

DOWNTOWN ORLANDO FAÇADE AND BUILDING STABILIZATION PROGRAM

NIKKI'S PLACE, INC.

*742 Cater Street
Orlando, FL 32805*

APPLICATION



Subject Property Information:

742 Carter Street Orlando, FL 32805

City Zoning: R-2B/T

Email Address: nikkisplaceinc99@yahoo.com

Email Address: _____



Downtown Façade and Building Stabilization Program

PROJECT DESCRIPTION:

Please see attachment.

| | |
|---------------------------------|---------------------|
| TOTAL PROJECT COST | \$ <u>13,820.33</u> |
| APPLICANT'S FUNDING | \$ <u>6,910.17</u> |
| TOTAL PROGRAM FUNDING REQUESTED | \$ <u>6,910.17</u> |



Downtown Façade and Building Stabilization Program

APPLICATION SIGNATURE

The Applicant, I. Elaine Aiken, assures that the information submitted as part of this application package, as well as any subsequent information submitted for review by Community Redevelopment Agency Staff, the Façade Grant Review Committee, the Community Redevelopment Agency Advisory Board, and the Community Redevelopment Agency is true and correct, and that all information and documentation submitted, including this application and attachments, is deemed public record under the Florida Public Records Law, Chapter 119 of the Florida Statutes. Falsification or omission of information will result in rejection of the application. In addition, you may be subject to prosecution under Orlando City Code Section 43.16, False Information. The Downtown Orlando Community Redevelopment Agency (CRA) maintains the right to request any additional information needed to process this Application.

If the Applicant is awarded funding from the Downtown Façade and Building Stabilization Program, the Applicant agrees that it will enter into a Funding Agreement with the CRA with terms relating to, among other things, the CRA's right to receive re-payment of program funds, the CRA's right to review and audit any and all records related to the Agreement, and the CRA's payment of program funds only upon completion of the project as approved. In case of a default in terms of the Agreement, the Applicant may be responsible for repayment of distributed funds.

By signing below, the Applicant authorizes the City of Orlando to request criminal background checks from local, state, and federal agencies. Please note that a criminal background check is conducted on every applicant and that review of this application is contingent upon satisfactory completion of a criminal background check.

By signing below, the Applicant/Property Owner acknowledges that they have read and agree to the Downtown Façade and Building Stabilization Program policies, procedures, and conditions.

Applicant Signature: I. Elaine Aiken Date: 12/1/15

Property Owner Signature: I. Elaine Aiken Date: 12/1/15

Nikki's Place, Inc.
Downtown Façade and Building Stabilization Program
Project Description:

We are requesting funds to assist us in the remodeling of Nikki's Place, Inc., our restaurant. We would like to modernize the facility and change the plumbing and electrical to meet current building codes. The requested funds will be used to:

1. Resurface the dining floors.
2. Upgrade the bathrooms with new tile and fixtures.
3. Replace and realign some of the plumbing pipes.
4. Upgrade the electrical system to the current code by replacing the electrical panel, installing proper electrical outlets, outside lighting and increasing the size of the service panel for the walk in cooler.
5. Purchase and install a wall air conditioning unit to heat and cool the restaurant.
6. Install new screen doors at the rear entrance to the dining rooms.

* 3, 4, and 5 above are what ^{Program} funding will actually be applied to.



Downtown Façade and Building Stabilization Program

Owner's Affidavit

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned personally appeared:

(Print Name) Inez Elaine Aiken, who duly sworn, upon oath, deposes and says:

That he/she is the owner, or duly authorized representative of the owner, of certain property located at:

742 Carter Street Orlando, FL 32805

(Address)

BEG 562.95 FT W + 15 FT S of NE COR of SW 1/4 of NW 1/4 RUN W 34.8 FT S 104.28 FT E 34.8 FT N
104.28 FT to POB in SEC 35-22-29 (Legal Description)

That I. Elaine Aiken (Applicant) operates or intends to operate a business at the above location.

That the Applicant and his contractors or agents have permission to implement the improvements listed of the Downtown Façade and Building Stabilization Program (the "Application") dated 12-1-2015.

By signing this Affidavit, I hereby waive any claim against the City of Orlando (the "City") or the Community Redevelopment Agency (the "CRA") arising out of the use of said grant funds for the purposes set forth in the Application. I further agree to hold the City and CRA harmless for any charges, damages, claims, or liens arising out of the Applicant's participation in the Downtown Façade and Building Stabilization Program.

FURTHER AFFIANT SAVETH NOT.

Inez Elaine Aiken
Signature of Affiant

Title if Affiant is acting on behalf of a corporation, LLC, or partnership

STATE OF Florida

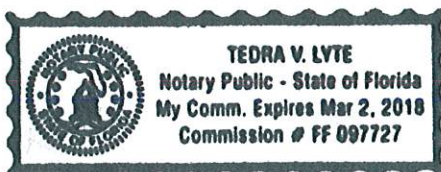
COUNTY OF Orange

Sworn to and Subscribed before me this 1st day of December, 20 15, by Elaine Aiken who is the owner, or a duly authorized representative of the owner, of the above-referenced property, and who is personally known to me or has produced _____, as identification.

Tedra Lyte
Notary Public

My Commission Expires: 3/2/2018

[NOTARY STAMP]



CITY OF ORLANDO

Mercedes Blanca <mercedes.blanca@cityoforlando.net>

Background Check - Nikki's Place, MEBA

5 messages

Mercedes Blanca <Mercedes.Blanca@downtownorlando.com>

Mon, Aug 31, 2015 at 12:05 AM

To: John Kinloch <john.kinloch@cityoforlando.net>

Hi John,

I need your help with another background check. There are two individuals, Nick and Inez Aiken, who need a check run. Attached are the required documents.

Thanks for your help!

