



July 29, 2016

Jonathan Keith, PE
Vice President of Land Acquisitions and Development
TDON Development

RE: CLARITY POINTE OF COCONUT CREEK REQUEST FOR CONVERSION OF
FPL PRIMARY OVERHEAD FEEDER FACILITIES TO UNDERGROUND

Dear Mr. Keith,

Per your email we have reviewed your request to convert the FPL Primary Overhead Feeder facilities and place them underground. The frontage of this specific site is only approximately 330 feet.

Due to service reliability and good engineering practices FPL would not convert these facilities from overhead to underground. FPL needs to maintain its high standard for service reliability and conversions of this type create several additional potential points of failure for the FPL facilities. If FPL were to convert spans as short as this, it would have an up and down roller coaster effect on our facilities creating an excessive amount of potential points of failure and severely impact the service reliability to the surrounding community.

Conversions of this type do nothing to improve the reliability or the aesthetics of the surrounding area as the poles do not disappear; they either become a much larger self-supporting concrete pole or FPL has to add additional equipment such as down guys and anchors in the ground to support the momentum of the overhead facilities being stopped or dead-ended on either side of the proposed site for conversion.

If FPL were to convert these facilities it would be more practical to be done as part of the overall conversion of Johnson Road. The City of Coconut Creek has contacted me about such an undertaking and as such the new ballpark cost that would be the approximate portion for this parcel is approximately \$71,000 which would include two switch cabinets, single phase transformer, and the underground feeder cable. This Ballpark Estimate is based upon the customer installing the PVC, transformer pad, and switch cabinet chambers.

Should you have any other questions please feel free to contact me at 954-956-2032 or 954-610-8274.

Sincerely,

A handwritten signature in cursive script that reads "Charlie Leikauf".

Charlie Leikauf
Senior System Project Manager



N.L. Electrical Distribution Design, Inc.
Utility Consulting Services

September 12,2016

Re: Utility Wavier for the City of Coconut Creek
CLARITY POINTE COCONUT CREEK
5461 JOHNSON RD E/O 441

Dear , Jonathan

Please see the analysis of the cost to convert the existing overhead lines to underground for the ATT/ Comcast lines in accordance with the City requirements.

This analysis is to provide a ball park amount for the overhead to underground conversion adjacent to the front of the property. The frontage span 330' and borders the north side of Johnson St.

It appears that Comcast and ATT are on the FPL poles. There is one pole about center of the property and the poles to the east and west of the property lines are properties lines. Comcast and ATT would use a joint trench, but each utility would charge separately.

- Comcast - 330' @ \$15/ft = \$4950 plus one pedestal possible-total about \$10,000
- ATT – 330' @ \$18/ft = \$5940 plus cross box – total \$25,000

Total cost \$35,000 +/-

This estimated cost is what we believe would be owed to the city for your portion if the conversion was completed at a later date in combination with other properties.

You will also incur contractor charges to install and purchase the conduits.

