



Downtown Façade and Building Stabilization Program

APPLICATION

Subject Property Information:

Project Address: 436 S Parramore Avenue

Orlando, FL 32805

CRA Planning Area: CBD Eola X Parramore Heritage Uptown

Project Type: X Façade Improvements X Building Stabilization Improvements

Parcel ID Number(s): 35-22-29-5348-00-172

City Zoning: AC – 1/T/PH

Applicant:

Name: Jeffrey J. Weibel and Ramroop Danny Persad

Business Name: Parramore Place, LLC

Mailing Address: 1023 E Livingston St.

Orlando, FL 32803

Phone Number: 407-760-8837 Fax Number: 407-327-0913

Email Address: dpersad@outlook.com

Property Owner (if different than Applicant):

Name: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____



Downtown Façade and Building Stabilization Program

PROJECT DESCRIPTION:

- Replace 2 exterior front doors with new Commercial Store Front Glass Doors and repair missing storefront glass.
- Stucco the west side of the building facing Buck Alley. Stucco to match 430 S Parramore Ave building.
- Paint building exterior to match 430 S Parramore Ave.
- Change out existing front and rear awning to match awning type and color of 430 S Parramore Ave.
- ~~Replace the roof of the north portion of 436 S Parramore Ave.~~ Roof has been replaced. Not included in funding request.
- Replace the 14 years old AC from the north bay of 436 S Parramore Ave.
- Replace existing front exterior accent light fixture with matching light fixture similar to those on 430 S Parramore Ave. building.
- Resurface and restripe parking lot at the rear of the property on buck alley.
- Repair existing fence on the South side of the building.

↓
- Must secure property
- meet City code
- meet CPTED requirements

TOTAL PROJECT COST

\$21,470

APPLICANT'S FUNDING

\$10,735

TOTAL PROGRAM FUNDING REQUESTED

\$10,735

Please note that applicant has already invested money in building rehabilitation that was not included in the figure above.



Downtown Façade and Building Stabilization Program


APPLICATION SIGNATURE

The Applicant, Ramroop Danny Persad, 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:  Date: 1-26-16

Property Owner Signature:  Date: 1-26-16



Downtown Façade and Building Stabilization Program

APPLICATION SIGNATURE

The Applicant, Jeffrey James Weibel, 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.

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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: [Signature] Date: 1-26-16

Property Owner Signature: [Signature] Date: 1-26-16



Mercedes Blanca <Mercedes.Blanca@downtownorlando.com>
to John

Feb 2 (2 days ago)

Hi John,

I need your help with another background check for two Facade Program applicants whose background check consent forms are attached. Their contact numbers are below.

Jeff Weibel - [407.620.8861](tel:407.620.8861)

Danny Persad - [407.760.8837](tel:407.760.8837)

Thanks,
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!

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facebook.com/DowntownOrlando
instagram.com/Dwntwn_Orlando
pinterest.com/downtownorlando
youtube.com/cityoforlando

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.



APPLICATION

Related Events Information:
Project Name: [KIRK Parkside Avenue](#)
Location: [11.3526](#)
City: [Orlando](#) State: [FL](#) Zip: [32801](#)



Jeff Weibel and D...



John Kinloch, Employment Supervisor
to Mercedes

11:57 AM (1 hour ago)

Mercedes

Both passed their background checks.

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



Downtown Façade and Building Stabilization Program

Owner's Affidavit

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned personally appeared:

Ramroop Danny Persad, 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:

436 S Parramore Ave., Orlando, FL 32805 (Address)

MCFAULS SUB B/56 THE S1/2 OF LOT 17 (Legal Description)

That Ramroop Danny Persad (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 1-26-16.

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.

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 16 day of June, 20 16, by Ramroop Danny Persad, 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 Identification, as identification.

Notary Public

My Commission Expires: May 29, 2016

[NOTARY STAMP]





Downtown Façade and Building Stabilization Program

Owner's Affidavit

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned personally appeared:

Jeffrey James Weibel, 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:

436 S Parramore Ave., Orlando, FL 32805 (Address)

MCFAULS SUB B/56 THE S1/2 OF LOT 17 (Legal Description)

That Jeffrey James Weibel (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 1-26-16.

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.



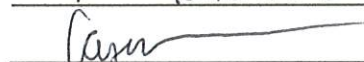
Signature of Affiant

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 26 day of January, 2016, by Jeff Weibel, 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 FL Drivers License, as identification.