-Mercedes



Mercedes Blanca, Economic Development Coordinator
Downtown Development Board/Community Redevelopment Agency
City of Orlando
400 South Orange Avenue, 6th Floor
Orlando, FL 32801
p: 407.246.3625
f: 407.246.3359
downtownorlando.com

Follow us!**@DWNTWN_ORLANDO**

facebook.com/DowntownOrlando

@ProjectDTO

facebook.com/ProjectDTO

instagram.com/Dwntwn_Orlando

youtube.com

Florida has a very broad public records law. As a result, any written communication created or received by the City of Orlando officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records.

If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

**Nikkis Place Background Check.pdf**

508K

John Kinloch, Employment Supervisor <john.kinloch@cityoforlando.net>

Tue, Sep 8, 2015 at 4:15 PM

To: Mercedes Blanca <Mercedes.Blanca@downtownorlando.com>

Mercedes

I was out of the office the early part of last week and was under water the last two days. I just got to this, I am sorry for the delay. Should have results in a day or two.

John G. Kinloch, PHR, SHRM-CP
Employment Supervisor
Human Resources
City of Orlando
400 So. Orange Ave., 1st Fl
Orlando, FL 32801
p 407.246.2067
f 407.246.2019

[Quoted text hidden]

Mercedes Blanca <Mercedes.Blanca@downtownorlando.com>

Tue, Sep 8, 2015 at 4:27 PM

To: "John Kinloch, Employment Supervisor" <john.kinloch@cityoforlando.net>

Not a problem. Thanks for the update.

[Quoted text hidden]

John Kinloch, Employment Supervisor <john.kinloch@cityoforlando.net>

Wed, Sep 9, 2015 at 11:11 AM

To: Mercedes Blanca <Mercedes.Blanca@downtownorlando.com>

Mercedes

Both have cleared the background check process.

Regards,

John G. Kinloch, PHR, SHRM-CP
Employment Supervisor
Human Resources
City of Orlando
400 So. Orange Ave., 1st Fl
Orlando, FL 32801
p 407.246.2067
f 407.246.2019

[Quoted text hidden]

Mercedes Blanca <Mercedes.Blanca@downtownorlando.com>

Wed, Sep 9, 2015 at 12:12 PM

To: "John Kinloch, Employment Supervisor" <john.kinloch@cityoforlando.net>

Great! Thank you!

[Quoted text hidden]

Nikki's Place, Inc.
Contractor's Bids/Estimates
2015

| All Companies | Plumbing | Air Conditioning | Electrical | Total |
|---------------------------------------|--------------------|-------------------------|--------------------|--------------------|
| Frank Gay Plumbing Services | 3,925.33 | 4,895.00 | - | 8,820.33 |
| Ferran Services & Contracting, Inc. | 4,225.00 | - | - | 4,225.00 |
| Michael's Plumbing of Central Florida | 4,375.00 | - | - | 4,375.00 |
| Gembecki Mechanical Services, Inc. | - | 5,930.00 | - | 5,930.00 |
| Westbrook Service Corporation | - | 7,322.93 | 6,200.00 | 13,522.93 |
| Palmer Electric Company | - | - | 9,781.00 | 9,781.00 |
| Edmund, Inc. | - | - | 5,000.00 | 5,000.00 |
| | | | | - |
| Total | \$12,525.33 | \$18,147.93 | \$20,981.00 | \$51,654.26 |

| Companies We Like | Plumbing | Air Conditioning | Electrical | Total |
|------------------------------------|-------------------|-------------------------|-------------------|--------------------|
| Frank Gay Plumbing Services | 3,925.33 | - | - | 3,925.33 |
| Gembecki Mechanical Services, Inc. | - | 5,930.00 | - | 5,930.00 |
| Edmund, Inc. | - | - | 5,000.00 | 5,000.00 |
| | | | | - |
| Total | \$3,925.33 | \$5,930.00 | \$5,000.00 | \$14,855.33 |

DOWNTOWN ORLANDO FAÇADE AND BUILDING STABILIZATION PROGRAM

NIKKI'S PLACE, INC.

742 Cater Street

Orlando, FL 32805

*PLUMBING
CONTRACTOR'S
BIDS/ESTIMATES*

P R O P O S A L

FRANK GAY PLUMBING
AIR CONDITIONING/HEATING and REFRIGERATION
6206 Forest City Road
Orlando, FL 32810
Ph 407-293-2642
FAX 407-532-3370

24 Hour Service

39 Years in Business!

| | | |
|--|---|----------------------------------|
| Proposal Submitted to: Nikki's Place | Phone: 407-492-7867 | Date: 8/17/15 |
| Street Address: 742 W Carter St | Email: unickaiken43@gmail.com | Estimator: Bill Morris |
| City, State & Zip: Orlando, FL | Job Location: | |
| LIC # CFC 057624 | LIC # CAC 1816620 | |
| <p>Frank Gay Plumbing Air Conditioning/Heating and Refrigeration proposes to supply the necessary materials and labor to repipe in PEX pipe new water main on side of building, tie back into old lines feeding upstairs.</p> <p>The following is to be Included:</p> <ul style="list-style-type: none">• All labor is to be performed during normal business hours Monday-Friday between the hours of 8AM-5PM• PEX pipe and fittings• Permit• Pressure testing of system <p>The following is to be Excluded:</p> <ul style="list-style-type: none">• Overtime• Engineering drawings/asbuilts• Frank Gay Services is not responsible for any loss of revenue while Scope of Work is being performed and completed• Frank Gay Services is not responsible for any unknown or unforeseen conditions• Frank Gay Services is not responsible for repair or replacement to existing underground utilities that may be cut, nicked, scraped or damaged in any way. These utilities may include gas, water, electric, sewer, force mains, cable, fiber optics, telecommunications, security, etc. To be done by others.• Frank Gay Services is not responsible for repair or replacement to existing wall tile, tile flooring any type of flooring. To be done by others.• Frank Gay Services is not responsible for problems with existing piping, valves, fixtures, pumps, motors or any equipment in or out of the building that may have problems when water system is re-energized. We can assist at time and material rates and in addition to total contract price. | | |
| TOTAL AMOUNT: | | \$3,925.33 |

