249.

b. UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM to Valley National Bank, a national banking association, recorded May 13, 2022 under Instrument #118143250.

c. ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE to Valley National Bank, a national banking association, recorded on May 16, 2022 under Instrument #118146649.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

3. GENERAL EXCEPTIONS:

a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the time period covered by this Opinion of Title.

b. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

c. Any lien for services, labor, or materials in connection with improvements, repairs or renovations, not shown by the public records.

d. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority.

e. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

4. SPECIAL EXCEPTIONS:

See Exhibit "B" attached and incorporated herein by reference.

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

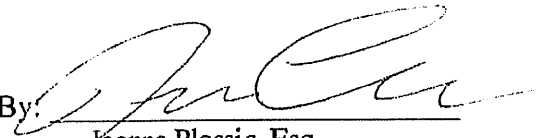
Therefore, it our opinion that none of the exceptions listed above will restrict the use of the property for the purposes set forth in the water and sewer agreement, assignment, warranty deed, easement, covenant and unity of title, as applicable.

Further, it is our opinion that the following parties must join MONTERRA INVESTMENTS, LLC in the proposed water and sewer agreement, assignment, warranty deed, easement, covenant and unity of title, as applicable:

1. Valley National Bank, a national banking association.

I HEREBY 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 29th day of April 2024.

By: 
Joanna Plessis, Esq.
Florida Bar No. 57822

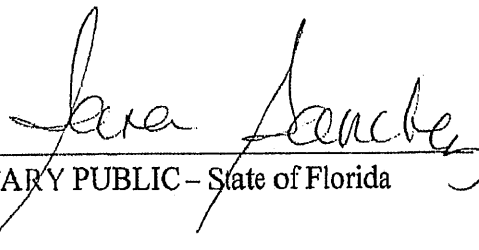
Serber & Associates, P.A.
Turnberry Plaza, Suite 901
2875 N.E. 19 1st Street
Aventura, Florida 33180
Phone: (305) 932-6262
Fax: (305) 933-9393

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April 2024 by Joanna Plessis. She is personally known to me or has produced () as identification.



Sara Sanchez
Comm.: HH 161111
Expires: Aug. 4, 2025
Notary Public - State of Florida


NOTARY PUBLIC - State of Florida