



City of
DEERFIELD
BEACH

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Monday, December 15, 2014, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES*

[November 12, 2014](#)

APPROVAL OF THE AGENDA*

GENERAL ITEMS

1. [Resolution to approve commercial façade program funding for RJC Hillsboro Inc. - 1300 East Hillsboro Boulevard*](#)

BOARD/ADMINISTRATION COMMENTS

[Expense report, pursuant to CRA Resolution 2011-011](#)
[CRA community policing report](#)

PUBLIC INPUT

ADJOURN

* Indicates an Action Item

Next Meeting: Tuesday, January 13, 2015, 6:30 PM unless otherwise determined



**Deerfield Beach Community Redevelopment Agency
MEETING MINUTES**

Wednesday, November 12, 2014, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Robb at 6:31 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz
Mr. Joseph Miller
Mr. Richard Rosenzweig
Vice Chair Ben Preston
Chair Jean M. Robb

Also Present: Burgess Hanson, City Manager
Andrew Maurodis, City Attorney
Samantha Gillyard, CMC, City Clerk

Absent: None

APPROVAL OF MINUTES

DIGITAL TIME STAMP: 6:31:35

October 21, 2014

MOTION was made by Vice Chair Preston and seconded by Mr. Rosenzweig to approve the October 21, 2014 minutes as submitted. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb.

APPROVAL OF THE AGENDA

DIGITAL TIME STAMP: 6:31:44

November 12, 2014

MOTION was made by Mr. Miller and seconded by Mr. Rosenzweig to approve the November 12, 2014 agenda as submitted. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb.

GENERAL ITEMS

ITEM 1

DIGITAL TIME STAMP: 6:31:55

CRA Resolution 2014/012 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency approving the appropriation of funds remaining in the Redevelopment Trust Fund to certain projects; and providing for an effective date.

GENERAL ITEMS - CONTINUED

Kris Mory, CRA Director, explained that Item 1 is an administrative item that has been carried out for three (3) consecutive years. The carryover outlines how much money is being carried over from one fiscal year to the next; \$1,226,549. Although this figure is preliminary, it will be finalized in the CAFR as a result of the audit. She explained that the funds must be spent within three (3) years.

MOTION was made by Mr. Ganz and seconded by Mr. Miller to approve Item 1, adopted CRA Resolution 2012/012. Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb.

ITEM 2**DIGITAL TIME STAMP: 6:33:26**

CRA Resolution 2014/013 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, awarding Bid #2014-15/05 for the holiday lighting and decorations to Brandano Displays, Inc. for an amount not to exceed \$31,628 in accordance with the bid specifications.

Kris Mory, CRA Director, said that the CRA passed a line item for special events in the Fiscal Year 2015 budget; holiday celebration. In previous years, the event was held at the Cove Shopping Center, but has now been moved to the beach. The Cove Shopping Center will still be decorated; however, the focus is to decorate from the intersection of NE 2nd Street and A1A throughout the pier entrance buildings, including the pier and down to Ocean Way to create an experience similar to Tradewinds Park so people can drive through. The beach lighting will be displayed for an entire month, with the holiday celebration being on December 6th from 5 p.m. - 9 p.m. Due to the price, the item was competitively bid; wherein, two (2) proposals were received. Brandano's proposal was the least expensive with the best value for this scope of service.

Chair Robb opened the public hearing; there were none to speak. Thereafter, she closed the public hearing.

There was a brief discussion regarding the visitation to the area, the location and turtle season.

MOTION was made by Mr. Miller and seconded by Vice Chair Preston to approve Item 2, adopted CRA Resolution 2012/013. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb.

ITEM 3**DIGITAL TIME STAMP: 6:37:01**

Request from Dr. Joseph Ortlieb to address the CRA Board regarding sidewalk installation on SE 15th Avenue*

GENERAL ITEMS - CONTINUED

Kris Mory, CRA Director, said that SE 15th Avenue is under construction; less than two (2) weeks ago, the sidewalks were poured on the east side of the road. Dr. Ortlieb is dissatisfied with the elevation of the sidewalk, which is slightly higher than the preexisting conditions. His concern is that the higher side will trap water on his property and cause additional flooding. Thereafter, Ms. Mory provided photos of the pre-existing conditions which illustrated a drainage problem.

