

CRAIG A. SMITH & ASSOCIATES

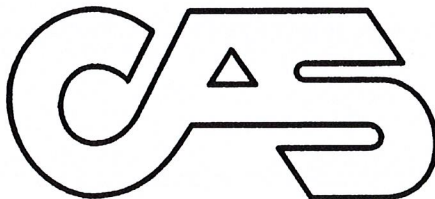
PROPOSED SCOPE OF SERVICES AND PROPOSED FEE

FOR

PROFESSIONAL SURVEYING SERVICES

**FLORIDA COMMERCE PARCELS
CITY OF OAKLAND PARK, FLORIDA
ALTA/NSPS LAND TITLE SURVEY**

DATED: August 12, 2026



CRAIG A. SMITH & ASSOCIATES

Consulting Engineers•Planners•Surveyors

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PROPOSED SCOPE OF SERVICES AND PROPOSED FEE
FOR
PROFESSIONAL SURVEYING SERVICES

PROJECT NAME: Florida Commerce Parcels

PROPOSAL NUMBER: OCASA-0984

PROJECT DESCRIPTION: Map of Boundary Survey (with ALTA/NSPS options)

CLIENT: City of Oakland Park

Attention: Ana Alvarez
Chief Planning Officer

Address: 1100 Park Lane East
Oakland Park, Florida 33334

Phone: 954-630-4273
E-Mail: anaa@oaklandparkfl.gov

GENERAL:

Craig A. Smith and Associates proposes to accomplish the professional surveying services for the above project as outlined in this proposal. When the parties have agreed upon the details of the services to be provided, the fees to be paid for the services, and sign this proposal, this proposal will become a formal written agreement. **It is estimated the survey will be complete by the first week of September, 2026, barring unforeseen circumstances. Access to the property must be provided to the Surveyor's Agents prior to the commencement of field work.**

PURPOSE:

The City of Oakland Park is in negotiations to acquire property along Oakland Park Boulevard West, consisting of Tracts 1 through 3 of Rainbow Plaza as recorded in Plat Book 77, Page 29, Public Records of Broward County, Florida and Tract A of Bates Commercial Park, as recorded in Plat Book 85, Page 4, Public Records of Broward

County, Florida. The City has requested a proposal to survey the Properties as one overall Parcel.

Craig A. Smith & Associates proposes to accomplish the services as follows:

S01 MAP OF BOUNDARY SURVEY (ALTA/NSPS OPTION)

Field surveying to produce a Map of Boundary Survey relative to the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys as adopted by the American Land Title Association. The survey will address items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(c), 8, 9, 13, 14, 16, 17 and 19 of Table A, thereof (attached). (Clarifications relating to certain ALTA Items listed above have been provided below). A title commitment, provided by the client, will be reviewed and exceptions to title which affect the subject parcel will be graphically indicated or noted on the Map of Survey. The Map of Boundary Survey adhering to Florida Statutes Chapter 472.027, Florida Administrative Code 5J-17 (Standards of Practice for Surveying in the State of Florida) will be represented on 24" X 36" or 11" X 17" sheets at an appropriate scale. A digitally signed and sealed .PDF of the survey will be provided.

This proposal does not include adherence to any standards other than those indicated above.

Item 6(a)(b): Documentation addressing zoning requirements must be provided to the Surveyor.

Item 17: Street right of way changes will be based on physical evidence only.

Item 20: Professional Liability Insurance will be limited to \$1,000,000 and \$2,000,000 in the aggregate.

\$59,600.00

FEE TOTAL

Craig A. Smith & Associates proposes to accomplish the services listed for a total lump sum fee of **Fifty-Nine Thousand Six Hundred and 00/00 Dollars (\$59,600.00)**.

PAYMENT OF FEE

Craig A. Smith & Associates proposes to invoice monthly based upon percent completion. Payment is due within thirty days of receipt of the invoice. If CLIENT has not made

payment within forty-five (45) days after receipt of the invoice, interest at the rate of 1½% per month will be added to the invoice. If no payment has been made forty-five (45) days after receipt of invoice, services will be suspended until Craig A. Smith & Associates has been paid in full. CLIENT agrees to pay Craig A. Smith & Associates all reasonable costs, charges, expenses and attorney fees expended or incurred to enforce any provisions hereof.

ADDITIONAL SERVICES

Any service not specifically included in the final Agreement will be considered as an Additional Service. Craig A. Smith & Associates will accomplish Additional Services upon proper written authorization of the CLIENT.

CRAIG A. SMITH & ASSOCIATES

Robert D. Keener

Robert D. Keener, P.S.M.
Vice President

ACCEPTED BY:

City of Oakland Park
Corporation Name

[Signature]
Signature

Sierra Marrero
Name of Authorized Representative

Assistant City Manager
Title

8/13/26
Date