TERMS AND CONDITIONS OF SALE:

As a condition precedent to FRANK GAY PLUMBING AIR CONDITIONING/HEATING and REFRIGERATION being obligated to the giving of credit or replacement FRANK GAY PLUMBING AIR CONDITIONING/HEATING and REFRIGERATION must be given written notice identifying the defective good and specifying the defect within ten (10) days after receipt of the good by customer. FRANK GAY PLUMBING AIR CONDITIONING/HEATING and REFRIGERATION must also be given the opportunity to inspect the allegedly defective good and, if requested by FRANK GAY PLUMBING AIR CONDITIONING/HEATING and REFRIGERATION, the allegedly defective good must be returned to FRANK GAY PLUMBING AIR CONDITIONING/HEATING and REFRIGERATION.

Customer agrees to pay FRANK GAY PLUMBING AIR CONDITIONING/HEATING and REFRIGERATION all costs and expenses of collection, suit or other legal action, including a reasonable attorney fees, and shall also pay costs, expenses and attorneys fee incurred on appeal of any administrative proceedings.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made upon completion unless otherwise specified. Note: This proposal may be withdrawn by us if not accepted in 30 days.

Signature

Date

FERRAN SERVICES & CONTRACTING, INC

530 Grand Street
Orlando FL 32805-4795
[407] 422-3551 Fax [407] 648-0961

4420 Eastport Park Way
Port Orange FL 32127-6044
[386] 322-6168 Fax [386] 322-2259

This Agreement, between Ferran Services & Contracting, Inc. hereinafter called Seller and
Nikki's Place Restaurant

Hereinafter called the Purchaser provides for the following equipment and materials to be furnished and installed by the seller, at work location: **742 Carter St, Orlando FL 32805**

In premises owned by:

[Owner] -

[Owner's address]

Plumbing

SCOPE OF WORK

- Remove all existing Poly, Pex, and copper piping for domestic cold and hot water lines that supplies three compartment sink, hand sinks in kitchen, mop sink, ice machines, water heater, and bathroom sinks and toilets in first floor, and install all new CPVC piping with new isolation valves, angle stops on each fixture and supply lines.
- Install isolation valves for future repipe of second floor fixtures.
- Piping to be installed exposed due to existing concrete block walls.
- Plumbing permit with inspections included.
- Additional repair or replacement of plumbing fixtures will be charged at \$70.00 hr pus material.
- Work to be performed during regular business hours.

For the above work the Purchaser agrees to pay the Seller \$4,225.00 payable as follows:

| | | |
|---|---------|------------|
| A down payment upon signing this agreement of | | \$ |
| A progress payment of | _____ % | \$ |
| A final payment by completion of | 100% | \$4,225.00 |

The proposal expires if not accepted by the Purchaser, by 4:00 PM on August 30th, 2015

Acceptance shall be effective upon receipt of contract by Seller.

Unpaid balances will be additionally charged a 1.5% monthly service charge as detailed on back.

(The General Conditions and Warranties on the reverse side are part of this agreement and the Purchaser agrees that he has read, and understands, these provisions before signing).

In consideration of the sale, delivery or installation of the above described materials, the undersigned guarantees payment of the amounts contained herein.

Accepted this day: _____ by _____ For Purchaser.

Phone number: 407-492-7864

Fax number:

Email: unickaiken43@gmail.com

Proposed this day July 31st, 2015

by: Abraham Del Valle

for Seller

If a contract is for work to be done on residential real property and is in excess of \$2,500 the Construction Industries Recovery Fund is applicable. Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract where the loss results from specified violations of Florida law by a State-licensed contractor. For information about the Recovery Fund and filing a claim, contact the Florida Construction Industry Licensing Board at 1940 N Monroe St, Tallahassee FL 32399-1039

Proposal

MICHAEL'S PLUMBING

OF CENTRAL FLORIDA



P. O. Box 574597 * Orlando, FL 32857-4597 * Telephone (407) 249-2200 * Fax (407) 249-2285
State Certified Master Plumber CFC1426370

| | | | |
|---|--|--|-------------------------------|
| PROPOSAL SUBMITTED TO Nikkis Place | | PHONE (407) 492-7864 | DATE August 6, 2015 |
| STREET 742 Carter St. | | JOB NAME Nikkis Place | |
| CITY, STATE, AND ZIP CODE Orlando, FL 32805 | | JOB LOCATION 742 Carter St Orlando, FL 32805 | |
| TECHNICIAN Jim Plott | EMAIL Unickaiken43@gmail.com | FAX NO./TENANT NO./ETC. | |

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
Option Below:

Payment to be made as follows:

Payment Upon Completion of Project

All material is guaranteed to be as specified. All work to be completed in a workman manner according to standard practices. Any alteration or deviation from the below specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance

Authorized Signature

NOTE: This proposal may be withdrawn by us if not accepted within
30 Days.

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

SCOPE OF REPIPE

- 1) Repipe 2 Bath Restaurant Complete with Cross-Linked Polyethylene (PEX) pipe.
 - 2) Run new Hot/Cold water lines to all fixtures to include:
(2)- 2PC Bath, Kitchen Sink, (2)-3 Compartment Sinks, Hand Sink, Gas Water Heater, 50' of exposed outside water pipe, and New Main Shutoff, Ice Maker Line and Supply Line.
 - 3) Replace 30' of 3X4 vent pipe for Gas Water Heater.
 - 4) Repair all drywall pertaining to repipe.
- | | |
|--|------------|
| Repipe..... | \$3,325.00 |
| Exposed Main Water Line in wall..... | \$300.00 |
| Replace water Heater Vent inside..... | \$150.00 |
| Replace Vent outside if inspector requires it..... | \$600.00 |

Price includes All Discounts, Permit Fees and Inspection

WARRANTY ON WORKMANSHIP

25 Year Manufacture Warranty on Piping & 10 Year Warranty on Isolation Valves and Labor

PLEASE NOTE: Due to the installation of new water lines in the attic customer may briefly experience hot water coming out of cold lines during warmer weather.