Ms. Mory said that the contractor did not follow the plan exactly as he felt the change would better match the property layout.

Chair Robb asked who was overseeing the contractor from the CRA.

Ms. Mory said that the project manager Hiep Hyunh oversees it and when circumstances such as these occur, the City's engineer will double check. Additionally, the design engineer of record is responsible for the project. The plans call for the sidewalk to be slightly lower than how it was poured. Ms. Mory presented three (3) options to the Board: 1) Remove the sidewalk and lower the plan's elevation which is an easy fix and the contractor would have to pay for it. She said that Dr. Ortlieb is not pleased with that because he believes the sidewalk should be lower to match his previous layout. Nevertheless, the design plans call for the sidewalk to be higher than the existing conditions.

Continuing, Ms. Mory said that the second option is to remove the sidewalk and sufficiently lower it to attain an elevation that is 4 inches lower than the threshold. The 4 inch parameter was requested by Dr. Ortlieb; however, it is not supported by the plan. Staff does not support this option because it would allow drainage of Dr. Ortlieb's property into the public right-of-way; notwithstanding, it could be done at a cost of \$1900. She also said that the Board could leave it as is and take no further action. The final option is to maintain the sidewalk at its current elevation and share the expense of installing a new drainage system in the parking lot.

Ms. Mory said that in conversation, Dr. Ortlieb felt that debris from the construction project may have made his drainage system worse than it is now; which has not been confirmed. If the Board decided to succumb to those charges, a cost estimate was prepared to replace the French drain and the entire parking lot at a total of \$18,773.95. She proposed that the Board share half of the expense with Dr. Ortlieb or share the cost of the entire improvement on his property. She said it is the Board's decision; if any other option is chosen, other than keeping the property status quo, the Board will have to direct her. The options of sharing the funding for an improvement on Dr. Ortlieb's property will require the Board's approval.

Ms. Mory continued to provide photos of the pre-existing conditions, as well as today's existing conditions, which maintain ADA compliance. The area left of the sidewalk is between zero and an inch and three quarters.

GENERAL ITEMS - CONTINUED

Tom Connick, 411 E. Hillsboro Boulevard, Deerfield Beach, said that recently the contractor broke the water lead into Dr. Ortlieb's building; which caused his office to close for half a day. The problem that occurred is that the sidewalk installed along 15th Avenue is too high. He said he requested a meeting with Dr. Ortlieb and Ms. Mory regarding the issues. He explained that from the entrance/exit at 15th Avenue into the Cove, to the south boundary of Dr. Ortlieb's property, the sidewalk rises up suddenly and has an adverse affect on his property. If the sidewalk were installed to rise at the northern boundary, it would not have been an issue.

Continuing, Mr. Connick said that he met with Dr. Ortlieb and Ms. Mory; Ms. Mory advised that the CRA would pay for the drain field and removal of a propane tank on his property and Dr. Ortlieb would pay approximately \$4,700 for resurfacing, which Dr. Ortlieb agreed to. He said that when he received an e-mail it was different than what was proposed. The meeting was held last Wednesday and going into this issue, there will be a dispute as to what the City claims will fix the situation. The smart thing to do is for the City to pay for the drain field and remove the propane tank and Dr. Ortlieb will pay for the resurfacing. He said that they were also told that if they wanted to come before the Board, they could; notwithstanding, they decided to come before the Board to explain what was going on and urged them to visit the site. Furthermore, he said that they can work with the City if they decided to lower the sidewalk; however, there are serious questions as to what the City is saying is an adequate solution, because it will likely create problems. He said Dr. Ortlieb does not complain about the temporary issues, but something that will cause him permanent problems needs to be addressed. He said that lowering the sidewalk is not tenable and will cause more friction.