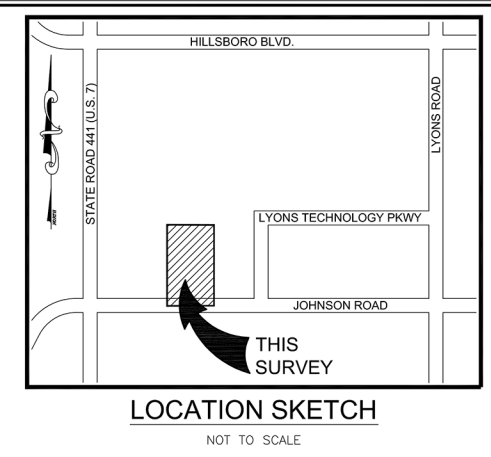
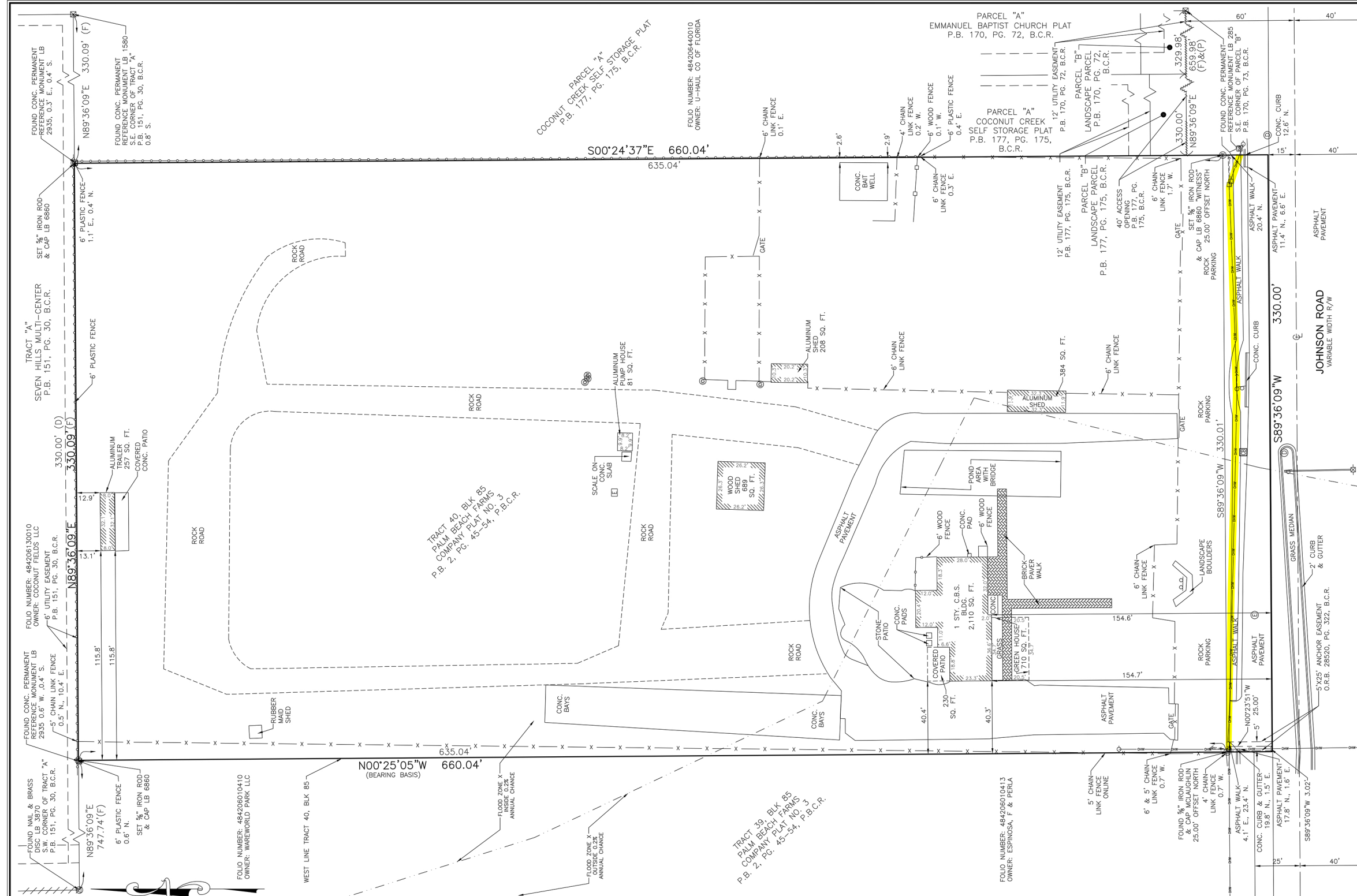
This cost is what you would owe the city for your portion if the conversion was completed at a later date in combination with other properties.

At the time of conversion or before , the customer will be required to purchase and install conduit for the ATT /cable conduit.

Sincerely

Normand Lapierre ,

Present of N.L.E.D.D. Inc.



SURVEY NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 201506002, EFFECTIVE DATE MAY 5, 2015 AT 8:00 A.M.
- THE FEATURES SHOWN HEREON ARE LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THE SIZE AND/OR SCALE OF SOME FEATURES MAY HAVE BEEN ALTERED FOR CLARITY. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WITH AN EXPECTED ACCURACY OF ± 0.10'.
- BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 00°25'05\"/>

LEGAL DESCRIPTION:

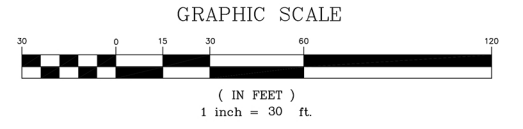
THE WEST 330.00 FEET OF TRACT 40, BLOCK 85, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54; SAID LANDS LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

AREA:

217,843 SQUARE FEET OR 5.001 ACRES MORE OR LESS

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	R/W	RIGHT OF WAY	⊕	STORM DRAIN MANHOLE	⊠	ELECTRICAL BOX
BLD.C.	BUILDING	P.B.	PLAT BOOK	⊙	SINGLE POST SIGN	⊠	ELECTRIC HAND HOLE
CB	CATCH BASIN	P.B.C.R.	PALM BEACH COUNTY RECORDS	⊙	WOOD UTILITY POLE	⊠	ELECTRIC MANHOLE
C.B.S.	CONCRETE BLOCK STRUCTURE	PG.	PAGE	⊙	CONCRETE UTILITY POLE	⊠	CATCH BASIN
CONC.	CONCRETE	STY.	STORY	⊙	DOUBLE POST SIGN	⊠	IRRIGATION CONTROL VALVE
D.B.	DEED BOOK	TYP.	TYPICAL	⊙	GUY ANCHOR	⊠	TRAFFIC MAST ARM
E.H.	ELECTRIC HAND HOLE	(P)	PER PLAT MEASUREMENT	⊙		⊠	PLASTIC FENCE
ICV	IRRIGATION CONTROL VALVE	(F)	PER FIELD MEASUREMENT	⊙		⊠	CHAIN LINK FENCE
LB	FLORIDA LICENSED BUSINESS NUMBER	(D)	PER DEED MEASUREMENT	⊙		⊠	WOOD FENCE
O.R.B.	OFFICIAL RECORDS BOOK			⊙		⊠	OVERHEAD WIRES
				⊙		⊠	NON VEHICULAR ACCESS LINE



ENCUMBRANCE NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS	PLOTTED ON SURVEY	COMMENT
			YES NO	YES NO	
1	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.	N/A		X	STANDARD TITLE EXCEPTION
2	TAXES OR ASSESSMENTS FOR THE YEAR 2015, WHICH ARE NOT YET DUE AND PAYABLE AND SUBSEQUENT YEAR, WHICH ARE NOT YET DUE AND PAYABLE.	N/A		X	STANDARD TITLE EXCEPTION
3	STANDARD EXCEPTIONS: A THRU D	N/A		X	STANDARD TITLE EXCEPTION
3-A	EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.	N/A		X	STANDARD TITLE EXCEPTION
3-B	RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.	N/A		X	STANDARD TITLE EXCEPTION
3-C	ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	N/A		X	STANDARD TITLE EXCEPTION
3-D	TAXES AND ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.	N/A		X	STANDARD TITLE EXCEPTION
4	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN THE PLAT OF THE PALM BEACH FARMS COMPANY PLAT NO. 3	PLAT BOOK 2, PAGES 45-54 O.R.B. 6717, PAGE 2501 O.R.B. 21629, PAGE 796	X X X	X X X	AS SHOWN ON SURVEY NO PLOTTABLE MATTERS NO PLOTTABLE MATTERS
5	RESERVATIONS AS SET FORTH AND RESERVED IN DEED NO. 1163 BY BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT.	DEED BOOK 454, PAGE 10	X	X	NO PLOTTABLE MATTERS
6	ASSIGNMENTS OF CERTAIN GAS PROPERTIES BETWEEN CITY GAS COMPANY, AND PEOPLES GAS SYSTEMS, INC.	O.R.B. 17856, PAGE 376	X	X	NO PLOTTABLE MATTERS
7	EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY.	O.R.B. 5347, PAGE 612 O.R.B. 28520, PAGE 322	X X	X X	NO PLOTTABLE MATTERS AS SHOWN ON SURVEY

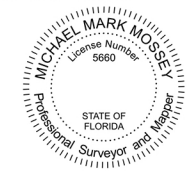
CERTIFICATION:

CERTIFIED TO: CLARITY POINTE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, SOUTHEAST GUARANTY AND TITLE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(b)1, 8, 9, 11(c), 13, 14, 16, 18, 19, 20, AND 21 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5660
STATE OF FLORIDA



Digitally signed by Michael M. Mossey
DN: C=US,
E=mmossey@keith-associates.com,
O=Keith and Associates, OU=PSM
5660, CN=Michael M. Mossey
Date: 2015.12.22 18:05:43-0500'

LAST DATE OF FIELD WORK: 6/25/15

ALTA / ACSM LAND TITLE SURVEY

A PORTION OF TRACT 40, BLOCK 85
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2, PAGES 45-54, B.C.R.
BROWARD COUNTY,
FLORIDA

DATE	REVISION	BY
12/22/15	CERTIFICATION	MMM
6/25/15	SCALE	1" = 30'
	FIELD BOOK	662
	DRAWN BY	DDB
	CHECKED BY	MMM

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6660