

## **Grant Agreement Documentation Order: Property Improvement Program (PIP)**

1. Reso (2 Copies)
2. Signed Agreement (2 Copies)
3. W-9 (2 Copies)
4. Grant Application (2 Copies) – Back Up I
5. Letter of Intent (2 Copies) – Back Up I
6. Property Insurance (2 Copies) – Back Up I
7. Ownership Information (2 Copies) – Back Up I
8. Current Photos (2 Copies) – Back Up I
9. Letter of Authorization (2 Copies) – Exhibit A
10. Bib Summary Form (2 Copies) – Exhibit B
11. Selected Contractor(s) Quotes, Licenses and Insurance (2 Copies) – Exhibit B
12. Renderings (2 Copies) – Exhibit B
13. Non-Selected Contractor(s) Quotes (2 Copies) – Back Up II

RESOLUTION NO. R-BCRA-2022-66

A RESOLUTION OF THE HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY ("CRA"), APPROVING AND AUTHORIZING THE APPROPRIATE CRA OFFICIALS TO EXECUTE A PROPERTY IMPROVEMENT PROGRAM GRANT AGREEMENT WITH 404 N 17 AVE LLC FOR ON-SITE IMPROVEMENTS TO THE PROPERTY LOCATED AT 404 NORTH 17 AVENUE IN A TOTAL GRANT AMOUNT NOT TO EXCEED \$50,000.00.

WHEREAS, on February 2, 2011, the Community Redevelopment Agency ("CRA") Board passed and adopted Resolution No. R-CRA-2011-08, which amended and consolidated the Property Improvement Program ("PIP") for the Beach and Downtown Districts into one comprehensive program; and

WHEREAS, the CRA adopted the PIP to facilitate the upgrading of structures and/or eliminate slum and blighting influences within both districts of the CRA; and

WHEREAS, the PIP is a comprehensive program with eligibility guidelines and specific criteria; and

WHEREAS, 404 N 17 Ave LLC, as a duly authorized representative of 404 North 17 Avenue, submitted an application in accordance with PIP requirements; and

WHEREAS, 404 N 17 Ave LLC intends to improve the appearance of the property located at 404 North 17 Avenue, which is within the Downtown District of the CRA; and

WHEREAS, CRA staff has reviewed the application in accordance with the PIP guidelines and has determined that the 404 N 17 Ave LLC application meets the eligibility criteria for a grant under the PIP Program; and

WHEREAS, the total project cost for the 404 N 17 Avenue building is estimated at \$364,817.22, and the grant amount for this project will not exceed \$50,000.00, making the CRA's contribution approximately 14 % of the total cost; and

WHEREAS, 404 N 17 Ave LLC will expend these monies on the project and the grant will be distributed upon completion of improvements; and

WHEREAS, the proposed private redevelopment will enhance and preserve the CRA's efforts for redevelopment in the area and further promote commercial redevelopment in the CRA District; and

WHEREAS, the CRA Executive Director and CRA staff recommend approval of a grant to 404 N 17 Ave LLC pursuant to the PIP Program; and

WHEREAS, after reviewing the applications submitted by Lior Raviv on behalf of 404 N 17 Ave LLC, the CRA Board has found and determined that it would be beneficial to the redevelopment effort and a proper public purpose under Chapter 163, Florida Statutes, to support the 404 N 17 Ave LLC improvement project through a grant of funds pursuant to the terms and conditions set forth in the attached property improvement grant agreement to be executed by the parties; and

WHEREAS, funding for the attached agreement have been appropriated and exists in account number 166.668602.55200.548640.000000.000.000.

NOW, THEREFORE, BE IT RESOLVED BY THE HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That it approves and authorizes the execution, by the appropriate CRA officials, of the attached Property Improvement Program Grant Agreement with 404 N 17 Ave LLC, located at 404 North 17 Avenue, together with such non-material changes as may subsequently be agreed to by the CRA Executive Director and approved as to form and legal sufficiency by the CRA General Counsel.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

RESOLUTION APPROVING AND AUTHORIZING THE APPROPRIATE CRA OFFICIALS TO EXECUTE PROPERTY IMPROVEMENT PROGRAM GRANT AGREEMENT WITH 404 N 17 AVE LLC FOR ON-SITE IMPROVEMENTS TO THE PROPERTY LOCATED AT 404 NORTH 17 AVENUE IN A TOTAL GRANT AMOUNT NOT TO EXCEED \$50,000.00.

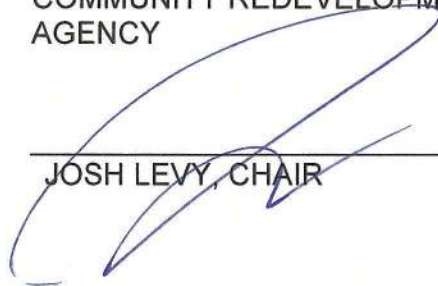
PASSED AND ADOPTED this 17<sup>th</sup> day of December, 2022.

ATTEST:

HOLLYWOOD, FLORIDA  
COMMUNITY REDEVELOPMENT  
AGENCY



\_\_\_\_\_  
PHYLLIS LEWIS  
BOARD SECRETARY



\_\_\_\_\_  
JOSH LEVY, CHAIR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the Hollywood, Florida Community Redevelopment Agency only.

  
\_\_\_\_\_  
DOUGLAS R. GONZALES  
GENERAL COUNSEL

**CITY OF HOLLYWOOD**  
**COMMUNITY REDEVELOPMENT AGENCY**

**PROPERTY IMPROVEMENT PROGRAM (PIP)**  
**GRANT AGREEMENT**

THIS AGREEMENT is made and entered into this 19<sup>th</sup> day of JANUARY, 2023 by and between the Hollywood, Florida, Community Redevelopment Agency, a Florida body corporate and politic (“CRA”) and **404 N 17 AVE LLC** the owner of the property located at **404 NORTH 17<sup>TH</sup> AVE, HOLLYWOOD, FL 33020** whose Federal I.D. No. is **86-2972967** (“Recipient”).

**RECITALS**

WHEREAS, the CRA is desirous of encouraging activities which contribute to the enhancement of redevelopment activities in Hollywood, Florida; and

WHEREAS, in 2005, the CRA Board approved and adopted the PROPERTY IMPROVEMENT PROGRAM (“PIP”) to leverage private investment for general exterior and interior property improvements to structures and/or to eliminate slum and blighting influences within the Hollywood Beach and Downtown Districts of the Community Redevelopment Agency (CRA); and

WHEREAS, in 2011, the CRA Board approved and adopted amendments to the PROPERTY IMPROVEMENT PROGRAM; and

WHEREAS, pursuant to Resolution R-CRA-2011-64, the CRA Board has authorized the CRA Executive Director to approve PIP grants below \$25,000 in accordance with the PIP requirements; and

WHEREAS, pursuant to the PROPERTY IMPROVEMENT PROGRAM, **404 N 17 AVE LLC**, as a duly authorized representative of Recipient, has applied for a Grant to assist it in making comprehensive exterior property improvements to the property located at **404 NORTH 17<sup>TH</sup> AVE, HOLLYWOOD, FL 33020**; and

WHEREAS, after reviewing the application submitted by Recipient, the CRA Board has found and determined that it would be beneficial to Redevelopment effort and a proper public purpose under Chapter 163, Florida Statutes, to support Recipient's improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

**I) CRA Obligations and Responsibilities:**

- (A) Upon Recipient completing the comprehensive exterior and/or interior improvements acceptable to the CRA's Executive Director and after construction is completed and upon receipt of all documentation relating to the projects improvement costs, the CRA shall reimburse Recipient for one-half of the construction cost up to a maximum grant of **\$50,000.00** In the event that Recipient fails to complete the comprehensive exterior improvements and other improvements by the completion date, CRA shall not be liable for reimbursement for any construction costs unless the CRA Executive Director agrees in writing.
- (B) The CRA shall not be liable for payments for services beyond the scope of the CRA authorized improvements, nor shall the CRA be liable for improvements which are made after the comprehensive exterior property improvement project is completed or after the CRA has authorized reimbursement to the Recipient.
- (C) The CRA shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties. Payments to any contractors, architects or other parties are the sole responsibility of the Recipient.

**II) Recipient Obligations and Responsibilities:**

- (A) Recipient agrees to accept grant funds in an amount not to exceed **\$50,000.00** Such grant funds shall be done on a reimbursement basis and shall only be for one-half of the construction cost up to a maximum grant amount of **\$50,000.00**; and
- (B) Recipient acknowledges and agrees that the grant funds are to be used solely for property improvements approved by the CRA on the property located at: **404 NORTH 17<sup>TH</sup> AVE, HOLLYWOOD, FL 33020.**
- (C) Recipient acknowledges that it is the owner of the subject property, or if the Recipient is not the owner, it has received the owner's written consent to improve the subject property (shown in Exhibit "A" which is attached hereto and incorporated by reference) and as such it is authorized to contract for exterior and/or interior property improvements; and

- (D) Recipient shall submit a final design sketch of the exterior property improvements along with a contractor's bid for the improvements (which are attached hereto as Exhibit "B" and are incorporated herein by reference") to the City of Hollywood's Department of Planning and Development Services for review by applicable boards and/or City staff. All general exterior property improvements shall be consistent with all applicable City of Hollywood codes and design regulations; and
- (E) Recipient agrees that all exterior property improvements as set forth in Exhibit "B" shall be completed by **December 31, 2023** (the completion date) and no grant fund reimbursement payments shall be made prior to completion; and
- (F) Recipient shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations; and
- (G) Recipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices to maintain adequate internal controls which, relating to façade improvements, sufficiently and properly reflect all expenditures of funds provided by the CRA under this Agreement; and
- (H) Recipient shall make all books pertaining to the business and exterior and/or interior property improvements project available to the CRA for inspection, review or audit purposes at all reasonable times upon demand the term of this Agreement and for three (3) years thereafter; and
- (I) The Recipient shall submit to the CRA not more than sixty (60) days after the comprehensive exterior property improvement project is completed, all supporting documentation, including but not limited to paid receipts, two (2) 8 x 10 photographs of the completed exterior property improvements and documentation relating to the construction costs expended for the exterior property improvements project on the subject property; and
- (J) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00 the premium of which shall be paid prior to execution of this Agreement. Said insurance shall name the CRA as an additional insured; and shall provide that the CRA will receive notice of any cancellation or change in coverage. Recipient shall furnish CRA with certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the CRA.

### **(III) Representations**

As a material consideration in granting the funds which are the subject of this agreement, the CRA has relied upon the following representatives of the Recipient:

1. Recipient, or any of its officers, directors, or employees has not been convicted of any felony or crime involving dishonesty, fraud, misrepresentation or moral turpitude.
2. To the best knowledge of the Recipient, there is no action, investigation or proceeding pending against the Recipient or any of its officers, directors or employees involving dishonesty, fraud, misrepresentation, morale turpitude or like matters, nor is there any factual basis which is likely to give rise to such an action, investigation or proceeding.

3. The Recipient is a duly authorized representative of the business and is authorized to execute this Agreement.
4. The Recipient shall comply with all applicable laws and procedures in connection with the expenditure of funds including but not limited to obtaining all necessary permits and licenses.

**(IV) Term of Agreement**

This Agreement shall commence upon execution and shall expire sixty (60) days after the Completion Date. In the event that the Recipient fails to commence the project within thirty (30) days from the date of execution of this Agreement, CRA reserves the right to terminate this Agreement upon twenty-four (24) hours notice to Recipient.

**(V) Designated Representatives**

The names and addresses of the Designated Representatives of the parties in connection with this Agreement are as follows:

**AS TO AGENCY:**           **Executive Director**  
Hollywood, Florida Community Redevelopment Agency  
1948 Harrison Street  
Hollywood, FL 33020

**WITH A COPY TO:**       **General Counsel**  
Hollywood, Florida Community Redevelopment Agency  
2600 Hollywood Boulevard, Room 407  
Hollywood, FL 33020

**AS TO RECIPIENT:**   **404 N 17 AVE LLC**  
**ATTN: Lior Raviv**  
420 S Dixie Hwy  
Hallandale Beach, FL 33009 UN

**WITH A COPY TO:**

- (A) Recipient acknowledges that the CRA is not affiliated with or responsible for Recipient's activities hereunder or otherwise. Further, Recipient hereby indemnifies and holds harmless the CRA for any actions, suits, or proceedings arising out of the subject matter of this Agreement. Such obligation to indemnify and hold harmless shall continue notwithstanding any negligence or comparative negligence on the part of the CRA relating to such loss or damage and shall include all costs, expenses and liabilities incurred by the CRA in connection with any such claim, suit, action proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof.
- (B) Recipient agrees that nothing herein contained is intended or should be construed as in any way creating or establishing the relationship of partners or joint ventures between the CRA and the Recipient as an agent, representative or employee of the CRA for any purpose or in any manner whatsoever, and that it shall not represent to any third parties that such is the case.



(C) Recipient may not assign any rights under this Agreement without the prior written consent of the CRA, which may be withheld in its sole discretion.