THIS PRICE DOES NOT INCLUDE REPLACEMENT OF THE FOLLOWING, UNLESS SPECIFIED ABOVE:

1) AIR CONDITIONER WATER LINES. 2) SHOWER RISER WATER LINE. 3) FIXTURE PARTS OR FAUCETS. 4) SPRINKLER OR IRRIGATION WATER LINES. 5) NO PATCHING OF TILE, WALLPAPER REPLACEMENT OR PAINTING OF ANY KIND. 6) GROUNDING OF ANY KIND. 7) REPLACEMENT OF MAIN WATER SERVICE FROM METER TO HOUSE. 8) SOD OR SHRUBBERY

CONCEALED CONDITION CLAUSE

Michael's Plumbing, Inc will require a change order in writing should conditions exist in the ground or in an existing structure which are unusual in nature or are different from conditions ordinarily encountered. There would be an extra charge on a change order which would be over and above this quoted estimate. In the event an agreement cannot be reached this contract will be considered completed as of that date. All materials up to that date and time will be due and payable.

Acceptance of Proposal - THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

DATE OF ACCEPTANCE _____

SIGNATURE _____

SIGNATURE _____

Proposal

MICHAEL'S PLUMBING

OF CENTRAL FLORIDA



P.O. Box 574597 • Orlando, Florida 32857-4597 • (407) 249-2200 • FAX (407) 249-2285
State Certified Plumbing Contractor # CFC 1426370

| | | | |
|--|---------------|----------------------------------|--|
| PROPOSAL SUBMITTED TO Nikkis Place | | PHONE (407) 492-7864 | DATE JAN 4TH 2016 |
| STREET 742 CARTER STREET | | JOB NAME Nikkis Place | |
| CITY, STATE AND ZIP CODE ORLANDO 32805 | | JOB LOCATION AS LISTED | |
| SERVICEMAN | DATE OF PLANS | JOB PHONE | |
| Unickaiken43@gmail.com | | | |

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

IN REFERENCE TO ESTIMATE GIVEN AUG 6TH, 2015, THIS IS A FOLLOW UP FOR EXPLANATION ON SCOPE OF WORK IN REFERENCE TO REPIPE AND GAS VENTING PORTION.

A LOT OF REPAIRS WERE EVIDENT IN RELATIONSHIP TO DIFFERENT TYPES OF PIPING USED AND WOULD NOT BE PRUDENT OR PROFESSIONAL OR SERVICE TO THE CUSTOMER TO DO ANYTHING OTHER THAN REPIPE ENTIRE UNIT.

IN OUR PROFESSIONAL OPINION GAS VENTING PIPE SHOULD BE PROPERLY STRAPPED AND PROPERLY VENTED TO MEET CODE REQUIREMENTS.

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

dollars (\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SIGNATURE _____

DATE OF ACCEPTANCE

SIGNATURE _____

DOWNTOWN ORLANDO FAÇADE AND BUILDING STABILIZATION PROGRAM

NIKKI'S PLACE, INC.

742 Cater Street
Orlando, FL 32805

*AIR CONDITIONING
CONTRACTOR'S
BIDS/ESTIMATES*

HVACR

Proposal

FRANK GAY SERVICES
6206 Forest City Road * Orlando, Florida 32810 * Ph. (407) 293-2642



| | | |
|---|--|--------------------------|
| Proposal Submitted to: Nick Aiken (Nicky's Place) | Phone: 407-492-7864 | Date: 9-1-2015 |
| Street Address: Carter Street | E-mail: Unickaiken43@gmail.com | Estimator: Ken |
| City, State & Zip: Orlando, FL 32801 | Job Location: Same | |
| LIC # CFC 057624 | LIC # CAC 1816620 | LIC # ER13013660 |

FRANK GAY SERVICES PROPOSES TO: "Install 2-Zone Mini-Split System"

Option 1: Install "Carrier" Mini-Split Heat Pump #38GVM324 w/ 2 Indoor Fan Coils #40GVM012 (Special Order)
Price \$5,195.00 (NRI Rated @ 16.00 SEER)

Option 2: Install "DAIKIN" Mini-Split Heat Pump #3MXS24NM w/ 2 Indoor Fan Coils #CTXS12 (In Stock)
Price \$4,895.00 (NRI Rated up to 19.50 SEER)

The following is to be Included: Remove existing equipment, Install new Heat Pump, and Fan Coils, Pipe in new Refrigerant Lines, Wire Units, Start-up and Tune to Factory Specs.

The following is to be Excluded:

- Frank Gay Services is not responsible for any loss of revenue while scope of work is being performed and completed.
- Frank Gay Services is not responsible for any unknown or unforeseen conditions.

PAYMENT TERMS: DUE UPON FINAL COMPLETION

Permit add: \$275.00

Warranty: one year labor by Frank Gay Services, Limited 5 Years Parts on "Carrier", and Limited 12 Years Parts on Daikin.

Satisfactions our priority!

TERMS AND CONDITIONS OF SALE:

As a condition precedent to FRANK GAY SERVICE being obligated to the giving of credit or replacement FRANK GAY SERVICES must be given written notice identifying the defective good and specifying the defect within ten (10) days after receipt of the good by customer. FRANK GAY SERVICES must also be given the opportunity to inspect the allegedly defective good and, if requested by FRANK GAY SERVICES, the allegedly defective good must be returned to FRANK GAY SERVICES. As with any new equipment installed there is from time a need for warranty service, that being said by signing this proposal you agree to contact FRANK GAY SERVICES and disclose the need for such warranty work within a reasonable time period. Once you contact FRANK GAY SERVICES about a warranty issue, you agree to give Frank Gay Services 36 Hours (not including weekends and Holidays) to respond to your warranty issue. Furthermore, even though you are not obligated to use FRANK GAY SERVICES for your warranty work, you agree not to hold FRANK GAY SERVICES liable for payment to others you may hire at will. Also hiring others to service or repair your equipment during the labor warranty period may void your remaining labor warranty with FRANK GAY SERVICES.