Mr. Ganz asked why the City would be responsible for removing the propane tank.

Mr. Connick said in dealing with a propane tank, it would need to be removed; however, the City can leave it there.

Dr. Joseph Ortlieb, 313 SE 15th Terrace, Deerfield Beach, said he was going to resurface his back parking lot aesthetically. The original picture shown with massive flooding was immediately after a rainstorm. The French drain needs to be cleaned and would work if it were cleaned within two (2) hours; therefore, that is not a problem. The problem is the sidewalk was raised so now it is less than 3 inches below the threshold to his door. He said he was not going to do any major renovations to his parking lot, but because of the sidewalk issue, a cascading effect has occurred. He said the propane tank is a part of the cascading effect, if the parking lot is taken up to change the drain, it will encounter the propane tank. He said the sidewalk is about 8 inches up and is sudden. After complaining, one of the solutions was to eliminate the 9 middle sections of the sidewalk and drop it down, which is not professional.

In response to Mr. Ganz's question, Dr. Ortlieb replied that he was not going to remove any pavers, but was going to resurface for approximately \$1800.

Mr. Ganz asked if he had a drainage problem prior to the project commencing.

GENERAL ITEMS – CONTINUED

Dr. Ortlieb replied that two (2) hours after rain, the French drain fills up as illustrated in one of the photos. Now there is more debris and it has to be cleaned out, which he would have had to do anyway. If there is severe rain now, he will risk flooding because of the sidewalk.

Vice Chair Preston asked if going back to the original spec's would eliminate the problem.

Dr. Ortlieb replied that the original spec's are higher than his original land elevation. He said he spoke with the contractor on site prior to the concrete being poured and said it appears higher than his existing pavement; if that is the case, it will cause flooding for him and he was assured that it will not be higher, as regulations would not allow it. Additionally, he said that Ms. Mory was there when she told him that the City would help him by replacing the drainage and removing the tank.

Ms. Mory provided a presentation outlining the construction project, which shows the inches in difference between the existing and the proposed. The difference in elevation is a matter of $\frac{3}{4}$ of an inch.

Mr. Ganz said the sidewalk should be returned to the pre-project elevation.

Mr. Connick said that the issue is; it is being claimed that the pre-project elevation was that it goes down. Although it makes sense to have the sidewalk straight, but having it at a lower level so it does not add to the flooding.

Mr. Ganz said it will also provide a way for the water to leave the parking lot that previously did not exist before the project.

Mr. Connick said the sidewalk is coming in because it is higher, it is not going out.

Dr. Ortlieb said that he has been there for 17 years and it has looked like a beachfront after the rain.

Mr. Ganz said it appears to have been a long term drainage issue.

Dr. Ortlieb agreed, and said that is what is supposed to be solved, but it is being made worse for him. He commented on cars speeding down 15th Avenue and causing more water to settle onto his property.

Mr. Ganz suggested that the City repair and redo the sidewalk based on the spec's or adjust them to reach a compromise, but not so much that it relieves Dr. Ortlieb's responsibility to his private property. He suggested that the sidewalk be at a level that satisfies Dr. Ortlieb and works properly, at the CRA's expense. Additionally, 50% of the cost for replacement of the drain is fair, as it has been stated that it needed to be cleaned. Furthermore, Mr. Ganz disagreed with financing the removal of the tank and resurfacing, as it falls into private property.

GENERAL ITEMS - CONTINUED

Dr. Ortlieb said that if they leave the sidewalk then all of the other things have to be done, but if they reduce the sidewalk, then the drain can be cleaned and he can cosmetically resurface his parking lot which was his intent. He said that Staff proposed leaving the sidewalk as is and taking care of everything else, which would be necessary. He expressed that if the sidewalk is reasonably reduced, it would be acceptable; however, he was told that there was initially a sidewalk there, but that is inaccurate as it was only pavement.

Chair Robb asked what would appease Dr. Ortlieb.