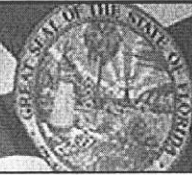


Notary Public

My Commission Expires: 5/29/16

[NOTARY STAMP]





Detail by Entity Name

Florida Limited Liability Company

PARRAMORE PLACE LLC

Filing Information

Document Number	L12000116442
FEI/EIN Number	46-1072918
Date Filed	09/11/2012
State	FL
Status	ACTIVE

Principal Address

1023 EAST LIVINGSTON STREET
ORLANDO, FL 32803

Mailing Address

1023 EAST LIVINGSTON STREET
ORLANDO, FL 32803

Registered Agent Name & Address

Weibel, Jeffrey J
1023 EAST LIVINGSTON ST.
ORLANDO, FL 32803

Name Changed: 01/10/2014

Authorized Person(s) Detail

Name & Address

Title MGR

WEIBEL, JEFFREY J
1023 EAST LIVINGSTON STREET
ORLANDO, FL 32803

Title MGR

PERSAD, RAMROOP D
684 Fanning Drive
Winter Springs, FL 32708

Annual Reports

Property Record - 35-22-29-5348-00-172

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary

*Purchased by Parramore Place, LLC
on 1.15.16*

Property Name

436 S Parramore Ave

Names

Parramore Place LLC

Municipality

ORL - Orlando

Property Use

1100 - Stores, 1 Story

Mailing Address

1023 E Livingston St
Orlando, FL 32803-5715

Physical Address

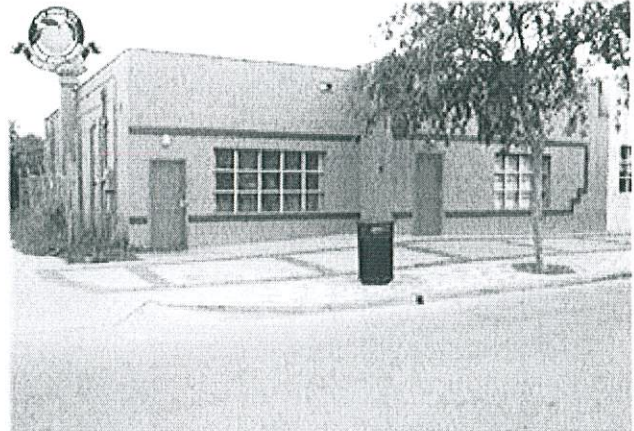
436 S Parramore Ave
Orlando, FL 32805



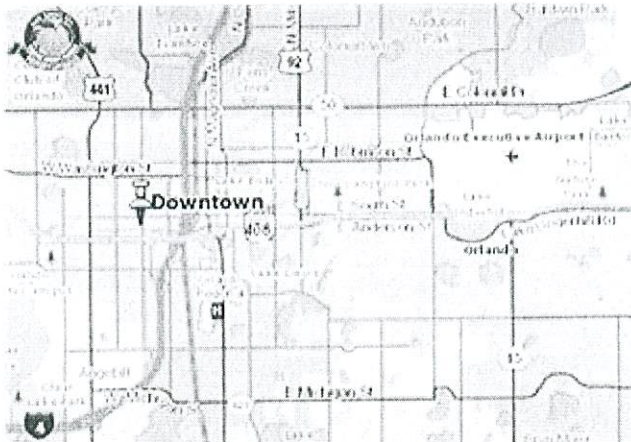
QR Code For Mobile Phone



292235534800172 09/14/2006



292235534800172 09/14/2006



Property Features

Property Description

MCFAULS SUB B/56 THE S1/2 OF LOT 17

Total Land Area

6,221 sqft (+/-) | 0.14 acres (+/-) GIS Calculated

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1100 - Stores, 1 Story	AC-1/T/PH	6221.54 SQUARE FEET	\$3.75	\$23,331	\$0.00	\$23,331

Buildings (includes working values)

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1100 - Stores, 1 Story	BAS - Base Area	1620	\$116,462
Building Value	\$34,939			
Estimated New Cost	\$116,462			
Actual Year Built	1951			
Beds				
Baths	0.0			
Floors	1			
Gross Area	1620 sqft			
Living Area	1620 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Plastered			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1100 - Stores, 1 Story	BAS - Base Area	1100	\$68,959
Building Value	\$20,688			
Estimated New Cost	\$68,959			
Actual Year Built	1965			
Beds				
Baths	0.0			
Floors	1			
Gross Area	1100 sqft			
Living Area	1100 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Minimum			

Extra Features (includes working values)

Description	Date Built	Units	Unit Price	XFOB Value
PKSP - Parking Space	01/01/1999	4 Unit(s)	\$500.00	\$2,000

Scott Randolph, Tax Collector
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
authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1.

2015

EXPIRES 9/30/2016

3400-1162283

3400 PROPERTY INVESTMENT \$75.00



TOTAL TAX \$75.00
PREVIOUSLY PAID \$75.00
TOTAL DUE \$0.00

PERSAD RAMPROOP D

430 S PARRAMORE AVE
A - ORLANDO, 32805

PARRAMORE PLACE LLC
1023 E LIVINGSTON ST
ORLANDO FL 32803

PAID: \$75.00 2503-01830128 2/3/2016

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

PARRAMORE PLACE LLC
PO BOX 536355
ORLANDO, FL 32853

Case Number:

BUS-0035728

Business Owner

PARRAMORE PLACE LLC

Business Location:

430 S Parramore Ave

Business Type(s):