Customer agrees to pay FRANK GAY SERVICES all costs and expenses of collection, suit or other legal action, including a reasonable attorney fees, and shall also pay costs, expenses and attorneys fee incurred on appeal of any administrative proceedings. In the event of any suit or legal action, the venue for such will be Orange County Florida, FRANK GAY SERVICES will remain owner of all equipment and parts until paid in full and may remove if not paid in full with no legal recourse to FRANK GAY SERVICES. We may remove our equipment with or without Police Department If not paid in full.

Acceptance of Proposal – The above prices, specifications, terms and conditions of sale are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made upon completion unless otherwise specified. Note: This proposal may be withdrawn by us if not accepted in 30 days.

- HEATING
- AIR CONDITIONING
- REFRIGERATION
- ICE MACHINES
- PLUMBING



GEMBECKI

MECHANICAL SERVICES, INC.

www.gembecki.com

1311 Seminola Blvd.
Casselberry, FL 32707

407-695-6646
407-696-0003 fax

CACO58531

DATE: 8/5/15

PREPARED FOR: Nick Aillens

"GOOD GUYS TO HAVE AROUND"

BILLING

ADDRESS: 742 W. Carter St.

JOB

NAME:

CITY: Orl

STATE:

ZIP:

CITY:

STATE:

ZIP:

PHONE:

407 492-7864

EMAIL:

FOR THE SUM SET FORTH WE AGREE TO FURNISH, INSTALL AND SERVICE THE FOLLOWING TOTAL COMFORT SYSTEM WITH JOURNEYMAN CLASS TECHNICIANS AS PER THE SPECIFICATIONS OUTLINED BELOW.

TOTAL COMFORT SYSTEM

Two

- ☒ Condensing Unit Tons 2.0 SEER 20 A/C Heat Pump
- Model MX23024W Make Mitsubishi
- ☒ Air Handler tons 1.0 KW Model Make Mitsubishi
- ☐ Furnace Model Make
- ☐ Coil Tons Model Make
- ☐ BTUH Cooling Output BTUH Heating Output
- ☐ Package Unit Tons Model Make

AIR DELIVERY SYSTEM

- # of Supply # of Return Floor Ceiling Sidewall
- ☐ Reconnect Supply ☐ Reconnect Return ☒ New Supply / New Return ☐ Duct Hood

ENERGY SAVING ITEMS

- ☐ Heat and Cool Thermostat ☒ Programmable Thermostat ☐ Digital Thermostat

INDOOR AIR QUALITY

- ☐ Ultraviolet Light ☐ Electronic Air Cleaner m# ☐ Media Filter m#

PIPING

- ☒ Liquid Line ☒ Suction Line ☒ Drain Line ☐ Emergency Drain Pan ☐ Outdoor Line Cover

ELECTRICAL MODIFICATIONS

- ☐ Service Upgrade to 200 Amp Including Lightning Arrestor and Driven Ground
- ☐ Copper Wiring to Air Handler ☐ Copper Wiring to Condensing Unit
- ☐ Includes Required Disconnects, Switches, Breakers and Conduit
- ☐ Attic Light Receptacle ☒ Safety Float Switch ☐ Condensate Pump

WARRANTY

- ☒ 1 Year Labor ☒ 5 Year Parts ☒ 5 Year Condenser Coil Limited Warranty
- ☐ Emergency Service Available ☒ 5 Year Compressor Limited Warranty
- ☐ Limited Heat Exchanger Warranty
- ☐ Cooling Warranty on a 95° Day, the Inside Temperature Will be 78° and on a 30° Day, the Inside Temperature will Average 70°

Additional Warranties

REMOVAL

- ☐ Remove Furnace ☐ Remove Air Handler ☐ Remove Condensing Unit ☐ Remove Package Unit

MISC.

- ☐ and Insulate Platform ☒ Reinforced Pad ☐ Prehung Door w/Hardware ☐ Build attic Walk Platform

OTHER SERVICES:

TOTAL INCLUDING TAX:

(\$ 5930)

ALTERNATE:

(\$)

TERMS:

Net

SALES AGREEMENT PROPOSAL

EFFECTIVE FOR 60 DAYS

Staff Consultant

George P.

Customer Approval

Customer Approval

Date:

First Comfort Club Inspection date:

I have the authority to order the work above.
In the event payment is not made promptly in accordance with agreed terms it shall be seller's option to charge a service charge not exceeding two (2) percent per month.
The first service charge becoming due 15 days from the date of the billing of our amount due on the job. In the event of collection by attorney, all attorney, court costs and other legal fees shall be borne by the buyer. In the event of nonpayment, purchaser agrees to allow seller on premises to remove equipment installed. This sales agreement shall be binding upon the heirs, successor, or assigns of the party hereto.
It is understood that the title of all products and equipment covered by the contract remains solely in the seller until the entire purchase price has been paid in full and the manner of installation and/or attachment to any equipment and/or any portion of the building structure in which the installation is made shall not in any manner jeopardize the seller's title.



ELECTRICAL



PLUMBING



AIR CONDITIONING



GAS

Project Agreement

Date:

7/31/15

Proposal Number: SR 715-20

By and Between

Westbrook Service Corporation

Nikki's Place

1411 South Orange Blossom Trail

742 W. Carter Street

Orlando, FL 32805

Orlando, FL 32805

Phone # (407) 841-3310

(407) 492-7864

Fax # (407) 425-9934

Services will be provided at the following location(s):

Nikki's Place

742 W. Carter Street

Orlando, FL 32805

Westbrook Service Corporation shall perform according to the terms and conditions on the pages attached hereinafter referred to as the "Project Agreement"

Type of Service: Replace Two Ton Mini Split System. 1 Outdoor Unit & 2 Indoor Units.