Mr. Connick replied to have the new drainage paid for, removal of the tank and Dr. Ortlieb will pay for resurfacing.

Chair Robb opened the public hearing.

Shirley Kirksey, 243 SW 7th Court, Deerfield Beach, said she has a problem with her drainage and it causes a problem for her husband who is in a wheelchair. She said after talking with several City employees, it will be handled 2 to 3 years from now. She asked for assistance.

Chair Robb said that the City Manager will assist.

Chair Robb closed the public hearing.

Chair Robb said she believes the Board should acquiesce to Dr. Ortlieb's requests, as they are not unreasonable.

Mr. Miller asked how much it will cost to meet Dr. Ortlieb's requests.

Ms. Mory said the cost of tank removal is unknown at this time, but the quote provided includes removal and replacement of asphalt and installing a new drain which is \$18,773.95. Ms. Mory said there are a lot of unknowns, the location of the French drain or the propane tank; however, the contractor can quote tank removal and backfill, but there may be a surprise.

Mr. Miller said there was a major fire south of 10th Street and the firemen blocked off streets due to a propane tank; thus, since propane could be a potential hazard to the public, that it may be best to remove it.

Ms. Mory said that since the bid is already at \$18,800, there is not much money in the projects contingency, and the amount exceeds her change order ability to approve it. Whatever action is taken, the Board must phrase the motion to fund the tank removal if desired.

GENERAL ITEMS - CONTINUED

Andrew Maurodis, City Attorney, said something may have to come back to the Board to formalize it.

Ms. Mory also said that a budget transfer may be necessary.

In response to Mr. Miller's question, Mr. Connick said that Dr. Ortlieb was going to contribute \$4,700.

Vice Chair Preston objected to voting on this without having an exact figure. He said that it should be further researched for accurate details and then resubmitted to the Board.

Mr. Rosenzweig suggested reaching out to Propane USA for a price on removing the tank.

Chair Robb said that removing the propane tank should be the City's responsibility, as it could be a public hazard.

Mr. Miller said that there is a timeline on the project and another meeting is needed; furthermore, he said voting on something without having the full amount is not wise, but a decision needs to be made quickly.

Ms. Mory said that Dr. Ortlieb's property has already been skipped in terms of asphaltting the apron and there is no reason why it cannot be delayed.

Charlie DaBrusco, Director of Environmental Services, said he would like to lower the sidewalk back to the original plan. Prior to construction, there was a four (4) inch difference between his doorway and the area where the sidewalk is. He said he will make it a 5 inch difference and will be a little lower in the center portion. He explained how to obtain the elevation of the original pavement and whatever is installed will be at that height or a little lower. If Dr. Ortlieb overlays the asphalt, it will cause a problem on his site by raising the existing grade another inch; thus, he will have to remove the asphalt and resurface to not go any higher. Mr. DaBrusco recommended draining the tank and building the drain field back to where it was.

Mr. Ganz clarified that if the sidewalk is changed, then no further work is needed; however, if the sidewalk remains the same, then all the other work would have to be done. Furthermore, keeping the sidewalk the same still poses the same problem Dr. Ortlieb spoke of.

Mr. Connick said that the discussion was to change the sidewalk so that it would dip, which is not practical; it should stay in a straight line as opposed to dipping.

Mr. Ganz said that since they were willing to leave the tank where it was if no work was done; thus, he agreed with draining it to ensure it is not a public safety issue.

GENERAL ITEMS - CONTINUED

Mr. Miller said that safety is the main priority and he would like verification that it will not be a safety hazard after it is drained.

Chair Robb said that the Board needs to know the costs of everything outlined and suggested it be discussed on December 2nd.

In response to Mr. Rosenzweig's question, Mr. DaBrusco replied that it is unknown whether the tank was permitted and does not want to remove it, as any type of fuel tank removal can become costly.