SERREP 7380 PROPERTY MANAGE

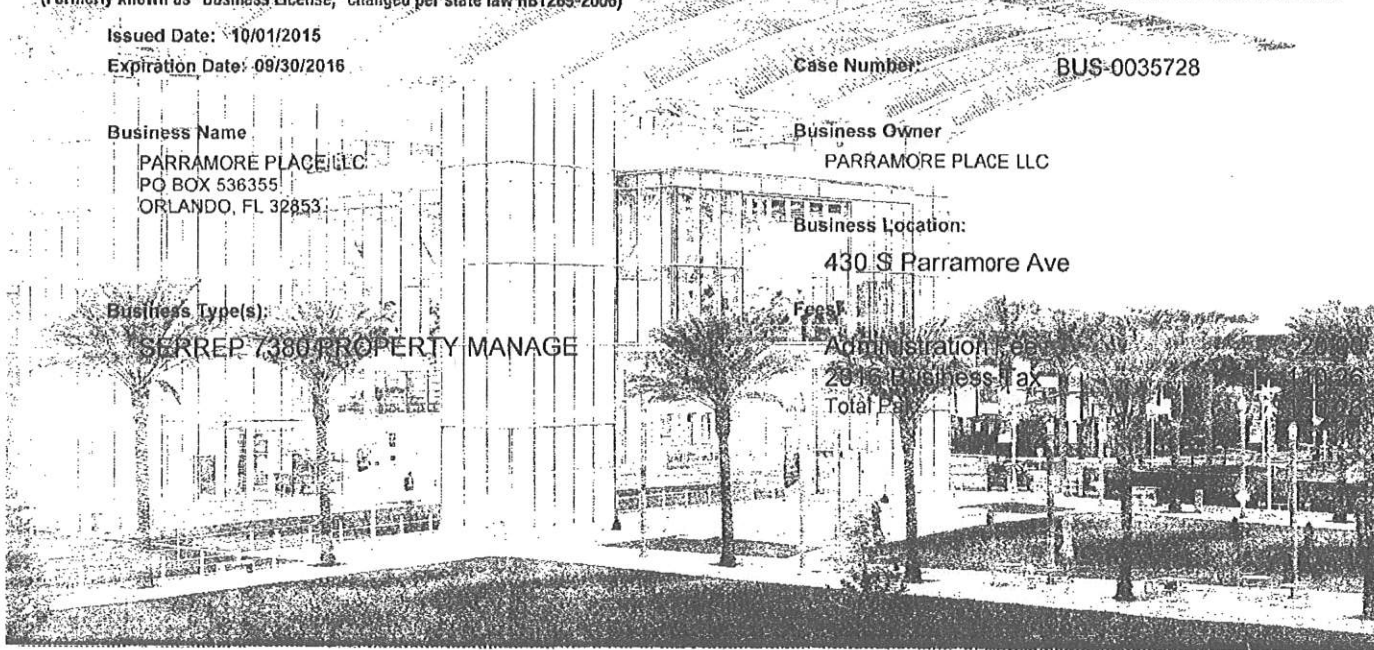
Fees:

Administration Fee

2015 Business Tax

Total Pay

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.











CITY OF ORLANDO

MINOR CERTIFICATE OF APPEARANCE APPROVAL

CASE #: ARB2016-00007

SITE ADDRESS: 436 S Parramore Ave

APPLICANT:

OWNER: SANCRAnte ROBERT D
1200 ELINORE DR
ORLANDO, FL 328086204

The Orlando Appearance Review Board grants permission on this date to the above referenced applicant to secure the appropriate permits for the purpose stated below:

The facades upgrades for 436 S. Parramore Avenue are approved with the following conditions:

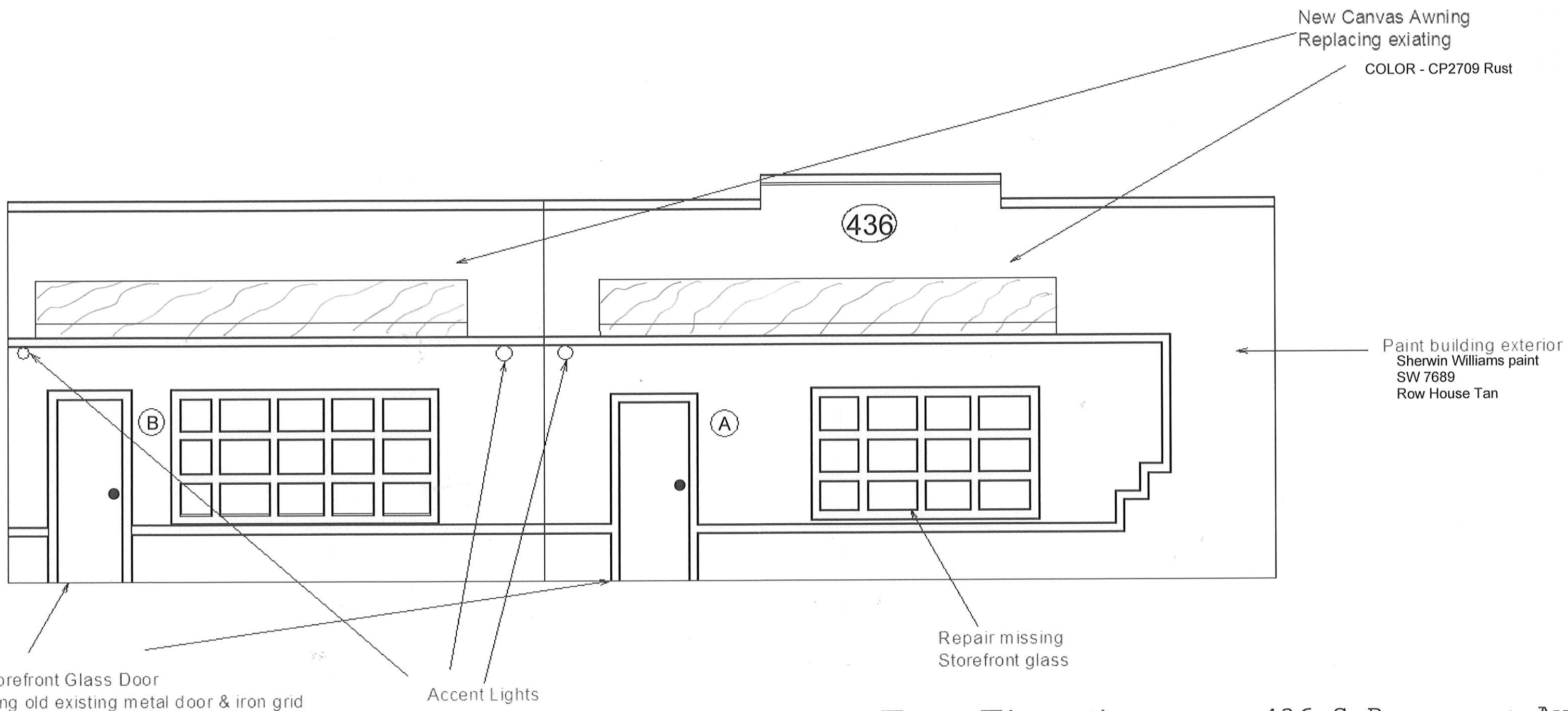
1. The facade upgrade, color and architectural elements shall match the adjacent building to the north as proposed.
2. ARB approval does not grant permission to install and construct. All required permits shall be obtained prior to commencement of the improvements.

This Certificate of Appearance Approval does not constitute final development approval. The applicant is responsible for obtaining all necessary permits and approvals from applicable departments before initiating development.

Certificate of Appearance Approval executed February 01, 2016, for and relative to the above referenced site. This Certificate of Appearance Approval will expire one year from date of issuance.