PRICE: \$7,322.93

Invoicing and Payment Terms: Net 30 Days

This proposal is valid for 30 days

This proposal and the pages attached shall become a contract only upon signature below in space titled "Approved for Westbrook Service Corporation Inc. and upon continuance of credit approval by Westbrook Service Corporation. No waiver, change, or modification of any terms or conditions on this agreement shall be binding on Westbrook Service Corporation unless made in writing and signed by an officer or authorized manager of Westbrook Service Corporation.

WESTBROOK SERVICE CORPORATION:

(CUSTOMER):

By: Steve Robinson

By:

Title: Account Executive

Title:

Date: 7/31/2015

Date:

Approved for Westbrook Service Corporation, Inc

Signature: _____



Project Agreement

Date:

7/31/15

Proposal Number: SR 715-20

SCOPE OF WORK

1. Recover refrigerant and dispose of according to EPA guidelines.
 2. Disconnect electrical and piping from existing equipment.
 3. Remove existing equipment and set new equipment in same location.
 4. Install new piping between outdoor unit and 2 indoor units.
 5. Pressure test with nitrogen before evacuating system to 500 microns.
 6. Startup system per manufacturer specifications and test for proper operation.
 7. Clean up all debris and remove from site.
- * 7 year warranty on Compressor provided by manufacturer.
- ** 5 year warranty on parts provided by manufacturer.
- *** 1 year warranty on material and workmanship provided by Westbrook.

GEMBECKI

MECHANICAL SERVICES, INC.

- AIR CONDITIONING
- REFRIGERATION
- ICE MACHINES

1311 Seminola Blvd.
Casselberry, FL 32707
407-695-6646
fax: 407-696-0003

Good afternoon Mr. and Mrs. Aikens,

The air conditioner at your place of business was damaged by the fire you had in your restaurant. The smoke damaged the two air handlers that connect to the outdoor unit. The system you have is called a mini split. Since the units use R 22 freon, which is obsolete, you would be required by code to replace all related a/c in your store. There is no repair. Let me please know if more info is needed.

Thank you,



George Perina.

DOWNTOWN ORLANDO FAÇADE AND BUILDING STABILIZATION PROGRAM

NIKKI'S PLACE, INC.

742 Cater Street

Orlando, FL 32805

*ELECTRICAL
CONTRACTOR'S
BIDS/ESTIMATES*



Date: July-31, 2015

Project: Repair fire damage

Buyer: Mr. Aiken

Location: Nikki's Place

Address: 742 W. Carter St
Orlando, FL 32805

Reference: Nick Aiken

Phone: 407-492-7864

Fax:

Email: unickaiken43@gmail.com

Electrical

Westbrook Service Corporation, herein after referred to as "Westbrook", proposes to furnish the products and service described below subject to all the Terms and Conditions listed on the attached REV 42893A pages 1, 2 & 3. For your convenience, the primary essentials are shown here on. Any changes to the terms and conditions must be initialed and dated by both signatories to this agreement.

SCOPE OF WORK.

Repair fire damage and bring up to code the first floor of structure.

Inclusions:

1. Install and supply one (1) New strip light by hood.
2. Check hood and replace lamps and fixtures if needed.
3. Replace five (5) lay-in fixtures in drop ceiling.
4. Install and supply new wrap-around fixture in drop ceiling.
5. Replace sub-panel behind register location.
6. Replace sub-panel at front door on cooking side. (three small panels their now)
7. Install GFCI's in cooking area in place of standard duplex receptacles.
8. Rewire new AC units if needed.
9. Re-strap conduit where needed.
10. Install new devices and plates where existing are damaged or broken.
11. Rewire bath fixture to code.
12. Replace MC Cable where exposed to physical damage.
13. Install plastic labels identifying panels.

Exclusions:

1. Any work to ansul system.
2. Any work to the second floor.
3. Replacing any damaged wire, in conduit that was not visible at time of walk-thru.
4. Cutting or patching of floors and walls.
5. Debris will be placed in a container provided by others.
6. Blue print design and engineering fees.
7. New feeds for panel changes. (They include panel and breakers only)

All work to be performed for the amount of Six-Thousand Two-Hundred Dollars and Zero Cents. (\$6,200.00)

Price: Bonds are not included but can be furnished at extra cost. On-site labor provided by us will be non-union.

Payment: Our month-end invoices will be payable by the 10th of the subsequent month. No retainage or discounts.

Acceptance: Price quoted is good for 30 days unless extended in writing by Westbrook. If acceptable, sign and return within 30 days. Contract is binding only when accepted and signed by an officer of Westbrook. If you issue your own purchase order or contract, it must include the same price, terms and conditions from this proposal. If your contract has



Since 1951

Proposal

August 20, 2015

To: Nikki's Place
742 W. Carter St.
Orlando, FL. 32805
Attn: Nick
Phone: 407-492-7864
Email: unickaiken43@gmail.com

Location: Nikki's Place

Payment Terms: Progressive Billing for the line items listed as completed.