Continuing, Mr. DaBrusco said that he would like to complete the project and install the sidewalk so that he can work with Mr. Connick on the elevations, because within 18 inches of the sidewalk is the existing asphalt. If the agreement is to lower it beyond what was originally agreed upon, something can be worked out. He said he would prefer the contractor paying to replace the sidewalk since it does not meet the plans; nevertheless, a small portion may have to be paid from contingency.

MOTION was made by Mr. Miller and seconded by Vice Chair Preston to lower the sidewalk to the original specifications, if not lower.

Mr. DaBrusco said that the existing driveway, on the north and south side, is 18 inches away from the sidewalk and if a side is lowered 3 or 4 inches, it will be lower than the driveway. He said he is trying to come close to the existing elevations or lower than original. There will be a dip in the middle because that is how it existed.

Mr. Connick agreed.

Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb.

BOARD/ADMINISTRATION COMMENTS**DIGITAL TIME STAMP: 7:25:20**

CRA Director - Kris Mory - Ms. Mory requested rescheduling the December 9th meeting to December 15th at 6:30 p.m. She said that the only item on the agenda will be the 100% design of Sullivan Park and 15 minutes will not be an adequate amount of time; thus, she suggested starting the Special City Commission Meeting at 7:00 p.m.

MOTION was made by Mr. Miller and seconded by Vice Chair Preston to reschedule the December 9th CRA Meeting to December 15th at 6:30 p.m. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb.

PUBLIC INPUT

There were no comments from the public.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:26 p.m.

JEAN M. ROBB, CRA CHAIR

ATTEST:

Samantha Gillyard, CMC, City Clerk

REQUESTED ACTION:

Resolution to approve commercial façade funding to RJC Hillsboro Inc. for 1300 East Hillsboro Boulevard in an amount not to exceed \$94,800.

SUMMARY EXPLANATION/BACKGROUND:

RJC Hillsboro, Inc. proposes to make significant upgrades to the façade of 1300 East Hillsboro Boulevard. The property consists of a two story commercial building with an out of date façade that dates back to when the building was originally constructed in the 1950s. The property is very visible from Hillsboro Boulevard and directly adjacent to the recently completed Cove Gardens neighborhood improvements projects.

RJC Hillsboro's Principal, Christian Fernandez, proposes to update the façade, install new impact windows and doors, and give the building a more current look. The project has already been approved by the Community Appearance Board, the Planning and Zoning Board and is ready to submit for building permits. If approved, this would be the first property in this block to participate in the commercial façade program.

The applicant proposes eligible façade improvements totaling \$212,000 and a total project cost of \$375,600. Interior improvements and soft costs such as design and permit fees are not eligible expenses. The building has 228 linear feet of first floor façade (\$200/lf) and that is being improved and 328 linear feet of second floor façade (\$150/lf) thus qualifying for \$94,800. Program funds are reimbursed on a 50/50 basis, with expenses being verified through paid invoices and lien releases. Eligible construction costs exceed the 50/50 match amount of \$94,800. Documentation that all building permits are closed out is an additional requirement prior to expense reimbursement. RJC Hillsboro Inc. must enter into a 5 year agreement where the building may not be sold without program funds being reimbursed to the CRA on a pro rata basis.

This is a budgeted expense. Adequate funds are available in CRA Budget line item 190-8000-552-39-59 (Commercial Façade Improvement Loan Program) to fund this project. If funded, \$5,200 will remain unencumbered in this budget line item.

ATTACHMENTS

RJC Hillsboro Commercial Façade Program Application
Resolution

DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY

COMMERCIAL FAÇADE PROGRAM

APPLICATION

(PLEASE TYPE OR PRINT)

Applicant's Name: RJC Hillsboro
Phone: (786)-277-7534
Mailing Address: 6451 N. Federal Hwy Suite 408
Ft. Lauderdale FL, 33308
Property Address: 1300 E. Hillsboro
Deerfield Beach, FL 33441
Business Name: RJC Hillsboro

Description of Planned Improvements (You may attach additional typed/printed sheets if needed):