(D) The name and address of the official payee to whom payments hereunder will be made is:

**GLADES 404 N 17 AVE LLC  
ATTN: Lior Raviv  
420 S Dixie Hwy  
Hallandale Beach, FL 33009 UN**

(E) This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement will be heard in Broward County, Florida. No remedy herein conferred upon any part is intended to be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any part of any right, power or remedy hereunder shall preclude any other of further exercise thereof.

(F) This Agreement may only be amended or modified by an instrument in writing signed by both parties.

(G) The Recipient acknowledges and agrees that the CRA may in its sole discretion discontinue this program at any time. At all other times, either party can cancel this agreement by thirty-(30) days written notice to the other. In the event that Recipient cancels this Agreement, the CRA shall not be liable to any contractor (s) or subcontractor (s) with relation to any work performed pursuant to the contract between Recipient and the Contractor(s) or subcontractor(s).

(H) Recipient agrees that if the Recipient sells the property, changes the use of the business or goes out of business prior to receiving the grant funds or anytime within five years of receiving grant funds, all or a portion of the funds will be reimbursed to the CRA. If it is determined that reimbursement is based on a portion of the funds, Recipient shall reimburse the CRA in the following manner: 80% if the property is sold, the business use is changed or the business goes out of business within one year of the final disbursement; If said conditions occur within two years of the final disbursement, Recipient shall reimburse 60% of the funds; if said conditions occur within three years, then Recipient shall reimburse 40%, and if within four years, then Recipient shall reimburse 20% of the funds disbursed. Reimbursement requirements shall not be applicable to exterior-only improvement projects.

(I) Recipient shall be required to provide sufficient security for grants awarded by the CRA Board. Such security shall be approved by the Executive Director and CRA General Counsel to sufficiently cover the repayment provision and may include a mortgage, personal guarantee, security agreement and/or any other acceptable form of security. Security requirements shall not be applicable to exterior-only improvement projects. Nothing in this paragraph shall be construed to prohibit the CRA Board from awarding a grant without security, if the Board determines that such grant is in the best interest of the CRA.

**PROPERTY IMPROVEMENT PROGRAM (PIP) GRANT AGREEMENT (404 N 17 AVE LLC)**

IN WITNESS WHEREOF, the HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY and 404 N 17 AVE LLC, have caused this Agreement to be executed, the day and year first above written.

ATTEST:

HOLLYWOOD, FLORIDA COMMUNITY  
REDEVELOPMENT AGENCY



\_\_\_\_\_  
PHYLLIS LEWIS  
SECRETARY

  
\_\_\_\_\_  
JOSH LEVY, CHAIR

Approved as to Form and Legal Sufficiency for  
the Use and Reliance of the Hollywood,  
Florida Community Redevelopment  
Agency, only.

  
\_\_\_\_\_  
DOUGLAS R. GONZALES, GENERAL COUNSEL *DM*


AS TO RECIPIENT

ATTEST:

**404 N 17 AVE LLC**

**ATTN: Lior Raviv**

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

  
Signature

Print Name: Lior Raviv

\_\_\_\_\_  
CORPORATE SECRETARY

Title: CEO

# Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p><b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>404 N 17 Ave LLC</b></p> <p><b>2</b> Business name/disregarded entity name, if different from above</p> <p><b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC    <input type="checkbox"/> C Corporation    <input type="checkbox"/> S Corporation    <input type="checkbox"/> Partnership    <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► <b>P</b></p> <p><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ►</p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p><b>5</b> Address (number, street, and apt. or suite no.) See instructions. <b>420 S Dixie Hwy</b></p> <p><b>6</b> City, state, and ZIP code <b>Hallandale Beach, FL 33009</b></p> <p><b>7</b> List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
<b>or</b>									
<b>Employer identification number</b>									
8	6	-	2	9	7	2	9	6	7

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ► *Lior Raviv*

Date ► 07/14/2022

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



BACK-UP I

**HOLLYWOOD CRA GRANT PROGRAMS  
INITIAL INFORMATION SHEET**

Contact Name: Ivana Botic

Business Name: 404 N 17 AVE LLC

Property Address: 404 N 17 Ave, Hollywood, FL 33020

Contact Phone Number: 305 733 1513

I am interested in (check all that may apply):

- Hotel Improvement Program (HIP)** – 50% reimbursement grant for up to \$250,000 for comprehensive interior and exterior renovations to existing hotels within the CRA district.
- Property Improvement Program (PIP)** – 50% reimbursement grant for up to \$50,000 for comprehensive exterior renovations to existing commercial, condominium, or multi-family buildings within the CRA district (100% homesteaded properties are not eligible).
- Mini-Property Improvement Program (Mini-PIP)** – 50% reimbursement grant for up to \$25,000 for comprehensive exterior renovations to existing commercial, condominium, residential or multi-family buildings within the CRA district (100% homesteaded properties within Beach District are not eligible).
- Paint Only Program (POP)** – 50% reimbursement grant for up to \$10,000 for cleaning, patching, and painting to any building within CRA district.

Please describe scope of work for any property improvement grant or business description for Business Recruitment Program:

Per plans and rendering presentation provided, the building will undergo complete rehab  
including but not limited to: the roof, hurricane proof windows and door replacement, exterior  
paint job, stucco, landscaping and installation of the fence.

Please submit this form to Hollywood CRA and we will contact you about setting up a pre-application meeting.



Property Improvement Program (PIP) Application

Name: Lior Raviv

Name of Business/Property to be Renovated: 404 N 17 AVE LLC

Address: 404 N 17 Ave, Hollywood, FL 33020

Telephone Number: 305 733 1513

Are you the Property Owner or Business Owner? Yes

Type of Improvement(s) Planned:  
Per plans and rendering presentation provided, the building will undergo complete rehab including but not limited to: the roof, hurricane proof windows and door replacement, exterior paint job, stucco, landscaping and installation of the fence.

Incentive Amount: \$ 50,000.00

Total Cost of Project: \$ 2- 2,500,000.00

I hereby submit the attached plans, specification and color samples for the proposed project and understand that these must be approved by the Hollywood, Florida Community Redevelopment Agency ("CRA"). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approved by the CRA Board, funding will not be paid until the project is complete.

Lior Raviv  
Signature of Applicant

7/14/2022  
Date

Lior Raviv  
Print Name

PROPERTIES HUB NETWORK LLC

404 N 17 AVE LLC

420 S. Dixie Hwy, Miami, Florida, 33137

Date: 7/14/22



RE: Letter of Intent for Submission application for Property Improvement Program

To Whom It May Concern,

We are the owners of the hotel formerly known as Golf View Hotel & Apartments, located at 404 N 17 Ave, Hollywood, FL 33020. We consider that our property is a monument on it's own and we are very excited to bring it back to life. We believe that the whole neighborhood will benefit from it's resurrection once it opens as it will bring people form all over the world to enjoy the stay and perks of the local businesses.

The hotel was built back in 1940 and at some point was owned by legendary Al Capone. We plan on keeping the property in the similar fashion from that time as much as possible and make it a tourist attraction. The total amount for the planned rehabilitation will cost anywhere between \$2-2.5 million dollars. In addition to full interior rehabilitation, part of the scope of work includes restoration of the exterior of the building: new roof, hurricane proof windows and door replacement, exterior paint job, stucco, landscaping and installation of the fence.

The interior will be influenced by "Tulum chic" style, in essence all that means is an interior design plan that uses a solid neutral base but mixes in different textures, materials, and small pops of bright color.

The final phase will be the pavement of the parking and walking areas around the property, installing of the landscape and making it as tropical and luscious as possible and even adding the pool if the variances get approved, as well as establishing the new signage of the hotel.

In June this year we met with and Jorge Camejo and Christopher Crocitto in their Hollywood office to learn more about the Property Improvement Program. They both kindly explained the goals and the requirements of the program and since, we have been preparing the documentation to present to the CRA board's attention as we firmly believe that it agrees with the organization's goals and efforts to make the city of Hollywood even more beautiful and enjoyable for the locals as well for the tourists while simultaneously improving it's economy.

We are currently working on gathering the proposals as that is the last item pending to complete the application requirements. We are very much looking forward to discussing the project further and the collaboration with all CRA members and staff in order to bring this hotel back to it's glorious look.

Sincerely,

*Lior Raviv*

07/14/2022

---

Lior Raviv

CEO

[lior@ravivcapital.com](mailto:lior@ravivcapital.com)

(c) 516.967.6717



# CERTIFICATE OF LIABILITY INSURANCE

BACK-UP I

DATE (MM/DD/YYYY)

08/15/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> MIAMI INTERNATIONAL INSURANCE AGENCY INC. 2200 SW 16 ST STE 212 MIAMI FL 33145		<b>CONTACT NAME:</b> Cayetano Alfonso <b>PHONE (A/C. No, Ext):</b> 305-856-3333 <b>E-MAIL ADDRESS:</b> e2insurance@outlook.com		<b>FAX (A/C. No):</b>
<b>INSURED</b> 404 N 17 AVE LLC 420 S. DIXIE HWY Hallandale Beach FL 33009		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A :</b> Evanston Insurance Company <b>INSURER B :</b> <b>INSURER C :</b> <b>INSURER D :</b> <b>INSURER E :</b> <b>INSURER F :</b>		<b>NAIC #</b> 35378

### COVERAGES

### CERTIFICATE NUMBER:

### REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	3AA563881	04/29/2022	04/29/2023	EACH OCCURRENCE	\$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)						\$ 100,000	
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE	\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

BUILDING OWNER, 404 N 17 AVE, HOLLYWOOD, FL 33020

AS OF 08/15/2022, HOLLYWOOD CRA IS NAMED AS AN ADDITIONAL INSURED WITH RESPECT TO LIABILITY.

### CERTIFICATE HOLDER

### CANCELLATION

HOLLYWOOD CRA  
1948 HARRISON STREET  
HOLLYWOOD, FL 33020

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

# POLICY CHANGES

BACK-UP I

<b>POLICY NUMBER</b> ER74002253	<b>POLICY CHANGES EFFECTIVE</b> From 07/28/2022 To 04/29/2023	<b>COMPANY</b> American Zurich Insurance Company
<b>NAMED INSURED</b> 404 NW 17 AVE LLC 420 S DIXIE HWY HALLANDALE BEACH, FL 33009	<b>AUTHORIZED REPRESENTATIVE</b> US ASSURE INSURANCE SERVICES OF FLORIDA, INC. P.O. BOX 10197 JACKSONVILLE, FL 32247-0197 #A0077363	
<b>COVERAGE PARTS AFFECTED</b> Builders Risk Coverage		
<b>CHANGES</b>		
<p>The following changes were made to the policy: Additional Premium: \$0.00 Total policy premium is unchanged: \$21,217.49 The 'Policy Premium' shown in the Declarations is unchanged. \$21,217.49</p> <p>The following changes have been made to the additional interests:</p> <p>Added Additional Insured - Other The Hollywood CRA 1948 Harrison Street Hollywood, FL 33020</p>		

\_\_\_\_\_  
Authorized Representative Signature

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

# POLICY CHANGES

BACK-UP I

<b>POLICY NUMBER</b> ER74002253	<b>POLICY CHANGES EFFECTIVE</b> From 07/28/2022 To 04/29/2023	<b>COMPANY</b> American Zurich Insurance Company
<b>NAMED INSURED</b> 404 NW 17 AVE LLC 420 S DIXIE HWY HALLANDALE BEACH, FL 33009	<b>AUTHORIZED REPRESENTATIVE</b> US ASSURE INSURANCE SERVICES OF FLORIDA, INC. P.O. BOX 10197 JACKSONVILLE, FL 32247-0197 #A0077363	
<b>COVERAGE PARTS AFFECTED</b> Builders Risk Coverage		
<b>CHANGES</b>		
<p>The following changes were made to the policy: Additional Premium: \$0.00 Total policy premium is unchanged: \$21,217.49 The 'Policy Premium' shown in the Declarations is unchanged. \$21,217.49</p> <p>The following changes have been made to the additional interests:</p> <p>Added Additional Insured - Other The Hollywood CRA 1948 Harrison Street Hollywood, FL 33020</p>		

\_\_\_\_\_  
Authorized Representative Signature

# BACK-UP I



## PROPERTY SUMMARY

<b>Tax Year:</b> 2022	<b>Property Use:</b> 03-01 Multi-family 10 to 49 units	<b>Deputy Appraiser:</b> Mario Ponce
<b>Property ID:</b> 514215020760	<b>Millage Code:</b> 0513	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> 404 N 17 AVE LLC	<b>Adj. Bldg. S.F.:</b> 13916	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 420 S DIXIE HWY HALLANDALE BEACH, FL 33009	<b>Bldg Under Air S.F.:</b>	<b>Zoning:</b> FH-2 - FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MULTI-FAMILY DISTRICT
<b>Physical Address:</b> 404 N 17 AVENUE HOLLYWOOD, 33020	<b>Effective Year:</b> 1950	<b>Abbr. Legal Des.:</b> HOLLYWOOD 1-21 B LOT 11,12 BLK 53
	<b>Year Built:</b> 1940	
	<b>Units/Beds/Baths:</b> 32 / 0 / 0	

## PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$123,370	\$1,857,700	0	\$1,981,070	\$1,981,070	
2021	\$123,370	\$1,676,630	0	\$1,800,000	\$1,800,000	\$47,862.16
2020	\$123,370	\$2,881,870	0	\$3,005,240	\$3,005,240	\$72,837.13

## EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,981,070	\$1,981,070	\$1,981,070	\$1,981,070
Portability	0	0	0	0
Assessed / SOH	\$1,981,070	\$1,981,070	\$1,981,070	\$1,981,070
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,981,070	\$1,981,070	\$1,981,070	\$1,981,070

## SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
04/30/2021	Warranty Deed Disqualified Sale	\$1,850,000	117237485	\$12.00	10,281 SqFt	Square Foot
07/30/2020	Quit Claim Deed Non-Sale Title Change	\$100	116656922			
07/06/2017	Warranty Deed Disqualified Sale	\$1,500,000	114504111			
12/28/2012	Warranty Deed Disqualified Sale	\$1,700,000	49416 / 1820			
11/30/1995	Quit Claim Deed	\$100,000	24321 / 247			

## LAND CALCULATIONS

## RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514215023270	06/30/2022	Warranty Deed	Qualified Sale	\$649,900	118251415	1644 VAN BUREN ST HOLLYWOOD, FL 33020
514215021190	06/27/2022	Multi Special Warranty Deed		\$3,000,000	118249303	1702 HARRISON ST HOLLYWOOD, FL 33020
514215021200	06/27/2022	Multi Special Warranty Deed		\$3,000,000	118249303	1716 HARRISON ST HOLLYWOOD, FL 33020
514215025440	06/23/2022	Warranty Deed	Qualified Sale	\$730,000	118235643	1513 ADAMS ST HOLLYWOOD, FL 33020
514215024720	06/14/2022	Warranty Deed	Disqualified Sale	\$597,100	118225150	1547 JACKSON ST HOLLYWOOD, FL 33020

## SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Hlwd Fire Rescue (05)									Hollywood Central Elementary: C
Residential (R)									Olsen Middle: I
32									South Broward High: B

## ELECTED OFFICIALS

<b>Property Appraiser</b> Marty Kiar	<b>County Comm. District</b> 6	<b>County Comm. Name</b> Beam Furr	<b>US House Rep. District</b> 23	<b>US House Rep. Name</b> Debbie Wasserman Shultz
<b>Florida House Rep. District</b>	<b>Florida House Rep. Name</b>	<b>Florida Senator District</b>	<b>Florida Senator Name</b>	<b>School Board Member</b>

BACK-UP I



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
404 N 17 AVE LLC

### Filing Information

<b>Document Number</b>	L21000150844
<b>FEI/EIN Number</b>	86-2972967
<b>Date Filed</b>	03/31/2021
<b>Effective Date</b>	04/01/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	04/23/2021
<b>Event Effective Date</b>	NONE

### Principal Address

420 S DIXIE HWY  
HALLANDALE BEACH, FL 33009 UN

### Mailing Address

420 S DIXIE HWY  
HALLANDALE BEACH, FL 33009 UN

### Registered Agent Name & Address

AZULAY, ARIK  
19501 NE 22 AVE  
MIAMI, FL 33180

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

AZULAY, ARIK  
19501 NE 22 AVE  
MIAMI, FL 33180 UN

Title AMBR

Raviv, Lior  
13200 BISCAYNE BAY TER  
North Miami, FL 33181 UN

BACK-UP I

Title AMBR

BEN SAADON, AVRAHAM  
1851 NE 198 TERRACE  
MIAMI, FL 33179

Annual Reports

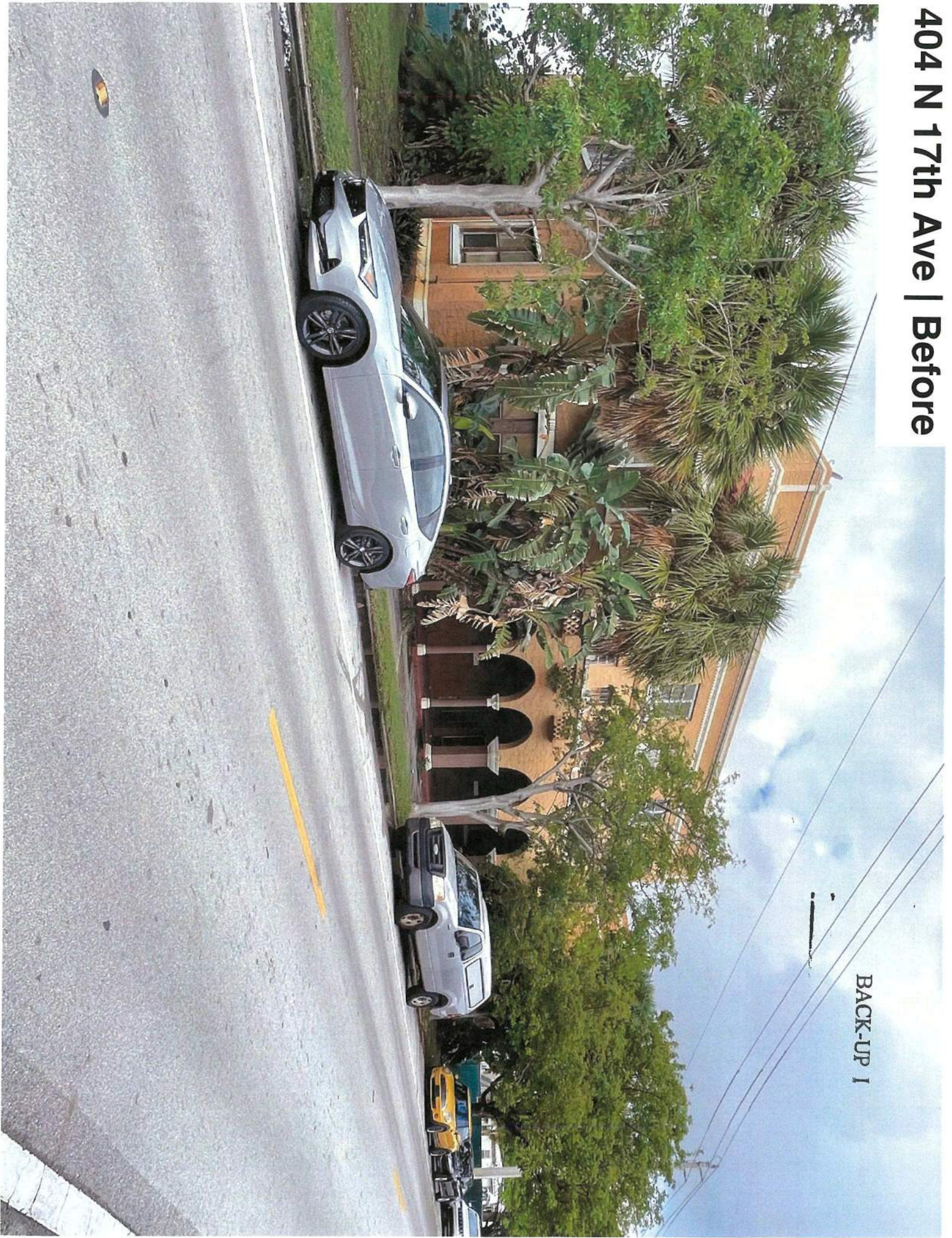
Report Year	Filed Date
2022	01/05/2022

Document Images

[01/05/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)

[03/31/2021 -- Florida Limited Liability](#) [View image in PDF format](#)

404 N 17th Ave | Before



BACK-UP 1

404 N 17th Ave | Before

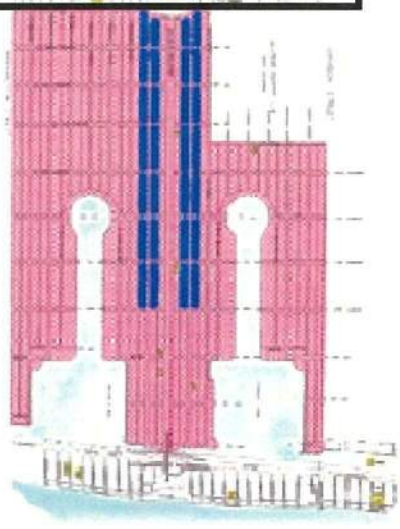
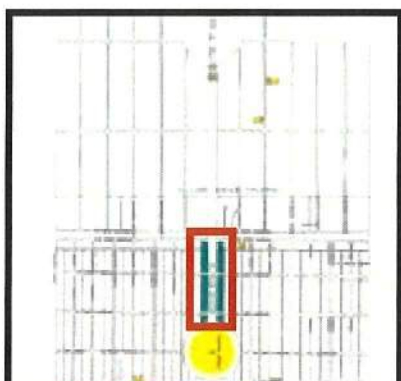







BACK-UP I

# Design Guidelines



## Key Note Map












-  Lakes Area Historic Multiple Resource Listing District
-  Historic Hollywood Business District
-  Lakes Area Harrison & Tyler Overlay District
-  Local Historic Overlay Sites
-  Sites Listed on the National Register of Historic Places

### Historic Hollywood Business District



Buildings on Hollywood Boulevard from the west side of the intersection and Young Circle to the east side of Dixie Highway (N 21<sup>st</sup> Street) (also listed on the National Register of Historic Places)

-  1701 Monroe Street
  -  404 N 17<sup>th</sup> Avenue
  -  Intersection of Hollywood Boulevard and Federal Highway (Young's Circle)
  -  219 N 21<sup>st</sup> Avenue
  -  2410 Taylor Street
  -  2461 Taylor Street
  -  4220 N 58<sup>th</sup> Avenue
  -  2940 Hollywood Blvd (National Register of Historic Places)
  -  3001 Hollywood Blvd (National Register of Historic Places)
- Hollywood Garden Club Building  
Hollywood Seaboard Air Line Railway Station



**EXHIBIT "A"**

PROPERTIES HUB NETWORK LLC

404 N 17 AVE LLC

420 S. Dixie Hwy, Miami, Florida, 33137

RE: 404 N 17 Ave., Hollywood, FL, 33020

To Whom It May Concern,

This letter is to authorize the 404 N 17 AVE LLC and its members to complete a rehab of the exterior of the property located at 404 N 17 Ave., Hollywood, FL, 33020. The repairs will include roof, hurricane proof windows and door replacement, exterior paint job, stucco, landscaping and installation of the fence.

Sincerely,

*Lior Raviv*

07/14/2022

---

Lior Raviv

CEO

lior@ravivcapital.com

(c) 516.967.6717



**EXHIBIT "B"**

**HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY**

Business or Condo Name: **404 N 17 AVE LLC (Lior Raviv)**

Property Address: **404 N 17th Ave, Hollywood, FL 33020**

**PIP**

**WORK DISCIPLINE: Stucco Repair**

Contractor .001 <b>Golden Builders B&amp;B 2010, LLC</b>	<b>\$65,800.00</b>	<b>SELECTED</b>
----------------------------------------------------------	--------------------	-----------------

Contractor .002 C.A.S.A Construction Inc. \$76,600.00

Contractor .003 Complete Home Improvement \$78,500.00

**WORK DISCIPLINE: Painting**

Contractor .001 <b>Golden Builders B&amp;B 2010, LLC</b>	<b>\$34,500.00</b>	<b>SELECTED</b>
----------------------------------------------------------	--------------------	-----------------

Contractor .002 C.A.S.A Construction Inc. \$41,900.00

Contractor .003 Complete Home Improvement \$29,800.00

**WORK DISCIPLINE: Impact Windows & Doors**

Contractor .001 <b>Secure Windows &amp; Doors</b>	<b>\$163,917.22</b>	<b>SELECTED</b>
---------------------------------------------------	---------------------	-----------------

Contractor .002 C.A.S.A Construction Inc. \$179,300.00

Contractor .003 Complete Home Improvement \$176,400.00

**WORK DISCIPLINE: Fencing**

Contractor .001 <b>Golden Builders B&amp;B 2010, LLC</b>	<b>\$13,900.00</b>	<b>SELECTED</b>
----------------------------------------------------------	--------------------	-----------------

Contractor .002 C.A.S.A Construction Inc. \$14,200.00

Contractor .003 Complete Home Improvement \$12,880.00

***Bid Summary Continues on Next Page***

**NOTES:**



**EXHIBIT "B"**

**HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY**

Business or Condo Name: **404 N 17 AVE LLC (Lior Raviv)**

Property Address: **404 N 17th Ave, Hollywood, FL 33020**

PIP

**WORK DISCIPLINE: Landscaping**

Contractor .001 <b>Golden Builders B&amp;B 2010, LLC</b>	<b>\$21,250.00</b>	<b>SELECTED</b>
----------------------------------------------------------	--------------------	-----------------

Contractor .002 C.A.S.A Construction Inc. \$25,500.00

Contractor .003 Complete Home Improvement \$23,500.00

**WORK DISCIPLINE: Roofing**

Contractor .001 <b>Victory Roofing and Construction</b>	<b>\$65,450.00</b>	<b>SELECTED</b>
---------------------------------------------------------	--------------------	-----------------

Contractor .002 C.A.S.A Construction Inc. \$80,000.00

Contractor .003 Complete Home Improvement \$75,800.00

**TOTAL PROJECT COST**

**\$364,817.22**

*Overage*  
**\$264,817.22**

**TOTAL INCENTIVE AMOUNT**

**14%**

**\$50,000.00**

*(Up To 50% Of Total Project Cost With A \$50,000 Max)*

**NOTES:**

GENERAL CONTRACTOR LICENSE:  
CGC1521272



**EXHIBIT "B"**  
**PROPOSAL**

ESTIMATE #: 071322  
ESTIMATE DATE: 08/13/22

TO:  
404 N 17 AVE LLC  
Ivana Botic  
420 S. Dixie Ave.  
Hallandale Beach, FL, 33009

ITEM	DESCRIPTION	RATE	TOTAL
Stucco	*Score marks in existing stucco *Apply bonding agent to existing stucco *Apply new corner beads *Apply smooth stucco texture over existing stucco texture		\$65,800.00
Eterior Painting	*Pressure wash exterior of house *Paint exterior walls		\$34,500.00
Landscaping	* Install landscaping per plan		\$21,250.00
Fencing	* Install fencing per plan		\$13,900.00
<b>TOTAL</b>			<b>\$135,450.00</b>

GENERAL CONTRACTOR LICENSE:  
CGC1521272



PROPOSAL

ESTIMATE #: 071322  
ESTIMATE DATE: 08/13/22

NOTE:

All city permit fees & building fees will be paid by the owner.