For the Sum of:

| | |
|---|--------------------|
| Demo of Apartment..... | \$1,360.00 |
| Rough-in and Trim-out of Apartment..... | \$ 2,856.00 |
| Re-wire kitchen area with water damage..... | \$ 2,390.00 |
| Replace existing panel with new in dining area near front door..... | \$ 650.00 |
| Replace existing panel with new in dining area at rear wall..... | \$ 875.00 |
| Replace existing panels in kitchen area near front door..... | + \$1650.00 |
| | <u>\$ 9,781.00</u> |

Palmer Electric Company proposes to furnish all labor and material necessary to provide the electrical scope of work on this project. Our price is in accordance with the 2011 National Electrical Code, the Bid Documents, and the following qualifications:

Description: Repair listed items due to fire damage:

1. Install conduit and wire for (1) 100 amp panel in kitchen area near front door.
2. Install conduit and wire for (1) 100 amp panel in dining area near front door.
3. Install (1) 125 amp panel in dining area at rear wall.
4. Demo existing Romex in 2nd floor apartment back to panel.
5. Install new Romex and devices in apartment area per NEC 2011 code.
6. Install fixtures as provided by in 2nd floor apartment.
7. Remove existing conduit on water damaged ceiling in kitchen area.
8. Install new conduit and wire where conduit was removed in kitchen area due to water damage.
9. Electrical Permit

Exclusions:

PALMER ELECTRIC COMPANY
875 JACKSON AVENUE • WINTER PARK, FLORIDA 32789
407-646-8700 • FAX 407-998-0480
EC 0003096
SERVICE PROPOSAL
Page 1 of 3

1. Light Fixtures.
2. Demo is priced to be done after debris is removed and drywall removed.
3. Wiring repairs are priced for open walls and ceilings where applicable.
4. Unforeseen conditions that require repair will be billed on a T&M bases as per our standard service rates (available upon request).
5. No provision is made for engineered drawings under this proposal.
6. Wall repair.
7. Paint.
8. Repair of existing wiring not covered on this proposal.
9. Work is priced for installation during normal working hours 8 am to 4:30 pm excluding holidays. Any overtime requested to accelerate the schedule will need to be pre-approved by owner and will be charged as a change order based on Palmer Service Rate Sheet.
10. This proposal excludes any and all work associated with the Meter main, and existing exterior panels. Main enclosed circuit breaker, grounding system or any wiring from the meter main to the existing exterior panels.

Exclusions: Palmer Electric assumes no responsibility for damages to underground obstructions and landscape, but will attempt to avoid damaging them. Palmer Electric Company has excluded any repairs to existing inoperable equipment, and systems that do not comply with Electrical codes, regulations, or specifications. Palmer Electric Company has excluded any utility in and out charges.

Time: All work is to be completed between the hours of 7:00 a.m. and 3:30 p.m. Monday through Friday unless otherwise noted. Overtime to accelerate the schedule is the responsibility of the owner.

Insurance: All work will be performed under Palmer Electric Company's standard insurance coverage.

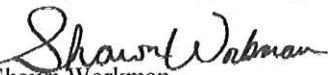
Other Terms and Conditions: Any or all persons, firms or corporations who execute this proposal, in addition to the customer, agree to become Guarantors for payment thereto and not Guarantors of collection, further agree to pay to Palmer Electric Company one and one-half (1-½) per cent per month service charge on the unpaid balance from time to time. In the event Palmer Electric Company shall refer this proposal to attorneys for collection, any and all persons, firms or corporations executing this proposal agree to pay a reasonable attorney's fee therefore and to pay all court costs or expenses incurred in the collection of this account.

The failure by the Customer to pay shall give cause for Palmer Electric Company to cancel all warranties and to cease work on the project until payment is made or other arrangements satisfactory to Palmer Electric Company are agreed upon. That any such cessation shall not constitute a breach of this Agreement by Palmer Electric Company. Until final payment, Palmer Electric Company specifically retains a security interest in any and all material whether installed in or becoming a part of any real property or otherwise, and Palmer Electric Company shall have the right to retake possession of any such merchandise or material and such retaking shall not be construed to be a waiver of Palmer Electric Company's lien rights or of any other remedy at law, in equity or otherwise.

Warranty: Palmer Electric Company guaranties its work to be free from defect for a period of one year from occupancy by the Owner, or final completion, whichever comes first. This warranty excludes re-used projects, lamps, items furnished by others, unauthorized service, negligent care, vandalism, lightning or other damages. The express warranties herein are in lieu of all other warranties and in no event shall Palmer Electric Company be liable for consequential damages.

If you have any questions, please feel free to call me at 407-646-8700 ext. 786 or you may e-mail me at shawn.workman@palmer-electric.com

Thank you for the opportunity,


Shawn Workman
Project Manager

THIS QUOTATION IS VALID FOR 30 DAYS

This proposal will act as a legal binding contract and the work will not be scheduled until original is signed and returned to Palmer Electric Company. All work to be done in a neat and workman like manner in accordance with the best available practices and manufacturer's recommendations.

Accepted By Authorized Agent of the Company:

Date

Signature

Print Name

Email signed proposal back to shawn.workman@palmer-electric.com or fax to: 407-998-0489

Edmund, Inc.
4808 Corkwood Ln.
Orlando, FL 32808

Proposal to;
Nikki Place
Orlando, FL..

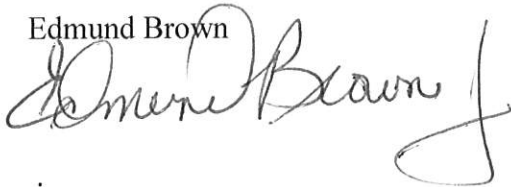
We hereby propose to furnish the materials and perform the labor necessary
For the electrical rewiring of down stairs;

- 1) In dining room we will use the same Panel in the front of room.
Replace or install as needed; switches, receptacles, conduit, and wiring.
We will install six 4x2 three lamp lay in fixtures. Remove old panel in rear.
- 2) In kitchen ; Remove old panels, install new 100amp 24 circuit panel.
Install six 2x4 two lamp wraparound light fixtures. Install power bar for steam table.
Remove, replace, rewire switches and receptacles as needed. All work on hood will
coast extra.
- 3) In the storage room ; We will install 60amp panel to run lights, switches,
receptacles and panel.

For sum of \$5,000.00

Five thousand dollars

Edmund Brown



Edmund, Inc.
4808 Corkwood Ln.
Orlando, Fl. 32808

Proposal to;
Nikki Place
Orlando, FL..