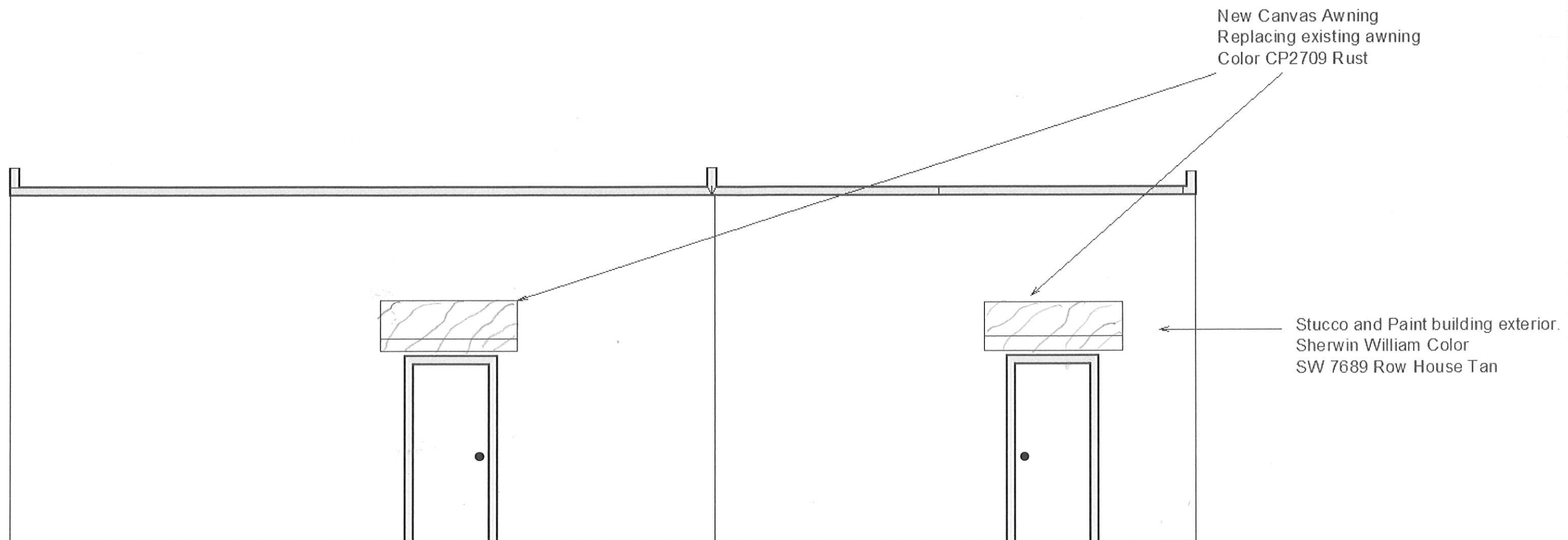

signature

DOUGLAS A. METZGER, AICP, LMT
Appearance Review Official



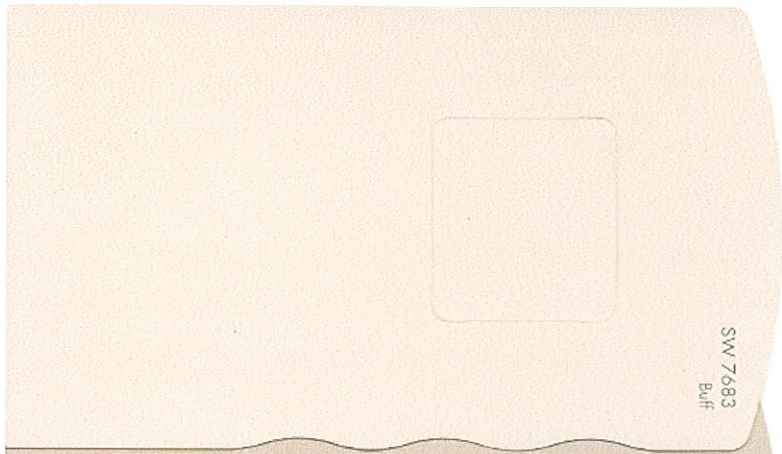
East Elevation

436 S Parramore Ave
Orlando, FL 332805



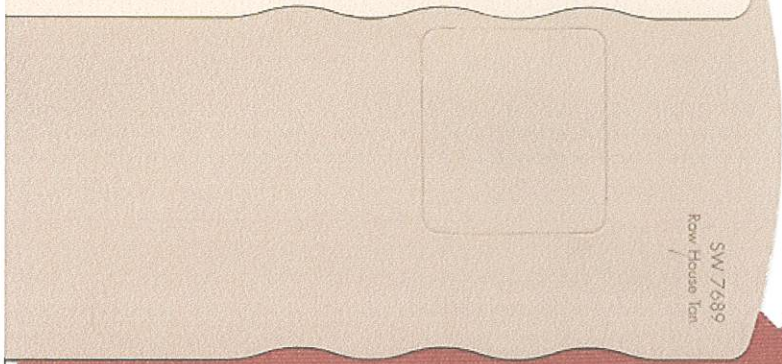
West Elevation

436 S Parramore Avenue
Orlando, FL 32805



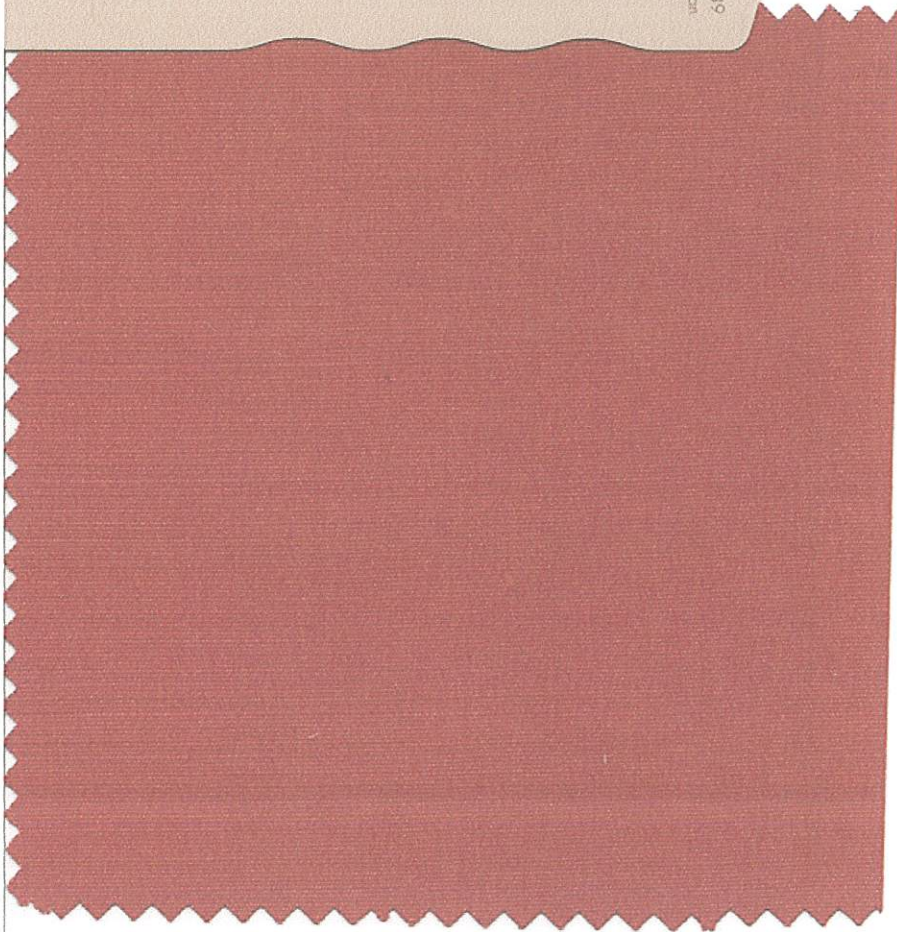
SW 7683
Buff

Accent Color
Shermin Williams Color
SW 7683 Buff



SW 7689
Roe House Tan

Exterior Wall Color
Shermin Williams Color
SW 7689 Roe House Tan



Awning Color
CP2709 Rust

shutterstock



General Contractor's Contract

Prepared By:

DONOVAN DAVIS LLC

3817 White Heron Dr. Orlando, FL. 32808

Phone: 407-448-3665 Fax: 407-479-3210

Email: Donovan.Davis67@gmail.com

FLA CGC License # CGC1506398 FLA CCC License #1327228

Build Out

For

**Parramore Place, LLC
436 South Parramore**

TERMS OF AGREEMENT

I/We: Parramore Place, LLC, (Client) hereby retain the services of Donovan Davis LLC, a Florida corporation located at 140 S. West Avenue, Maitland FL , to be his/our Certified General Contractor, with FLA CGC License # CGC1506398 FLA CCC License #1327228 and/or representative to professionally oversee and repair all damages to the below referenced property. This agreement incorporates Cosmetic Repairs. Furthermore, we agree to pay for all said repairs in full and without prejudice upon completion of all repairs. However, a percentage of completion schedule serve as the guiding payment structure. Finally, all terms and conditions of our agreement are fully expressed hereafter and are final.

Client (s) Name: Parramore Place, LLC

Address: 436 South Parramore, Orlando, Florida

AUTHORIZATION

This agreement, in its entirety, shall be made an integral part and incorporated into our contract understanding as well as the agreement resulting from it. Donovan Davis LLC. offer is subject to possible revision in scope, price and terms if not accepted in writing by the client within five (5) days of the date of this contract. This agreement contains the full and final agreement between the parties involved.

1. Client warrants and represents that no one other than the client or its mortgage holder owns any interest in the real property which is the subject to the contract. In the event any other person owns any interest in said real property, Client hereby warrants and represents that Client is the agent of all other owner(s) and that Client is authorized by such other owners to enter into an execute this contract on their behalf.

2. In the event that it shall become desirable or necessary for Donovan Davis LLC. to take any action for the enforcement, construction or interpretation of this contract, or any of the provisions hereof, then Donovan Davis LLC. shall be entitled to recover all costs, (including reasonable attorney's fees and court costs) incurred in any actions, trials, appeals, mediations, arbitrations, bankruptcy proceedings, collection proceedings, supplementary proceedings and any pre and post action investigations, demands, and negotiations.

3. To the extent permitted by law, Donovan Davis LLC. and Client agree to, and do hereby, waive trial by jury in any action, proceeding, or counterclaim, brought by any of the parties against the other(s) on any matters whatsoever arising out of, or in any way connected with, this contract.

SCOPE OF WORK

The cosmetic construction will adhere to specific construction codes provided by the State of Florida.

1). We will furnish all labor, equipment, materials, building permits, transportation, coordination and supervision for all Cosmetic Repairs.

- A. Remove and Replace the front doors on two tenants (\$2,760.00)
- B. Remove and replace the steel protective security doors on two tenants (\$1,500.00)
- C. Fix window in the front of vacant tenant space (\$60.00)
- D. Paint front of two tenants space (\$650.00)
- E. Stucco the back of two tenants space (\$1,700.00)
- F. Paint the back of two building tenants (\$650.00)
- G. Install glass block in one section of the back of the building (\$675.00)
- H. Install 5 exterior lights on the back side and the side of the building (\$1,650.00)
- I. Install 3 exterior lights in the front of the building (\$375.00)
- J. Change awning on two of the building tenants in the rear and front (\$2,800.00)
- K. Re-Roof the vacant tenants space (\$9,000.00)
- L. Remove and Replace AC unit 4 ton (\$6,000.00)
- M. Repair existing fence down the south side of building (\$1,500.00)
- N. Re-seal and re-stripe rear parking lot (\$2,900.00)
- O. Replace 2 damaged back exterior doors (\$1,400.00)
- P. Construction management fee and permitting (\$3,723.00)

All permits needed attained by DDD, LLC.

2). The required Engineering costs associated with this project are included in this contract.

3). It is understood that in undertaking to correct or repair the conditions present, other conditions that were hidden or latent may become known. Such consequences will be beyond Donovan Davis LLC control, and Donovan Davis LLC is not responsible for such situations.

4). Any additional work not specifically included will not be the responsibility of Donovan Davis LLC. Any alteration or deviation from our defined scope of work as illustrated in our contract, involving extra costs, will be submitted in writing for approval and will become a **"Change Order"** to be billed in addition to any charges above this agreed figure. All agreements signed by Donovan Davis LLC are contingent upon strikes, accidents, acts of good or any delays beyond our control.