489.1425 Duty of contractor to notify residential property owner of recovery fund.—

(1) Any agreement or contract for repair, restoration, improvement, or construction to residential real property must contain a written statement explaining the consumer's rights under the recovery fund, except where the value of all labor and materials does not exceed \$2,500. The written statement must be substantially in the following form:

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

The statement shall be immediately followed by the board's address and telephone number as established by board rule.

- (2)(a) Upon finding a first violation of subsection (1), the board may fine the contractor up to \$500, and the moneys must be deposited into the recovery fund.
- (b) Upon finding a second or subsequent violation of subsection (1), the board shall fine the contractor \$1,000 per violation, and the moneys must be deposited into the recovery fund.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUB CONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

PAYMENT SCHEDULE

25% Deposit upon signature:	\$33,862
25% After permit is issued:	\$33,862
25% After rough inspection:	\$33,862
20% Before final inspection:	\$27,091
5% After final inspection:	\$6,773

CLIENT NAME _____	DATE <u>9/20/22</u>
CLIENT SIGNATURE _____	
B&B 2010, LLC _____	DATE <u>9/13/22</u>



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



EXHIBIT "B"

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**SEGALIS, YAKOV**

B & B 2010 LLC  
18411 WEST DIXIE HIGHWAY  
MIAMI FL 33160

**LICENSE NUMBER: CGC1521272**

**EXPIRATION DATE: AUGUST 31, 2024**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



# CERTIFICATE OF LIABILITY INSURANCE

## EXHIBIT "B"

DATE (MM/DD/YYYY)

10/20/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy (ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	CONTACT NAME:	
	PHONE (A/C, No, Ext): (800) 277-1620 X 4800	FAX (A/C, No): (727) 797-0704
INSURED  FrankCrum L/C/F B & B 2010 LLC 100 South Missouri Avenue Clearwater, FL 33756	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A:	Frank Winston Crum Insurance Company
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: 921677 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC. <input type="checkbox"/> OTHER:						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS-COMP/OP AGG	\$
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC202200000	01/01/2022	01/01/2023	X PER STATUTE	OTHER
							E.L. EACH ACCIDENT	\$1,000,000
							E.L. DISEASE-EA EMPLOYEE	\$1,000,000
							E.L. DISEASE-POLICY LIMIT	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Effective 01/23/2017, coverage is for 100% of the employees of FrankCrum leased to B & B 2010 LLC (Client) for whom the client is reporting hours to FrankCrum. Coverage is not extended to statutory employees.

## CERTIFICATE HOLDER

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Hollywood CRA  
 198 Harrison Street  
 Hollywood, FL 33020



# CERTIFICATE OF LIABILITY INSURANCE "B"

## EXHIBIT "B"

DATE (MM/DD/YYYY)  
10/20/22

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Morgan Insurance Group Inc 13155 SW 42nd St # 107 Miami, FL 33175 Phone (305) 222-9001 Fax (305) 222-9006		<b>CONTACT NAME:</b> ANGELA DEHART GOMEZ <b>PHONE (A/C, No, Ext):</b> (305) 222-9001 <b>E-MAIL ADDRESS:</b> angela@morganinsgrp.com <b>FAX (A/C, No):</b> (305) 222-9006																					
<b>INSURED</b> B & B 2010 LLC 400 SOUTH DIXIE HIGHWAY SUITE 10 HALLANDALE, FL 33009 (305) 467-7273		<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td><b>INSURER A:</b></td> <td>OBSIDIAN SPECIALTY INSURANCE</td> <td></td> </tr> <tr> <td><b>INSURER B:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER C:</b></td> <td>NAUTILUS INSURANCE COMPANY</td> <td></td> </tr> <tr> <td><b>INSURER D:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	<b>INSURER A:</b>	OBSIDIAN SPECIALTY INSURANCE		<b>INSURER B:</b>			<b>INSURER C:</b>	NAUTILUS INSURANCE COMPANY		<b>INSURER D:</b>			<b>INSURER E:</b>			<b>INSURER F:</b>		
INSURER(S) AFFORDING COVERAGE		NAIC #																					
<b>INSURER A:</b>	OBSIDIAN SPECIALTY INSURANCE																						
<b>INSURER B:</b>																							
<b>INSURER C:</b>	NAUTILUS INSURANCE COMPANY																						
<b>INSURER D:</b>																							
<b>INSURER E:</b>																							
<b>INSURER F:</b>																							

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDLSUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	Y	Y	PTC-GL-000001028-00	03/30/2022	03/30/2023	EACH OCCURRENCE \$ 1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000.00 MED EXP (Any one person) \$ 5,000.00 PERSONAL & ADV INJURY \$ 1,000,000.00 GENERAL AGGREGATE \$ 2,000,000.00 PRODUCTS - COMP/OP AGG \$ 2,000,000.00 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	N	N				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y	Y	AN1257783	03/30/2022	03/30/2023	EACH OCCURRENCE \$ 1,000,000.00 AGGREGATE \$ 2,000,000.00 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER IS LISTED AS ADDITIONAL INSURED.

**CERTIFICATE HOLDER****CANCELLATION**

Hollywood CRA  
 1948 Harrison Street  
 Hollywood, FL 33020

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR  
CONTRACTORS – SCHEDULED PERSON OR  
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Blanket as required by written contract.	All Locations per written contract.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

## EXHIBIT "B"

- C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.



EXHIBIT "B"

SECURE CONTRACT NUMBER: 2022-ML-1000

Date: 1/4/2022

THIS DOCUMENT AND ATTACHMENTS CONSTITUTES A CONTRACT BY AND BETWEEN:

SELLER: **Secure Window & Door Inc.** (HEREINAFTER "SECURE") LICENSE No's. 03BS0322 / CGC1505491  
AND

LEGAL OWNER OF PROPERTY: **404 N 17 Ave LLC** (HEREINAFTER "OWNER")

OWNER'S PHONE NUMBER 305-467-7273 Avi CELL NUMBER

OWNER'S EMAIL *nadesign18@gmail.com*

ADDRESS OF JOB OR PROPERTY: 404 N 17 Avenue, , Hollywood, FL 33020

FOLIO #: 5142 15 02 0760

JOB CONTRACTOR (IF SECURE NOT IN DIRECT PRIVITY WITH OWNER):

(HEREINAFTER "CONTRACTOR")

CONTRACTOR'S LICENSE NUMBER EMAIL.

CONTRACTOR ADDRESS

CONTRACTOR PHONE NUMBER(S)

CONTRACTOR CONTACT PHONE NUMBER

(NOTE CONTRACTOR AND OWNER ARE USED INTERCHANGEABLY IN THIS AGREEMENT AND MAY BE REFERRED TO AS "BUYER")

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

OWNERS SIGNATURE:  DATE: 1/7 2022  
(NOTE A SUBCONTRACTOR'S SIGNATURE HERE IS INSUFFICIENT BY FLA. LAW)

INITIALS: AB



**EXHIBIT "B"**

SECURE AND BUYERS HEREBY AGREE TO THE FOLLOWING SALE OF GOODS AND SERVICES AS INDICATED BELOW:

- *Furnish & Install PGT Impact Windows and ES Impact Storefront Doors with Clear Laminated Glass and Bronze Frames. Doors Include Hardware.*
- **Plaster, Stucco, Carpentry, etc; Not Included. Installation Into Prepared Openings, Existing Windows & Structural Repairs by Others. Products Will Be Ordered and Placed On Hold to Secure Current Price. If There Are Any Changes Needed As Per the City of Hollywood Historical Board, It will Be Secure Window's Responsibility and May Effect Final Price.**
- **As Per Attached Addendum "A"**

TOTAL CONTRACT PRICE OF THESE GOODS AND SERVICES: \$ 163917.72

PAYMENT FOR THESE GOODS AND SERVICES ARE TO BE AS FOLLOWS:

a)	DEPOSIT	\$36238.68
b)	DUE UPON RECEIPT OF CITY PERMIT	\$31238.68
c)	DUE UPON COMMENCEMENT OR UPON GOODS BEING HELD IN STORAGE AT SECURE'S WAREHOUSE OR IF DELIVERY AND/OR INSTALLATION NOT INCLUDED	\$62477.36
d)	UPON SUBSTANTIAL INSTALLATION	\$11321.00 Per Floor
e)	UPON FINAL INSPECTION	.00
f)	TOTAL	\$ 163917.72

**PAID**

**JAN 07 2022**

\$36238.68 1/7/22

SCOPE OF WORK INCLUSIONS:

1. PRODUCT INSTALLATION.
2. UNLOAD AND DISTRIBUTE UNITS TO REQUIRED LOCATION.
3. SET AND SHIM UNITS PLUMB, LEVEL AND SQUARE IN OPENINGS
4. ANCHOR UNITS IN ACCORDANCE WITH TESTED PROTOCOLS AND FLORIDA BUILDING CODE.
5. EXTERIOR CAULKING BEFORE STUCCO.

OPTIONAL INCLUSIONS

NOT APPLICABLE	NOT INCLUDED	INCLUDED	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	REMOVAL OF AND DISPOSAL OF EXISTING WINDOWS AND DOORS
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	REMOVAL OF SHUTTERS, IRON BARS OR OTHER OBSTRUCTIONS
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	INSTALLATION OF BUCKS
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	INCLUSION OF COLUMN COVERS AND/OR BREAK METAL
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	ANY STUCCO OR PATCHING.
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	ANY DRYWALL OR PLASTER PATCHING.

INITIALS: AB



LIQUID FLASHING OF ENTIRE OPENINGS

MATERIAL & APPLICATION OF BLUE MAX PROTECTIVE FILM TO EXTERIOR & INTERIOR OF WINDOWS AND DOORS

SCOPE OF WORK EXCLUSIONS:

1. INTERIOR FINISHES I.E. WOOD TRIMS OR WOOD CASINGS, WINDOW SILLS, TILE FLOORING AND/OR INTERIOR MULLIONS COVERS OF ANY KIND. (UNLESS OTHERWISE SPECIFIED)
2. INTERIOR PRIMING OR PAINTING.
3. ANY ROUGH BLOCKING OR BUCKS. (UNLESS OTHERWISE SPECIFIED)
4. FINAL CAULKING AFTER STUCCO AND/OR PAINT.
5. WINDOW WASHING OR FINAL CLEANING.
6. WINDOW AND DOOR MARKS THAT ARE EXCLUDED FROM OR NOT LISTED ON PROPOSAL OR ADDENDUM.
7. STRUCTURAL STEEL THAT IS REQUIRED TO INSTALL THE GLAZING SYSTEM BUT IS NOT PART OF THE STRUCTURE.
8. RENTAL EQUIPMENT FOR HOISTING.
9. PROTECTION OF WINDOWS AT JOBSITE AGAINST VANDALISM, FIRE, THEFT OR DAMAGE BY OTHER TRADES.