The proposed work is necessary because;

- 1) The panels inside except one panel in dining room all the other will not pass inspection because of age, location and size.
- 2) Some conduit, wiring, outlets and fixtures will have to be replaced because of heat, smoke and water damage.

. Edmund Brown

A handwritten signature in cursive script, appearing to read "Edmund Brown", written in dark ink.

DOWNTOWN ORLANDO FAÇADE AND BUILDING STABILIZATION PROGRAM

*NIKKI'S PLACE, INC.
742 Cater Street
Orlando, FL 32805*

*BUSINESS
TAX RECEIPTS*

Scott Randolph, Tax Collector**Local Business Tax Receipt****Orange County, Florida**

This local business tax receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. **Delinquent penalty is added October 1.**

1701 RESTAURANT 2015 EXPIRES 9/30/2016 1701-1034442
\$30.00 28 SEATS

TOTAL TAX \$30.00
PREVIOUSLY PAID \$30.00
TOTAL DUE \$0.00

AKINS ELAINE

NIKKIS PLACE INC
126 DOMINO DR
ORLANDO FL 32805-2040

742 W CARTER ST
A - ORLANDO, 32805

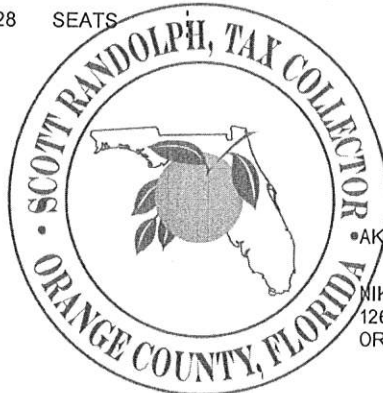
PAID: \$30.00 0099-00687207 8/10/2015

Scott Randolph, Tax Collector**Local Business Tax Receipt****Orange County, Florida**

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TOTAL DUE \$0.00



AKINS ELAINE

742 W CARTER ST
A - ORLANDO, 32805

NIKKIS PLACE INC
126 DOMINO DR
ORLANDO FL 32805-2040

PAID: \$30.00 0099-00687207 8/10/2015

This receipt is official when validated by the Tax Collector.



CITY OF ORLANDO

ECONOMIC DEVELOPMENT • PERMITTING

Local Business Tax Receipt
City Hall, 400 South Orange Avenue, First Floor
Post Office Box 4990
Orlando, FL 32802-4990

Phone: 407.246.2204 Fax: 407.246.3420

PROMPT! Interactive Voice Response System: 407.246.4444
Visit our website: www.CityofOrlando.net/permits

CITY OF ORLANDO

ECONOMIC DEVELOPMENT
PERMITTING SERVICES

LOCAL BUSINESS TAX RECEIPT

(Formerly known as "Business License," changed per state law HB1269-2006)

Issued Date: 10/01/2015

Expiration Date: 09/30/2016

Business Name

NIKKIS PLACE INC
126 DOMINO DR
ORLANDO, FL 32805

Business Type(s):

RESTAU 5812 RESTAURANT

2015-2016



NOTICE-THIS RECEIPT ONLY EVIDENCES PAYMENT OF THE LOCAL BUSINESS TAX PURSUANT TO CH. 205, FLORIDA STATUTES. IT DOES NOT PERMIT THE HOLDER TO OPERATE IN VIOLATION OF ANY CITY, STATE, OR FEDERAL LAW. CITY PERMITTING MUST BE NOTIFIED OF ANY MATERIAL CHANGE TO THE INFORMATION FOUND HEREIN BELOW. THIS RECEIPT DOES NOT CONSTITUTE AN ENDORSEMENT OR APPROVAL OF THE HOLDER'S SKILL OR COMPETENCY.

Case Number:

BUS0006106-001

Business Owner

NICK & ELA R AKINS

Business Location:

742 W Carter St

Fees:

| | |
|--------------------|-----------------|
| Administration Fee | 20.00 |
| 2016 Business Tax | 220.51 |
| Total Paid | \$240.51 |

3:22:48 PM 11/23/2015

Data Contained In Search Results Is Current As Of 11/23/2015 03:21 PM.

Search Results

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

| License Type | Name | Name Type | License Number/ Rank | Status/Expires |
|------------------------|-----------------------------|-----------|-------------------------|-------------------------------|
| Permanent Food Service | <u>NIKKI'S PLACE</u> | DBA | SEA5800085 Seating | Current, Active 04/01/2016 |

License Location Address*: 742 W CARTER ST ORLANDO, FL 328053209

Main Address*: 742 W CARTER ST ORLANDO, FL 328053209

Mailing Address*: 742 W CARTER ST ORLANDO, FL 328053209

[Back](#)
[New Search](#)

*** denotes**

Main Address - This address is the Primary Address on file.

Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).

License Location Address - This is the address where the place of business is physically located.

1940 North Monroe Street, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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3:23:23 PM 11/23/2015

Licensee Details**Licensee Information**

Name: **AKINS NICK JR (Primary Name)**
NIKKI'S PLACE (DBA Name)

Main Address: **742 W CARTER ST**
ORLANDO Florida 328053209

County: **ORANGE**

License Mailing: **742 W CARTER ST**
ORLANDO FL 328053209

County: **ORANGE**

License Location: **742 W CARTER ST**
ORLANDO FL 328053209

County: **ORANGE**

License Information

License Type: **Permanent Food Service**

Rank: **Seating**

License Number: **SEA5800085**

Status: **Current, Active**

Licensure Date: **02/23/1999**

Expires: **04/01/2016**

Special Qualifications **Qualification Effective**

Risk Level 2 **08/07/2014**

Alternate Names**[View Related License Information](#)****[View License Complaint](#)****[View Recent Inspections](#)**

1940 North Monroe Street, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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