5). It is mutually agreed that Donovan Davis LLC shall retain all rights conferred upon it by the lien statutes of the State of Florida. If the unpaid amount is referred to an attorney for collection, the client will pay all costs of collection including reasonable attorney fees and court costs. Should any legal action be required as a result of this contract, venue for such action shall be Orange County, Florida.

6). Our contract is based on carrying out the work in a continuous unobstructed manner during regular working hours. Should our work be delayed or interrupted for any reason beyond our control we will be compensated for standby of the crew and equipment.

7). If conditions beyond Donovan Davis LLC control make it impossible for us to render performance as specified, and the project owner elects to terminate the contract, Donovan

Davis LLC will be entitled to a cancellation charge for any job set-up, in addition to reimbursement in full for all of Donovan Davis LLC costs (including labor, materials and overhead), plus a reasonable profit for all work performed to date of written notification by the client / owner.

8). All prior negotiations, proposals, correspondence and memorandums between Client (and/or Clients agents and/or insurers) and Donovan Davis LLC are superseded by this agreement.

Donovan Davis LLC is a State Certified General Contractor that specializes in all types of construction capable of handling all aspects of your unique project from start to finish. In addition, Donovan Davis LLC will also perform all necessary cosmetic repairs herein illustrated.

CONSTRUCTION LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.379 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 YOU'RE 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 YOU'RE 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.

TIME REQUIRED

Once you have signed and returned this contract, Donovan Davis LLC will schedule your project. Once we begin work on your project we will provide you with an estimated total time to complete the project.

CONTRACTORS INSURANCE

Donovan Davis LLC will provide you with the following certificates of insurance upon request:

- Comprehensive general liability insurance in the amount of \$2,000,000 general aggregate with a \$1,000,000 per occurrence liability.

PAYMENT TERMS Contract Price: \$37,343.00

Subject to the terms set forth herein, payments are due throughout this project, each estimate has separate and different terms to be met and satisfied. The contractor will receive 50% of the total contract price at the beginning of the project and 50% at the end of the project once the scope of work is completed. **The final payment is due in full on the day, we are complete with the scope of work described on page 3 of this document not the day of the final inspection.** Contractual releases by Donovan Davis LLC will not be executed until full payment is received. Please note that any balances over (10) days will incur a 1.5% monthly interest. Should payment not be received within sixty (60) days of completion of your project, Donovan Davis LLC will proceed to enforce its statutory construction lien rights against the owner property. Should any payment not be received when due, the Client shall be liable for the cost of collection, including attorney's fees, paid or incurred by Donovan Davis LLC as a consequence of such non-payment, whether or not suit is brought.

Donovan Davis LLC will work with the Client to help expedite the process of proper documentation to have funds released in a timely manner.

PAYMENT REQUIRED

ALL CHECKS FOR REPAIRS MUST BE PAYABLE TO: Donovan Davis

Should any payment not be received when due, the Client shall be liable for the cost of collection, including attorney's fees, paid or incurred by Donovan Davis LLC as a consequence of such non-payment, whether or not suit is brought.

TERMINATION FOR CAUSE BY GENERAL CONTRACTOR

TERMINATION FOR CAUSE BY DONOVAN DAVIS LLC

Donovan Davis LLC may, without prejudice to any other right or remedy available to Donovan Davis LLC and upon written notice to owner, terminate this Agreement, in whole or part, if any of the following occur:

- 1). If the subject real property or any interest therein is sold to any person who is not a party to this Agreement, whether before or after work has commenced.
- 2). A receiver is appointed for owner for any real property that is subject of this Agreement;
- 3). Owner refuses, fails, or is unable to make timely payment(s) for the work, services or labor provided.
- 4). Owner fails to timely perform any of its obligations under or in violation of or in default under any provision of this agreement.

The rights or remedies provided to Donovan Davis LLC in this paragraph are in addition to, and not in place of, any other rights or remedies available to Donovan Davis LLC under this Agreement or at law or in equity. In the event of a breach of this agreement by owner, and whether or not this agreement is terminated by Donovan Davis LLC the owner will be liable for all damages, losses, cost, and expenses incurred by Donovan Davis LLC a result of owner's breach. The termination or expiration of this Agreement for whatever reason, in accordance with the provisions hereunder, shall not prejudice or affect any accrued rights or claims of Donovan Davis LLC as provided for in this Agreement.

ACCEPTED AND APPROVED

--

Signature: _____ Date: _____

Client: _____

Signature: _____ Date: _____

Client: _____

Accepted and Approved By: _____ **Date:** _____
Donovan Davis LLC. (Representative)

Certified General Contractor Florida License #: CGC1506398

DONOVAN DAVIS LLC

3817 White Heron Dr. Orlando, FL. 32808

Phone: 407-448-3665 Fax: 407-479-3210

Email: Donovan.Davis67@gmail.com

FLA CGC License # CGC1506398 FLA CCC License #1327228



Paramore Place, LLC
Mr. Jeff Weibel
1023 East Livingston Avenue
Orlando, FL 32803

1-27-16

Dear Mr. Jeff Weibel,

The undersigned contractor, hereinafter called "bidder" proposes to furnish all materials and labor for the following project in Orange County, Florida:

Re: 436 South Paramore

DL Harkins Construction, LLC is pleased to provide the following bid price:

Base bid: \$62,950.00

Written amount: Sixty-Two Thousand Nine Hundred Fifty and 00/100.