ALL CONTRACT PRICES OR QUOTATIONS THAT INCLUDE PERMIT FEES, SHOP DRAWINGS, AND ENGINEERED CALCULATIONS ARE DONE SO AS AN ALLOWANCE. PLEASE SEE SECTION 14.1 BELOW FOR COMPLETE EXPLANATION)

- 1) **SCOPE OF CONTRACT:** THIS CONTRACT AND ITS ATTACHMENTS CONSTITUTE THE FULL SCOPE AND AGREEMENT BY AND BETWEEN SECURE AND BUYERS. ANY DISCUSSIONS OR ORAL REPRESENTATIONS MADE PRIOR TO THIS CONTRACT ARE MERGED INTO THIS CONTRACT. ANY CHANGES MADE SUBSEQUENT TO THIS CONTRACT SHALL BE EVIDENCED BY A SEPARATE WRITING AND WILL BE SIGNED BY BOTH SECURE AND BUYER OR SHALL BE DEEMED A NULLITY.
- 2) **DAMAGES AND RESPONSIBILITY TO PREMISES RELATED TO INSTALLATION:** OCCASIONALLY, THE INSTALLATION OF NEW WINDOWS AND/OR DOORS RESULT IN DAMAGE TO CARPET, TILE, WALLS, WALLPAPER, WINDOW SILLS, WINDOW TREATMENTS OR OTHER FINISHES. UNLESS OTHERWISE AGREED TO IN WRITING PRIOR TO DELIVERY AND INSTALLATION, THE WINDOW TREATMENTS WILL BE REMOVED BY BUYER AND REINSTALLED AFTER INSTALLATION BY BUYER. SCREENS AND/OR DOORS WIRED FOR ALARMS WILL SOMETIMES NEED TO BE REWIRED AND THE COST AND RESPONSIBILITY FOR SAME WILL BE ON THE BUYER. UNDER NO CIRCUMSTANCES WILL SECURE BE RESPONSIBLE TO REPAIR, REPLACE, PROVIDE OR OTHERWISE INSTALL ANY FINISHES DAMAGED OR REMOVED DURING THE INSTALLATION PROCESS. SECURE IS NOT RESPONSIBLE FOR WINDOW CLEANING, ELECTRICAL WORK (AS RELATED TO THE ALARM OR STRUCTURAL MODIFICATIONS REQUESTED BY THE BUYER) OR PAINTING.
- 3) **STRUCTURAL ISSUES ON EXISTING PROPERTIES:** OCCASIONALLY STRUCTURALLY CONCEALED DEFICIENCIES IN WINDOW AND DOOR OPENINGS, ESPECIALLY MORE COMMON IN OLDER HOMES, MAY ARISE DURING SECURE'S INSTALLATION. SECURE WILL IDENTIFY THESE ISSUES AND COSTS TO RECTIFY, WILL PROVIDE THE BUYER A DETAILED COST TO REPAIR AND WILL COMMENCE THOSE REPAIRS ONLY UPON BUYER'S WRITTEN APPROVAL OF SAME.
- 4) **WINDOWS AND DOORS ARE ALL MADE TO ORDER:** ALL WINDOWS AND DOORS ARE MADE TO ORDER. ACCORDINGLY, ONCE ORDERED FROM MANUFACTURER OR CUSTOM MADE BY SECURE, NO CANCELLATIONS AND/OR ORDER CHANGES WILL BE MADE. SHOULD SECURE AGREE TO ANY CHANGES (BY LIMITED EXAMPLE TO

INITIALS: AD



STYLE, SIZE, FRAME COLOR, GLASS COLOR AND THE LIKE), THOSE CHANGES WILL NEED TO BE MADE IN WRITING AND EVIDENCED BY A SIGNATURE OF BOTH SECURE AND BUYER.

- 5) **STORAGE OF ORDERED GOODS AND MATERIALS BY SECURE:** UNLESS DELIVERED DIRECTLY TO THE JOBSITE ONCE MANUFACTURED, SECURE WILL HOLD MANUFACTURER PRODUCED MATERIALS NO LONGER THAN FIFTEEN (15) CALENDAR DAYS FROM ITS DATE OF DELIVERY TO SECURE. AFTER FIFTEEN (15) DAYS, REASONABLE STORAGE CHARGES WILL ACCRUE FOR NO MORE THAN AN ADDITIONAL SEVENTY-FIVE (75) DAYS. UNDER NO CIRCUMSTANCES, WILL SECURE BE RESPONSIBLE TO HOLD MATERIALS LONGER THAN NINETY (90) DAYS AFTER MATERIAL DELIVERY TO SECURE. SHOULD SECURE AGREE TO HOLD MATERIALS BEYOND NINETY (90) DAYS (AND SUCH AGREEMENT EVIDENCED BY A WRITING EXECUTED BY SECURE), THEN EACH EXTENSION SHALL BE NO MORE THAN THIRTY (30) DAY INTERVALS. IF NO AGREEMENT IS ENTERED TO HOLD MATERIALS BEYOND THE NINETIETH (90<sup>TH</sup>) DAY, THEN THE MATERIALS MAY BE SOLD AND/OR DESTROYED BY SECURE WITHOUT PROVIDING BUYER ANY SETOFF AS TO SAME. IT SHOULD BE FURTHER NOTED THAT UPON THE COMMENCEMENT OF ANY GOODS AND/OR MATERIALS BEING STORED BY SECURE, PAYMENT IN FULL IS EXPECTED UNDER THE CONTRACT AND THAT SECURE RESERVES THE RIGHT TO HOLD SUCH GOODS AND/OR MATERIALS UNTIL PAYMENT IS MADE IN FULL.
- 6) **STORAGE OF ORDERED MATERIALS AND GOODS ONCE DELIVERED TO JOBSITE:** ONCE DELIVERED TO JOBSITE, SECURE IS NOT RESPONSIBLE FOR SECURITY AND/OR PROTECTION OF THE MATERIALS. BUYER ASSUMES AND ACCEPTS FULL RESPONSIBILITY FOR THE PROPER STORAGE AND SECURITY TO MATERIALS AND GOODS.
- 7) **DELAYS:** DELAYS IN DELIVERIES RESULTING FROM STRIKES, LABOR DIFFICULTIES, FIRE, HURRICANES OR OTHER CASUALTY(IES), DELAYS IN PERMITTING OR PERMITTING APPROVAL BY A GOVERNMENTAL AUTHORITY OR ANY OTHER CASES BEYOND THE CONTROL OF SECURE SHALL NOT BE GROUND FOR CONTRACT CANCELLATION AND/OR SETOFF FOR DELAY.
- 8) **WARRANTIES: WARRANTIES ARE LIMITED ON ALL ORDERS TO THE MANUFACTURER'S WARRANTY FOR THE GOODS AND/OR MATERIALS BEING DELIVERED.** SECURE WILL SUPPLY BUYER UPON REQUEST FOR ANY WARRANTY INFORMATION BEING SUPPLIED BY THE MANUFACTURER. FOR SERVICES BEING SUPPLIED BY SECURE, THE SERVICE WARRANTY IS LIMITED TO TWELVE (12) MONTHS FROM DATE OF COMPLETION OF THE INSTALLATION. OCCASIONALLY, GOVERNMENT REGULATIONS CHANGE THE MANUFACTURING STANDARDS SET FOR MATERIALS AND GOODS. SECURE RESERVES THE RIGHT TO SEEK A WAIVER TO DEVIATE FROM THE STANDARD ONCE AN ORDER HAS BEEN PLACED WITH THE MANUFACTURER. IF SUCH GOVERNMENTAL AGENCY APPROVES THE DEVIATION, BUYER SHALL ACCEPT SAME. IT SHOULD FURTHER BE NOTED THAT IN CIRCUMSTANCES WHERE SECURE IS NOT DOING THE INSTALLATION BUT SIMPLY SELLING AT OUR WAREHOUSE AND/OR DELIVERING MATERIALS AND/OR GOODS, SECURE HAS NO KNOWLEDGE OF THE WHERE AND HOW THAT THE SAME IS BEING INSTALLED AND/OR USED. BUYER HAS SELECTED THE TYPE, SIZE, COLOR, STYLE, DESIGN AND QUANTITY OF MATERIALS. BUYER HAS REVIEWED THE SAME AND AGREES THAT THEY ARE CORRECTLY STATED IN THIS CONTRACT. WHERE BUYER AND/OR BUYER'S AGENT(S) (EXCLUDING SECURE) ARE INSTALLING, BUYER AGREES THAT SECURE WILL NOT BE RESPONSIBLE FOR CONSEQUENTIAL DAMAGES DUE TO DEFECTS IN MATERIALS OR IMPROPER INSTALLATION. WHERE SECURE IS INSTALLING, ANY BROKEN GLASS, TORN SCREENS, SCRATCHED GLASS, SCRATCHED FRAMES OR OTHER DEFICIENCIES MUST BE REPORTED TO SECURE AT THE TIME OF INSTALLATION. IF SUCH DAMAGES OR DEFICIENCIES OCCUR AFTER INSTALLATION THEN SECURE WILL REPAIR SAME AT AN ADDITIONAL COST TO THE BUYER. CLEANING OF LABELS FROM GLASS SHALL BE BUYER'S RESPONSIBILITY UNLESS SPECIFICALLY NOTED IN WRITING TO THE CONTRARY AT TIME OF CONTRACT.
- 9) **IRIDESCENCE, INTERFERENCE AND DISTORTION:** WHEN USING HEAT-STRENGTHENED GLASS, A SLIGHT DISTORTION AND/OR IRIDESCENCE AND/OR INTERFERENCE IS NORMAL. IRIDESCENCE REFERS TO PHYSICAL EFFECT RESULTING FROM THE DISTRIBUTION OF THE INTERNAL STRESS OF THE GLASS. PERCEPTION OF DARK-COLORED RINGS, AND/OR STRIPES OF POLARIZED LIGHT WHEN OBSERVED THROUGH A POLARIZED LENS, IS POSSIBLE DEPENDING ON THE ANGLE ONE IS VIEWING THE GLASS. INTERFERENCE REFERS TO THE PRISM EFFECT OF INSULATED GLASS WHEN LIGHT IS TRANSMITTED THROUGH IT. IT IS SOMETIMES VISIBLE IN THE FORM OF COLORED STRIPES OR RINGS ON THE SURFACE OF THE GLASS. THESE AND OTHER TYPES OF DISTORTION DO OCCUR IN HEAT-STRENGTHENED GLASS AND ARE USUALLY SLIGHTLY DETECTIBLE. ALL ARE NORMAL AND ARE NOT DEFECTS IN THE GLASS OR THE WORKMANSHIP AS TO SAME.

INITIALS: AB



EXHIBIT "B"