Scope of Work:

- | | |
|---|-------------|
| • Sealcoat, crack fill and stripe rear parking lot as needed | \$3,800.00 |
| • Pressure wash building
Prime and paint exterior rear doors
Paint exterior (color to be decided) | \$6,000.00 |
| • Stucco rear of building to match existing | |
| • Install glass block window to match existing building | \$3,900.00 |
| • Install two storefront doors
Repair damaged glass | \$4,300.00 |
| • Remove and install new rolled roofing
Add slope to roof to help with water drainage | \$25,000.00 |
| • Remove existing AC, and install new 4 ton unit | \$6,000.00 |
| • Install two sconces, and three wall pack on the building exterior | \$3,800.00 |
| • Install 2 new metal 30x80 rear door | \$1,950.00 |
| • Repair existing side fence as needed | \$2,800.00 |

14 S. Bumby Ave.
Orlando, FL 32803

Ph 407-897-6700
Fax 407-896-6777

- Install two awnings on rear exterior
Install two awning on the front exterior \$5,400.00
- Includes supervision/profit/overhead/insurances/toilet/dumpsters

The undersigned agrees that if this bid is accepted, construction of this project will begin after receipt of the "notice to proceed" The project shall be substantially completed within Ninty 90 calendar days after construction is begun. The above price will be valid for thirty (30) days

In witness whereof, the bidder has hereunto set his signature this 27th day of January 2016.

By: _____ Date: _____

Matthew Harkins, President
DL Harkins Construction, LLC
CGC#1515841

I hereby accept this proposed price for the work as indicated in the Scope of Work above and agree to enter into a contract with DL Harkins Construction, LLC for the Repairs for the building.

By: _____ Date: _____

Jeff Weibel
Paramore Place LLC



PROPOSAL

Date: 1.26.2016

Attn: PARRAMORE PLACE LLC

Re: 436 SOUTH PARRAMORE

Scope of Work:

PRESSURE WASHING/PAINTING:

- Pressure wash building
- Paint exterior rear doors
- Paint exterior (color to be decided) **\$ 4,000.00**

STUCCO:

- Stucco rear of building to match existing
- Add 2'X 2' glass block window to match **\$ 3,500.00**

GLASS:

- Install two storefront doors
- Repair damaged glass **\$ 3,850.00**

ROOF:

- Remove and install new rolled roofing
- Add slope to roof to help with water drainage **\$23,000.00**

AC:

- Remove existing AC
- Install new 4 ton AC **\$ 4,500.00**

ELECTRIC:

- Install two sconces on front exterior
- Install three wall packs on rear exterior **\$ 2,500.00**

MISC:

- Repair existing side fence
- Install two awnings on rear exterior
- Install two awnings on the front exterior
- Replace two rear exterior with 2 new exterior doors **\$ 8,400.00**

PARKING LOT:

- Sealcoat, crack fill and stripe rear parking lot **\$ 2,750.00**

Subtotal: \$ 52,500.00

O/P: \$ 4,215.00

TOTAL: \$ 56,715.00

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which **CUSTOMER** agrees to pay "SDI Construction Services LLC" the amount mentioned in said proposal, and according to the terms thereof.

Date

Signature

Potential Vendors and Contractors List

- AWNING: The Awning Factory
- PAINTING: Fresh Start Painting
- AC: Indoor Pollution Fighter
- ELECTRICAL: Switch Electric
- GC: Donovan Davis LLC
- GC: Sevag Daghlarian
- GC: DL Harkins Construction

Indoor Pollution Fighters, Inc.

4446 Cluster Drive • Orlando, FL 32808

Office: (407) 522-0015 • Cell/Text: (321) 246-4021

Email: Durkeeca@bellsouth.net

Specializing in Air Conditioner Systems • New Installation • Duct Work • Service & Repair

Licensed • Bonded • Insured

RA-0048029

ESTIMATE ☐ INVOICE ☐

Date:

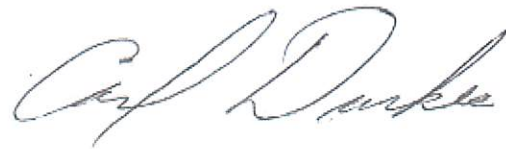
Feb 3 - 2016

Customer Name: Parramore Place LLC Phone: Hm _____ Wk _____Address: 436 S Parramore Ave City/State/Zip: Orlando, FL 32805

Email: _____

Job Description:

Repair at 436 S. Parramore
 Existing A/C ~~Coil~~ Pouch
 Cook. Low on Freon (R-22)
 Very Dirty & is Very old
 Has aged (about 15 years old) and
 Very underperforming making repair
 Not a good Value.



Subtotal:

Sales Tax:

Total:

Payment arrangements:

Thank You For Your Business