- 10) **PERMITS:** WHERE INSTALLATION IS NOT PART OF THIS AGREEMENT, IT SHALL BE THE BUYER'S RESPONSIBILITY TO OBTAIN PROPER PERMITTING FROM THE APPLICABLE GOVERNMENTAL AUTHORITY FOR THE INSTALLATION OF ANY GOODS AND/OR MATERIALS SOLD BY SECURE. IN THOSE CIRCUMSTANCES, THE BUYER WAIVES ANY RESPONSIBILITY SECURE MAY HAVE RELATED TO PERMITTING. WHERE SECURE IS INSTALLING THE GOODS, THE STEP FOLLOWING THE ENTRY INTO THIS CONTRACT SHALL BE OBTAINING PROPER PERMITTING AND THIS SHALL BE DONE PRIOR TO ANY INSTALLATION. ALL ATTEMPTS WILL BE MADE TO OBTAIN THE PERMIT WITHIN THIRTY (30) DAYS OF CONTRACT. IN CERTAIN CIRCUMSTANCES, THAT TIME FRAME MAY NEED TO BE EXTENDED. IF THE PERMIT IS BEING PULLED UNDER SECURE'S LICENSING THEN BUYER AGREES TO FULLY COOPERATE AND MAKE AVAILABLE HIS/HER/THEIR PREMISES TO ALL NECESSARY GOVERNMENTAL AGENCIES FOR INSPECTIONS AND/OR TO SECURE FOR ANY REPAIRS OR MODIFICATIONS SUCH GOVERNMENTAL AGENCY MAY REQUIRE. IN FAILING TO DO SO, ALL SUMS DUE UNDER THE CONTRACT SHALL IMMEDIATELY BECOME DUE AND PAYABLE. FURTHERMORE, SECURE RESERVES THE RIGHT IN THOSE CIRCUMSTANCES TO HAVE THE PERMIT TRANSFERRED TO THE NAME OF THE OWNER AND/OR BUYER.
- 11) **RESIDENTIAL PROPERTIES AND CONSTRUCTION DEFECTS:** SECURE MAKES A SINCERE ATTEMPT TO SATISFY ALL ITS CUSTOMERS' REQUIREMENTS. HOWEVER, OCCASIONALLY A BUYER WISHES TO MOVE FORWARD WITH LEGAL ACTIONS AGAINST SECURE FOR CONSTRUCTION DEFECTS. PLEASE NOTE THAT AS A PREREQUISITE TO THE FILING OF ANY SUCH SUIT, BUYER MUST STRICTLY COMPLY WITH THE REQUIREMENTS SET FORTH IN FLORIDA STATUTES, CHAPTER 558. THIS INCLUDES BUT IS NOT LIMITED TO BUYER GIVING SECURE THE FOLLOWING: A) WRITTEN NOTICE DETAILING THE DEFECT(S) COMPLAINED OF; B) SECURE'S OPPORTUNITY TO INSPECT THE DEFECT; AND C) ALLOW SECURE A REASONABLE OPPORTUNITY TO REPAIR AND/OR PAY FOR THE ALLEGED DEFECT (THOUGH YOU ARE NEITHER OBLIGATED NOR REQUIRED TO ACCEPT ANY OFFER TO REPAIR BEING MADE).
- 12) **LEGAL PROVISIONS:** CONSISTENT WITH THE PAYMENT SCHEDULE SET FORTH IN THE CONTRACT, PAYMENT IS EXPECTED ON A TIMELY BASIS. FAILURE TO MAKE SAID PAYMENT IN A TIMELY MANNER SHALL BE DEEMED PAST DUE AND WILL RESULT IN INTEREST BEING CHARGED AT THE MAXIMUM RATE PERMITTED UNDER FLORIDA LAW. **TRIAL BY JURY, ON ANY MATTERS ARISING EITHER FROM THIS CONTRACT OR ANY COUNTERCLAIM ARISING FROM THIS CONTRACT, SHALL BE SPECIFICALLY WAIVED.** IN ANY ARBITRATION, LITIGATION, OR OTHER METHOD OF DISPUTE RESOLUTION, THE PREVAILING PARTY SHALL BE ENTITLED TO ATTORNEYS' FEES AND COSTS ON ANY SUCH ACTION, INCLUDING ANY SUBSEQUENT APPEALS TO ANY DECISION RENDERED BY ANY TRIBUNAL. SHOULD THE PARTIES AGREE TO ARBITRATION, THIS SHALL NOT SERVE AS A WAIVER OF ANY LIEN RIGHTS PERMITTED SECURE OR BUYER UNDER THE CONSTRUCTION LIEN LAW, FLORIDA STATUTES, AND CHAPTER 713. VENUE OF ALL ACTIONS (EXCLUDING THOSE ACTIONS WHERE SECURE IS ENFORCING ITS CONSTRUCTION LIEN RIGHTS ON PROPERTIES LOCATED OUTSIDE OF MIAMI DADE COUNTY) SHALL BE IN MIAMI DADE COUNTY, FLORIDA.
- 13) **OWNER'S RIGHT TO CANCEL ON HOME SOLICITATION SALE:** IF THIS CONTRACT WAS SOLICITED AS PART OF A HOME SOLICITATION SALE (AS DEFINED UNDER FLORIDA LAW), AN OWNER MAY CANCEL THIS AGREEMENT BY PROVIDING WRITTEN NOTICE TO SECURE AT THE ADDRESS BELOW EITHER IN PERSON OR BY CERTIFIED MAIL. THIS NOTICE MUST A) STATE THAT OWNER NO LONGER WISHES THE GOODS OR SERVICES CONTRACTED TO; B) BE SIGNED BY THE OWNER; C) BE DELIVERED OR POSTMARKED BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE AGREEMENT WAS SIGNED. DURING THE RIGHT TO CANCEL PERIOD, SECURE RESERVES THE RIGHT NOT TO PLACE THE ORDER WITH ITS MANUFACTURERS OR SUPPLIERS. IF OWNER CANCELS THE AGREEMENT WITHIN THIS TIME FRAME, SECURE MAY NOT KEEP ALL OR PART OF A CASH DOWN PAYMENT.
- 14) **ADDITIONAL TERMS AND/OR CONDITIONS SPECIFIC TO THIS CONTRACT:**
- (1) PERMIT FEES, SHOP DRAWINGS, ENGINEERED CALCULATIONS, AND PROCESSING FEES VARY STRONGLY PER JOB AND PER MUNICIPALITY. OUR PERMIT VALUATION IS AN ESTIMATE, IT INCLUDES A \$250 ADMINISTRATION & PROCESSING FEE, AND IT AS AN ALLOWANCE OF THE CONTRACT. THIS CAN BE MORE OR LESS THAN THE QUOTED AMOUNT AND IS THE SOLE RESPONSIBILITY OF THE HOME OWNER OR YOUR CONTRACTOR IF OTHER THAN SECURE WINDOWS AND DOORS. IF THE ALLOWANCE DOES NOT COVER THE COST OF THIS PROCESS AN ADDITIONAL PAYMENT WILL BE REQUIRED.

INITIALS: AB

BUYER'S



EXHIBIT "B"

OUR ESTIMATED ALLOWANCE FOR THIS CONTRACT IS \$ 5000.00

(2) PERMIT AND EXPEDITING FEES TO BE REIMBURSED BY OWNER (NOT INCLUDED)

(3)

15) FLORIDA HOMEOWNERS CONSTRUCTION RECOVERY FUND: PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT CONSTRUCTION INDUSTRY RECOVERY FUND 1940 NORTH MONROE STREET, SUITE 42 TALLAHASSEE, FL 32399 TELEPHONE: (850) 921-6593.

PLEASE REVIEW CAREFULLY BEFORE SIGNING.

SECURE WINDOWS AND DOORS, INC. (SECURE)
8601 NW 61 STREET
MIAMI FLORIDA 33166
(305) 513 - 0705

BY: Martin Lipton DATE: 1-4-2022
AUTHORIZED AGENT OR SALESPERSON

104 N 17 AV LLC OWNER (OR CONTRACTOR) DATE: 1/7/22
Ari Ben-Saadon (IF DATE LEFT BLANK IT SHALL BE THE DATE SIGNED BY SECURE)

THIS CONTRACT IS SUBJECT TO FINAL APPROVAL BY AN OFFICER OF SECURE WINDOWS AND DOORS

SECURE WINDOWS AND DOORS OFFICER DATE:

INITIALS: AB





8601 N.W. 61 St  
Miami, Florida 33166  
Tel: (305) 513-0705  
Fax: (305) 513-0704  
Martin Lipton

EXHIBIT "B"

Date: 11/29/2021  
Contractor: Avi Ben Saacan  
Address:  
City, State, Zip:  
Office:  
Cellular #:  
Email:  
Owner:  
Job Address: 404 N 17th Ave  
City, State, Zip:  
Office #:  
Cellular #:

Addendum "A"

We are pleased to submit the following bid:

PGT Windows & ES Commercial Doors

Qty	Mark	Width	Height	Man.	Series	Product	Glass Type	Frame Finish	Unit Price	Total
15		36 1/2	61 1/4	PGT	SH7700A	Single Hung Col 3A2D \ 1A1D	Clear	Bronze	\$487.62	\$7,314.30
10		6 x 10	62			Mulls W \ Clips		Bronze	\$227.54	\$2,275.40
4		27	45	PGT	CA740	Casement (x) 2A3D	Clear WIL	Bronze	\$460.11	\$1,840.44
2		6 x 10	45	PGT		Mulls W \ Clips		Bronze	\$165.15	\$330.30
2		27	45	PGT	CA740	Casement (x) 2A3D	Clear	Bronze	\$460.11	\$920.22
1		6 x 10	45	PGT		Mulls W \ Clips		Bronze	\$165.15	\$165.15
6		36 1/2	61 1/4	PGT	SH7700A	Single Hung Col 3A2D \ 1A1D	Clear	Bronze	\$487.62	\$2,925.72
3		6 x 10	62			Mulls W \ Clips		Bronze	\$227.54	\$682.62
5		31	45	PGT	SH7700A	Single Hung Col 2A2D \ 1A1D	Clear	Bronze	\$361.52	\$1,807.60
8		31	45	PGT	SH7700A	Single Hung Col 2A2D \ 1A1D	Clear WIL	Bronze	\$393.06	\$3,144.40
33		35 5/8	61 1/4	PGT	SH7700A	Single Hung Col 3A2D \ 1A1D	Clear	Bronze	\$487.62	\$16,091.46
22		6 x 6	62			Mulls W \ Clips		Bronze	\$227.54	\$5,005.88
4		36	61 1/4	PGT	SH7700A	Single Hung Col 3A2D \ 1A1D	Clear	Bronze	\$487.62	\$1,950.48
2		6 x 6	62			Mulls W \ Clips		Bronze	\$212.66	\$425.32
1		36	34	PGT	CA740	Casement (xx) 2A3D	Clear	Bronze	\$460.11	\$460.11
40		38 1/2	61 1/4	PGT	SH7700A	Single Hung Col 3A2D \ 1A1D	Clear	Bronze	\$560.42	\$22,416.80
20		6 x 6	62			Mulls W \ Clips		Bronze	\$212.66	\$4,253.20
1		32 1/2	32	PGT	SH7700A	Single Hung Col 2A2D \ 1A1D	Clear	Bronze	\$334.70	\$334.70
2		38 1/4	61 1/2	PGT	SH7700A	Single Hung Col 3A2D \ 1A1D	Clear	Bronze	\$560.42	\$1,120.84
2		2 x 6	62	PGT		Mulls W \ Clips		Bronze	\$163.98	\$327.96
1		34 1/2	85	ESW	9000	Storefront Door W \ Closer & Panic Hdw	Clear	Bronze	\$3,305.03	\$3,305.03
						Transom Above to 107 3/4" high	Clear	Bronze		
2		36	85	ESW	9000	Storefront Door W \ Closer & Panic Hdw	Clear	Bronze	\$3,717.24	\$7,434.48
		28	85	ESW	9000	Sidelight	Clear	Bronze		
2		2 x 6	64	ESW		Mulls W \ Clips		Bronze	\$225.67	\$451.34
2		64	32	ESW	EH150	Half Circle	Clear	Bronze	\$1,011.61	\$2,023.22
1		21 1/2	24	PGT	PW7710A	Picture Window Col 2A2D	Clear	Bronze	\$178.87	\$178.87
1		56 3/4	37	PGT	PW7710A	Picture Window Col 4A3D	Clear	Bronze	\$432.62	\$432.62
8		28 3/4	46	PGT	CA740	Casement (x) 2A3D	Clear WIL	Bronze	\$460.11	\$3,680.88
2		39 1/4	46 1/4	PGT	CA740	Casement (xx) 2A3D	Clear	Bronze	\$835.72	\$1,671.44
2		53	45 1/4	PGT	CA740	Casement (xx) 2A3D	Clear	Bronze	\$908.83	\$1,817.66
4		32 1/2	61 1/4	PGT	SH7700A	Single Hung Col 2A2D \ 1A1D	Clear	Bronze	\$487.62	\$1,950.48
2		6 x 6	62			Mulls W \ Clips		Bronze	\$212.66	\$425.32
5		39	46	PGT	CA740	Casement (xx) 2A3D	Clear	Bronze	\$835.72	\$4,178.60
1		44	44	PGT	CA740	Casement (xx) 2A3D	Clear	Bronze	\$835.72	\$835.72
2		35 1/4	83 1/2	ESW	9000	Storefront Door W \ Closer & Panic Hdw	Clear	Bronze	\$2,789.95	\$5,579.90
1		38 1/2	86 1/2	ESW	9000	Storefront Door W \ Closer & Panic Hdw	Clear	Bronze	\$2,858.25	\$2,858.25
1		44 1/2	61 1/4	PGT	SH7700A	Single Hung Col 3A2D \ 1A1D	Clear	Bronze	\$625.78	\$625.78
2		36 1/2	81 1/2	ESW	9000	Storefront Door W \ Closer & Panic Hdw	Clear	Bronze	\$2,768.81	\$5,537.62
										\$116,780.11

Sales Tax: \$8,174.61  
Material & Tax Total: \$124,954.72

QTY	CHARGES	TOTAL
1	Permit, Expediting & Office Admin Fees To be Reimbursed By The Owner To Secure Windows & Doors	
	All Existing Windows Removed By Others & Structural Repairs By Others	
1	Engineering Allowance	
1	Bucks	\$5,000.00
8	Swing Doors	\$10,258.00
147	Windows	\$295.00
66	Mulls	\$125.00
		\$45.00
	Labor Total:	\$38,963.00
	Total Material, Tax & Labor:	\$163,917.72



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**EXHIBIT "B"**

**FIELDS, MICHAEL JAY**

SECURE WINDOWS & DOORS INC  
14500 SW 88TH AVE, APT 217  
MIAMI FL 33176

**LICENSE NUMBER: CGC1505491**

**EXPIRATION DATE: AUGUST 31, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/20/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

Table with PRODUCER (Acentria Insurance - Miami), CONTACT NAME (Jorge Pena), INSURED (Secure Windows & Doors Inc), and INSURER(S) AFFORDING COVERAGE (Associated Industries Insurance Company, Inc., Colony Insurance Company, etc.)

COVERAGES CERTIFICATE NUMBER: 2122939985 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

Main table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella/Excess Liability, Workers Compensation, and Property.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is named as an Additional Insured with respect to General Liability

CERTIFICATE HOLDER

CANCELLATION

Hollywood CRA
1948 Harrison Street
Hollywood FL 33020

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Handwritten signature of authorized representative



5081 SW 48 ST • Davie, FL 33314 • Phone: (954)626-0667 • Fax: 954-903-4049

Avi Ben-Saadon  
Phone: (305) 467-7273

Print Date: 8-25-2022

### Proposal for 404 North 17th Avenue, Hollywood, Florida

#### Flat Roof Re-Roof

Items	Description	Qty/Unit
Flat Roof R-20 Re Roof Flat Roof R-20		1 SQ
City Ordinance Fee Permit Fee	Provide all necessary permit applications and documents required by the city  Submit all permit documents and obtain approved permits prior to commencing work.	1
<b>Group Total:</b>		<b>\$65,450.00</b>

**Total Price: \$65,450.00**

#### Roof Details:

Complete Tear-off  
Roof Slope: 1/8"  
Deck Type: Plywood  
Thickness: 19/32"  
NOA: 18-0919.13

#### System Type:

Base Sheet Attachment:  
Base Sheet Attachment Method:  
Mopped  
Mopped Base Sheet Type:  
**GAFGLAS® #75 Base Sheet**

Inter Ply Sheet Attachment:

*Inter-Ply Sheet Attachment:*

Number of Ply Sheets: 2

Ply Sheet 1:

Inter-Ply Sheet Attachment Method:

Mopped

Mopped Inter-Ply Sheet Type:

**RUBEROID® 20 Smooth****EXHIBIT "B"***Cap Sheet Attachment:*

Cap Sheet Attachment Method:

Mopped

Mopped Cap Sheet Type:

**GAFGLAS® Mineral-Surfaced****Surfacing / Asphalt Details:**

ASTM D312 Type 3 or 4

**Base Wall Flashing:**

Number of Plies: 1

Linear Feet of Flashing: (listed

Wall Construction: Non-Combustible

Ply Sheet 1:

Ply Product Type: RUBEROID® Mop Granule

**FLAT ROOF SYSTEM SCOPE OF WORK:**

- Tear-off the entire existing roof (including all materials, Base Sheet 75 lb. roll roofing, R-20 roofing roll, Cap sheet, lead pipe boots, galvanized metal vent stacks, and valley metal).
- Drainage's, Parapet, scuppers, included in contract price.
- Install newly felted roof deck **GAFGLAS® #75 Base Sheet** with Fasteners.
- Install **RUBEROID® 20 Smooth** over Base Sheet.
- Solidly hot-mop newly felted roof deck with premium single-ply **GAFGLAS® Mineral-Surfaced cap sheet roll roofing**.
- Sweep entire yard, including shrubs, with magnet to find and remove all old nails and new screws, Remove all debris from premises

**Manufacturer's Warranty**

System Pledge Guarantee cost for 15 years = \$7.00/square

System Pledge Guarantee cost for 20 years = \$10.00/square

Warranty:

Victory E & I Roofing and Construction (All product related warranties will need to be directly communicated with the manufacturing company). Victory E & I Roofing and Construction will not assume responsibility for issues relating to normal wear and tear, misuse or improper handling, or installation, repair or modification performed by anyone other than the roofing company, damages incurred by natural disaster or any act of God.

WARRANTY- Flat Ro-Proof (10 Year Labor Warranty)

<https://buildertrend.net/app/LeadProposal/Print/6023227>

**EXHIBIT "B"****PAYMENT TERMS AS FOLLOWS:**

## Terms &amp; Conditions

30% INITIAL DEPOSIT TO OBTAIN PERMIT  
 35% AFTER PASSING 1ST INSPECTION  
 35% AFTER FINAL INSPECTION

PAYMENT OF ALL OR PART OF THIS CONTRACT, ACCORDING TO THE TERMS OF THE CONTRACT, SHALL BE DUE AS PRESENTED. VICTORY E&I ROOFING AND CONSTRUCTION PAYMENT SHALL IN NO WAY BE CONTINGENT UPON THE ACCEPTANCE OF WORK DONE BY OTHERS AND OVER WHICH VICTORY E&I ROOFING AND CONSTRUCTION HAS NO CONTROL. NO RESPONSIBILITY IS HEREBY ASSUMED FOR WORK DONE BY ANYONE OTHER THAN AN EMPLOYEE. IF IT BECOMES NECESSARY TO INCUR ANY EXPENSES IN THE COLLECTION OF ANY MONEY DUE HEREUNDER, INCLUDING REASONABLE ATTORNEYS FEES, IT IS UNDERSTOOD THAT THESE EXPENSES SHALL BE PAID BY THE OWNER, CONTRACTOR, PROPERTY OWNER OR THEIR AGENT. THE MAXIMUM LEGAL RATE OF INTEREST SHALL BE CHARGED ON ACCOUNTS NOT PAID WITHIN 30 DAYS FROM BILLING, SUCH INTEREST TO COMMENCE TO RUN ON THE 31ST DAY. ALL COSTS INVOLVED IN COLLECTION SHALL BE BORN BY THE OWNER OR HIS ACTING AGENT. SHOULD VICTORY E&I ROOFING AND CONSTRUCTION FULL PAYMENT NOT BE RECEIVED, ALL WARRANTIES BECOME NULL AND VOID. THE CLIENT MAY PAY ALL SUMS DUE UNDER THIS CONTRACT IN CASH, CHECK OR CREDIT CARD. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% PROCESSING/ CONVENIENCE FEE. NO REPLACEMENT OR REPAIR SHALL BE MADE BY VICTORY E&I ROOFING AND CONSTRUCTION CAUSED BY OWNER OR ANY OTHER WORKER OTHER THAN AN EMPLOYEE OF VICTORY E&I ROOFING AND CONSTRUCTION, WITHOUT OWNER BEING SUBJECT TO A SERVICE CHARGE, MINIMUM CHARGE, FIRM BID PRICE OR TIME AND MATERIAL.

The Client acknowledges that the scope of the Agreement is limited to only one address. Should the Client require services in a different location, at a different address, the Client will execute a new and separate Agreement. This Agreement is limited to the scope of the services listed below. Should the Client requests additional services, to be performed by the Company that is outside the scope of this agreement, the Client will execute an Addendum to this Agreement.

The Client acknowledges and understands that no work can begin until the proper permits issued by the governing city, county, and/or state of Florida. Therefore, the Client consents for actual work to begin ONLY after the requisite permits are issued by the city, county, or State of Florida, and signed by the Client as required by law.

1. **COMPLETION TIME:** The Client acknowledges and consents that the project will last no more than 6 months from the date of the signing of this contract.
2. **CLEAN UP & REMOVAL:** Daily removal of all debris including a magnet sweeper, all materials shall be legally disposed accordingly.
3. **UTILIZATION of OUTSIDE SERVICES, DISCLOSURE, and CONSENT:** The Company may utilize independent sub-contractors, suppliers, and vendors, to complete the services listed above. The Client acknowledges and gives his consent to such utilization. The Company is not liable to any sub-contractor, supplier, and vendor's negligence, defective product, delivery time, or warranties.
4. **MECHANIC LIEN:** The Client acknowledges and consents for the Company to place a Claim of Lien for any and all payments NOT made, upon completion of the Company's task and upon successful passing of any inspection should there be any need for one.
5. **GUARANTEES:** The Company does not guarantee third-party's quality of product chosen by the Client.
6. **WARRANTY:** We assume no responsibility for damages caused by any acts of god such as hurricanes,

tornados, lighting, etc. or any other acts beyond our control. we further assume no responsibility for damages caused by plant life, termites or negligence on part of the owner or owners agent. Contractor's warranty shall be limited to defects in workmanship within the scope of work performed by contractor and which arise and become known within the time frame stated below product scope of work. Contractor hereby assigns to owner all warranties on materials as provided by the manufacturer of such materials.

VICTORY E&I ROOFING AND CONSTRUCTION reserves the right to correct any & all problems, conditions, improper workmanship where it is found responsible. VICTORY E&I ROOFING AND CONSTRUCTION can further authorize that the owner/agent may call in

others, but will not accept any responsibility or liability for services performed by others, nor shall payment for labor & materials exceed written agreement between VICTORY E&I ROOFING AND CONSTRUCTION & owner/agent. The Company does not guarantee third-party's quality of product chosen by the Client.

## EXHIBIT "B"

6. CONFIDENTIALITY: This agreement is confidential in nature and is between the Client and the Company. The Client is not to discuss the terms and conditions of this Agreement with any third party that is not affiliated, or associated, with this Agreement.

7. INTELLECTUAL PROPERTY: This agreement is confidential in nature and is between the Client and the Company. The Client is not to discuss any intellectual property of the Company, which was divulged by the Company to the Client, with any third party that is not affiliated or associated with this Agreement.

8. SEVEN DAY RIGHT TO CANCEL AGREEMENT: Client Has the right to cancel the Agreement, for no cause, within 7 days of this Agreement. The Client MUST Cancel this Agreement in writing in accordance of paragraph seven (7) of this Agreement. Upon Canceling the Agreement, the Company will return any and all funds provided them by the Client within 7 days. CANCELLATION FEE: There will be a 15 percent cancellation fee for all projects that are canceled outside of the cancellation period outlined in this contract.

9. NOTICES: All notices, and other communication, shall be in writing and deemed delivered upon receipt by the intended recipient. Acceptable means of communications are U.S. Postal Service, FedEx, UPS, e-mail, or facsimile. Texts are not acceptable mean for notices purposes.

### 10. DEFAULT:

Default will occur when a party to this agreement fails to perform its obligations and duties, or when a partner acts beyond the scope of its responsibilities.

Upon default the party demanding performance will provide notice to the defaulting party with accordance to Paragraph five (5) of this agreement.

No party shall commence a judicial action against each other without providing Notice of Default and providing the defaulting party thirty (30) days to cure the default.

The Notice of Default will include the following: (1) nature of the default; (2) manners to cure the default; and (3) the amount of time the defaulting party should cure the Default.

### 12. SEVERABILITY:

Should any provision of this Agreement be found to be invalid, that portion shall not affect the validity or enforceability of the remaining provisions, which will remain in full force and effect.

### 13. CONSTRUCTION of the AGREEMENT:

The fact that this Agreement was drafted by one party shall not be considered in any subsequent construction of the terms or provision of this Agreement. This agreement is deemed as if it was drafted both parties.

### 14. NEGOTIATED and INDIVIDUALIZED AGREEMENT:

The parties acknowledge that prior to entering this agreement, the parties had the freedom to bargain for and negotiate any of the terms of this Agreement, or to consult with or retain any other law firm of the parties' choice. The parties acknowledge that each had ample time opportunity to change and negotiate the wording used in this agreement.

### 15. ENTIRE AGREEMENT:

This Agreement constitutes the full and complete agreement between the parties and supersedes all other agreements or understandings, whether written or oral.

### 16. AMENDMENTS to this AGREEMENT:

This Agreement constitutes a complete understanding of the parties regarding the subject matter hereof. All previous communications, as to this Agreement, have been referenced in this Agreement. This Agreement, and all documents and instruments executed about this

Agreement or in furtherance of this Agreement, may not be amended or supplemented unless all parties consent, to said amendment, in writing.

17. ARBITRATION and MEDIATION:

**EXHIBIT "B"**

Should a dispute arise under this Agreement the Parties agree to arbitrate or mediate the dispute before initiating a judicial action.

18. GOVERNING LAW:

The enforceability, validity, construction, and operation of this Agreement, and all its terms, shall be determined per the laws of the State of Florida.

19. INDEMNIFICATION:

19.1. Definitions

Judicial Action means the decision of the court or a governmental agency, either state or federal, after it has heard the controversial issues that are involved in administrative or legal proceedings.

The parties shall indemnify each other for all and any judicial actions against each other, which stem from the each other's negligent conduct, fraudulent misconduct, untruthfulness, or failure to act within the scope of the operational agreement and their respective duties as officers of the Corporation.

20. ATTORNEYS' FEE:

20.1 Definitions:

A judicial action means but not limited to judicial actions filed with the clerk of the court, or any expenses incurred by a party to protect its reputation. Judicial proceedings include but not limited to Appellate proceedings.

20.2 Terms and Conditions:

Should the parties bring a judicial action against each other, to enforce this agreement, the prevailing party will be entitled to recover any attorney fees

21. PARTIES' SIGNATURES: The parties' signatures signify that all terms and conditions had been accepted by the respective parties.

Contractor's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

I confirm that my action here represents my electronic signature and is binding.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

EXHIBIT "B"

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

EXHIBIT "B"

**DARMON, MAOR**

VICTORY E & I ROOFING AND CONSTRUCTION LLC  
5081 SW 48TH ST  
SUITE 101  
DAVIE FL 33314

**LICENSE NUMBER: CCC1333273**

**EXPIRATION DATE: AUGUST 31, 2024**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/19/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Sunflowers Insurance Group Inc. 11401 SW 40 ST # 311  Miami FL 33165	<b>CONTACT NAME:</b> Assistant insurance <b>PHONE (A/C, No, Ext):</b> 305-553-4949 <b>E-MAIL ADDRESS:</b> sunflowersins@live.com	<b>FAX (A/C, No):</b> 305-553-4958
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> James River Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	<b>NAIC #</b> 12203
<b>INSURED</b> Victory E & I Roofing and Construction, LLC 5081 SW. 48th St. Davie FL 33314		

**COVERAGES**                                  **CERTIFICATE NUMBER:**                                  **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  <input checked="" type="checkbox"/> Blanket waiver of subrogation GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PC426959	03/09/2022	03/09/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			PER STATUTE    OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Certified Roofing Contractor License Number: CCC1333273.

<b>CERTIFICATE HOLDER</b>  Hollywood Community Redevelopment Agency 1948 Harrison Street Hollywood, FL 33020	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Liliana Ortiz</i>
--------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**CERTIFICATE OF LIABILITY INSURANCE**Date  
10/19/2022**Producer:** Plymouth Insurance Agency  
2739 U.S. Highway 19 N.  
Holiday, FL 34691  
(727) 938-5562**This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.****Insured:** South East Personnel Leasing, Inc. & Subsidiaries  
2739 U.S. Highway 19 N.  
Holiday, FL 34691

Insurers Affording Coverage

NAIC #

Insurer A: Lion Insurance Company

11075

Insurer B:

Insurer C:

Insurer D:

Insurer E:

**Coverages**

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

INSR LTR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date (MM/DD/YY)	Limits	
		<b>GENERAL LIABILITY</b>				Each Occurrence	\$
		<input type="checkbox"/> Commercial General Liability				Damage to rented premises (EA occurrence)	\$
		<input type="checkbox"/> Claims Made <input type="checkbox"/> Occur				Med Exp	\$
		General aggregate limit applies per:				Personal Adv Injury	\$
		<input type="checkbox"/> Policy <input type="checkbox"/> Project <input type="checkbox"/> LOC				General Aggregate	\$
		<b>AUTOMOBILE LIABILITY</b>				Products - Comp/Op Agg	\$
		<input type="checkbox"/> Any Auto				Combined Single Limit (EA Accident)	\$
		<input type="checkbox"/> All Owned Autos				Bodily Injury (Per Person)	\$
		<input type="checkbox"/> Scheduled Autos				Bodily Injury (Per Accident)	\$
		<input type="checkbox"/> Hired Autos				Property Damage (Per Accident)	\$
		<input type="checkbox"/> Non-Owned Autos					
		<b>EXCESS/UMBRELLA LIABILITY</b>				Each Occurrence	
		<input type="checkbox"/> Occur <input type="checkbox"/> Claims Made				Aggregate	
		Deductible					
A		<b>Workers Compensation and Employers' Liability</b>	WC 71949	01/01/2022	01/01/2023	<input checked="" type="checkbox"/> WC Statutory Limits	<input type="checkbox"/> OTH-ER
		Any proprietor/partner/executive officer/member excluded? <b>NO</b>				E.L. Each Accident	\$1,000,000
		If Yes, describe under special provisions below.				E.L. Disease - Ea Employee	\$1,000,000
						E.L. Disease - Policy Limits	\$1,000,000

Other

**Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616****Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions:**

Client ID: 91-69-109

Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. &amp; Subsidiaries that are leased to the following "Client Company":

**Victory E & I Roofing and Construction LLC**

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. &amp; Subsidiaries active employee(s), while working in: FL.

Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.

A list of the active employee(s) leased to the Client Company can be obtained by emailing a request to certificates@lioninsurancecompany.com

**Project Name:**

ISSUE 10-19-22 (KLT)

**Begin Date: 8/7/2017****CERTIFICATE HOLDER**CITY OF HOLLYWOOD  
COMMUNITY REDEVELOPMENT AGENCY  
1948 HARRISON STREET  
HOLLYWOOD, FL 33020**CANCELLATION**

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.





EXHIBIT "B"



EXHIBIT "B"

EXHIBIT "B"





## C.A.S.A Construction Inc

14711 Palmetto Palm Ave.  
Miami Lakes, FL, 33014

ESTIMATE  
invoice #1423

DATE  
September 2, 2022

TOTAL  
\$417,500.00

BACK-UP II

TO

**Lior Raviv**

404 N 17 AVE LLC

☐ +15169676717

DESCRIPTION	AMOUNT
Stucco	\$76,600.00
Exterior Painting	\$41,900.00
Landscaping	\$25,500.00
Fencing	\$14,200.00
Doors & Windows	\$179,300.00
Roof	\$80,000.00
Total	\$417,500.00

# Complete Home Improvement

# Estimate

750 N Dixie Hwy.  
 Suite A  
 Hollywood, FL 33020  
 954-636-2238  
 CGC1511382

Estimate No: 2063  
 Date: 08/25/2022

For: 404 N 17 Ave LLC  
 404 N 17th Ave  
 Hollywood, FL, 33020

Description	Quantity	Rate	Amount
Windows & Doors ----- * Remove existing windows and doors per plan * Install windows and doors per plan	1	\$176,400.00	\$176,400.00
Roof ----- * Demolition of roof * Install roof per plan	1	\$75,800.00	\$75,800.00
Stucco ----- * Score marks in existing stucco * Apply bonding agent to existing stucco * Apply new corner beads * Apply smooth stucco texture over existing stucco texture	1	\$78,500.00	\$78,500.00
Exterior Painting ----- * Pressure wash exterior of house * Paint exterior walls	1	\$29,800.00	\$29,800.00
Landscaping ----- * Install landscaping per plan	1	\$23,500.00	\$23,500.00
Fencing ----- * Install fencing per plan	1	\$12,880.00	\$12,880.00



Description	Quantity	Rate	Amount
Contractor Fee & Insurance	1	\$99,220.00	\$99,220.00
-----			
* 10% overhead			
* 10% profit			
* 5% insurance			
	Subtotal		\$496,100.00
	Total		\$496,100.00
<b>Total</b>			<b>\$496,100.00</b>



Complete Home Improvement

Client's signature



Construction & Estimating Firm  
 (305) 433-6444 info@iambuilders.com

Golf View Hotel- Hutchinson Apartments  
 Pricing Based on Zip Code: 33020

**INSTRUCTIONS:**  
 -Blue boxes require your price to be inputted or reviewed.  
 -Grey boxes leave empty  
 -For each item being subcontracted, and 30-40% in the column labeled "Est. Sub-Markup". This will cover Supervision and Profit for your subcontractor.

**Terms and Conditions/Disclaimer:** The quantities, numbers, scope, or any other information contained in this document has been compiled to the best of our knowledge using pricing from National Construction Estimator by Craftsman-Books. By utilizing or deriving any of the information contained in this document, you accept the information and quantities as accurate and waive any rights to any claims for errors in information. IAM Builders L.L.C. does not warrant any of the information contained in this document. The information contained in this document are for informational purposes only and to be used as a guideline for quantities and pricing. It is the responsibility of the contractor to determine the work to review quantities and finalize pricing and materials based on current prices.

Scope	Qty	Unit	Est. Labor Costs	Est. Equipment (Tax Incl.)	Est. Mat. (Tax Incl.)	Est. Sub Markup	Totals	Notes
<b>1 General Conditions</b>								
Supervision	24.00	Wks	\$48,000.00				\$48,000.00	
Dumpsters	10.00	EA					\$7,000.00	
Equipment	1.00	LS					\$15,000.00	
Administrative								
Insurance								
Bond								
<b>2 Existing Conditions</b>								
<b>Demolition</b>								
2. Demo Cabinetry	153.97	LF	\$1,601.29	\$0.00	\$0.00	40%	\$2,241.80	
2. Demo Doors	120.00	EA	\$6,789.12	\$0.00	\$0.00	40%	\$9,504.77	
2. Demo Floor Finishes	16,015.98	SF	\$4,164.15	\$0.00	\$0.00	40%	\$5,829.82	
2. Demo Ceilings	16,015.98	SF	\$7,995.18	\$7,788.81	\$0.00	40%	\$18,982.06	
2. Demo Interior Walls	12,939.50	SF	\$22,338.75	\$0.00	\$0.00	40%	\$31,274.25	
2. Demo Electrical SF	18,380.79	SF					\$36,761.58	Budget Pricing. Verify with Sub-Contractor.
2. Demo Mechanical SF	14,439.14	SF					\$28,878.28	Budget Pricing. Verify with Sub-Contractor.
2. Demo Plumbing Fixtures	95.00	EA	\$19,000.00	\$0.00	\$0.00	40%	\$26,600.00	
<b>5 Metals</b>								
<b>Beams</b>								
5.HSS 3-1/2"x3-1/2"x1/4" - 1+2  W	20.00	LF	\$79.67	\$41.93	\$657.61	40%	\$1,074.13	
5.HSS 3-1/2"x3-1/2"x3/8" - 1+2  W	40.00	LF	\$223.17	\$117.46	\$1,842.06	40%	\$3,008.79	
<b>6 Rough Carpentry</b>								
<b>Partitions</b>								
<b>6. Interior Walls</b>								
3-5/8" Metal Studs	949.51	LF						
5/8" Metal Studs	9,495.10	SF	\$8,196.17	\$0.00	\$22,383.98	40%	\$42,812.21	
5/8" Gypsum Board - (1) Layer EA Face	18,990.20	SF	\$14,219.86	\$0.00	\$12,186.83	40%	\$36,969.37	
R-11 Insulation	9,495.10	SF	\$2,567.48	\$0.00	\$3,937.92	40%	\$9,107.56	
<b>Added Costs</b>								
5/8" Cement Board	3,316.95	SF	\$2,138.77	\$0.00	\$3,620.12	40%	\$8,062.44	
<b>Millwork</b>								
6. Cabinetry	433.12	LF	\$7,517.92	\$0.00	\$152,348.79	40%	\$223,813.40	
6. Counter Tops	522.81	SF	\$2,316.26	\$0.00	\$48,785.86	40%	\$71,542.96	

**Note: Review all labor and material pricing before submitting.**

8									
Doors and Windows									
<b>BACK-UP II</b>									
<b>Doors</b>									
8. Interior Doors	79.00	EA	\$8,216.00	\$0.00	\$64,665.45	40%	\$102,034.03		
8. Bi-Fold Doors	9.00	EA	\$561.60	\$0.00	\$7,538.85	40%	\$11,340.62		
8. Glass Doors	1.00	EA	\$260.00	\$0.00	\$2,564.79	40%	\$3,954.71		
<b>Windows</b>									
8. Glass Walls at Fitness	138.10	SF	\$1,148.99	\$0.00	\$7,915.18	40%	\$12,689.85		
<b>Miscellaneous</b>									
8. Shower Enclosures	1,567.53	SF	\$13,041.85	\$0.00	\$83,853.26	40%	\$135,653.15		
<b>9</b>									
<b>Finishes</b>									
<b>Ceilings</b>									
<b>Drywall Ceilings</b>									
9. BOH	703.87	SF							
9. Corridors	1,881.70	SF							
9. Units	12,714.02	SF							
Ceiling Studs	15,299.59	SF	\$3,460.77	\$0.00	\$10,895.43	40%	\$20,098.67		
5/8" Gypsum Board	15,299.59	SF	\$15,115.99	\$0.00	\$10,018.78	40%	\$35,188.69		
<b>Lobby/Lounge Ceilings</b>									
Ceiling Studs	944.42	SF	\$213.63	\$0.00	\$672.56	40%	\$1,240.66		
5/8" Gypsum Board	944.42	SF	\$550.03	\$0.00	\$531.86	40%	\$1,514.65		
<b>Wall Finishes</b>									
9. Shower Wall Tiles	3,316.95	SF	\$38,014.90	\$0.00	\$65,777.57	40%	\$145,309.45		
Waterproofing	3,316.95	SF	\$4,139.55	\$0.00	\$2,135.87	40%	\$8,785.59		
<b>Backsplashes</b>									
9. Kitchen Backsplashes	325.36	SF	\$3,197.64	\$0.00	\$3,217.19	40%	\$8,980.76		
<b>Baseboards</b>									
9. Wood Baseboards	4,156.17	LF	\$5,135.03	\$0.00	\$13,863.28	40%	\$26,597.64		
9. Tile Baseboards	620.19	LF	\$3,047.61	\$0.00	\$1,533.12	40%	\$6,413.03		
<b>Trims</b>									
9. Door Trims	2,992.00	LF	\$3,696.68	\$0.00	\$6,653.39	40%	\$14,490.10		
<b>Flooring</b>									
9. Bath Tile Flooring	1,097.57	SF	\$8,549.63	\$0.00	\$3,557.73	40%	\$16,950.30	Flooring Finishes TBD.	
9. Bedroom Carpet Flooring	888.67	SF	\$1,848.43	\$0.00	\$2,434.44	40%	\$5,996.02		
9. Bedroom/Living Wood Flooring	8,298.68	SF	\$47,036.92	\$0.00	\$38,945.87	40%	\$120,375.91		
9. LVT Corridor Flooring	1,821.26	SF	\$5,682.33	\$0.00	\$11,886.58	40%	\$24,596.48		
9. Rubber Fitness Flooring	211.16	SF	\$1,196.85	\$0.00	\$990.98	40%	\$3,062.97		
9. LVT Kitchen Flooring	1,106.85	SF	\$3,453.37	\$0.00	\$7,223.94	40%	\$14,948.23		
9. Laundry Tile Flooring	152.61	SF	\$1,188.77	\$0.00	\$494.68	40%	\$2,356.83		
9. LVT Lobby LVT Flooring	643.82	SF	\$2,008.72	\$0.00	\$4,201.94	40%	\$8,694.92		
9. Lounge Carpet Flooring	302.43	SF	\$629.05	\$0.00	\$828.48	40%	\$2,040.55		
9. Carpet Stair Flooring	385.17	SF	\$801.15	\$0.00	\$1,055.14	40%	\$2,598.81		
9. VCT Storage Flooring	282.79	SF	\$214.69	\$0.00	\$459.87	40%	\$944.39		
9. Shower Flooring	546.04	SF	\$5,110.93	\$0.00	\$10,828.38	40%	\$22,315.03		
Waterproofing	1,643.61	SF	\$2,051.23	\$0.00	\$1,058.36	40%	\$4,353.42		