Commercial Alteration - Front Facade, 2nd
Floor renovation

(Please see next page for additional site documentation required)

Total Cost of Project: \$ 350,000
CRA Funds Requested: \$ 100,000

RJC Hillsboro

1300 E. Hillsboro Blvd
Deerfield Beach FL, 33441
Office: (305)-397-8344
Fax: (954)-301-5845

Attention: Deerfield Beach CRA

Re: Narrative for the Project Renovation Details for CRA

To Whom this May Concern:

The subject property was approved by the CAB Commission on November 19, 2014 for permitting. It was also approved by Planning and Zoning the following week. We are currently awaiting a permit card for the construction and we are looking to begin the project on January 1, 2015. All upgrades should be completed by March 31, 2015. Altruistic Staffing will be occupying the entire second floor and will be utilizing this space as our Corporate Office (Which has common ownership with RJC Hillsboro). The retail design of the front elevation will attract upscale retail tenants whose products and services can best suit the needs of the community.

We are very excited to bring our Corporate Office to the Deerfield Beach Community and we feel that the much needed façade improvements will bring the building to the standards of the community. Additionally, we feel that our design is parallel to the design of the Deerfield Beach District and will add value to the aesthetics of the community.

If you have any questions please do not hesitate in calling me at 786-277-7534.

Best Regards,

Christian Fernandez

RJC Hillsboro

1300 E. Hillsboro Blvd
Deerfield Beach FL, 33441
Office: (305)-397-8344
Fax: (954)-301-5845

Attention: Deerfield Beach CRA

To Whom this May Concern:

This letter is to formally request CRA funds toward the facade renovation at 1300 E Hillsboro attached you will find the full application, with all supporting documentation. We have selected HK Consultants - Henry Kleiner who is the General Contractor to pull the permit for this project.

If you have any questions please do not hesitate in calling me at 786-277-7534.

Best Regards,


Christian Fernandez

CHECKLIST

Before you submit the application, verify that you have attached/**completed** each of the following. Incomplete applications will not be considered **for funding**.

- Copy of Deed/Proof of Ownership
- Estimates/quotes/bids for all costs associated with the project from a licensed architect, engineer or contractor ("Sweat equity" hours will not be credited).
- Complete, written description of all rehabilitation work planned (typed or printed).
- Additional site documentation requested in application.
- Evidence (such as a letter from your banker) of available private funds to pay for the rehabilitation. The Commercial Façade Program is a reimbursement program in which funds are paid to owners after receipts have been given to the city showing that all contractors and subcontractors have been paid in full. *Bank statement*
- Proof of insurance coverage (Please ask your insurance agent for the Accord Form).
- Signature and date on application.

REMEMBER:

Do not begin any improvements prior to CRA Board Approval and building permit issuance.

ADDITIONAL SITE DOCUMENTATION REQUIRED

Please attach the following:

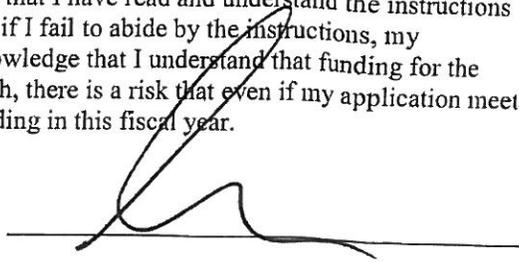
- All detailed exterior building elevations, height and scale element.
- Color sample specifying exterior surface treatment.
- Landscape plan (if applicable)—Show location, type and size of planting.
- Color photographs of subject site features and adjacent properties and buildings.

For signage, attach the following:

- Dimensions, lettering style and sizes, materials and mounting details.
- Color samples and colors noted on drawings
- Lighting details including type, intensity and mounting specifications
- Building elevations for all wall signs—illustrating dimensioned location of sign.
- Survey showing location of free-standing sign. Landscape drawings must also be provided indicating size, type and location of material for all free-standing signs.
- Photos of signs on abutting and subject properties.

Please Read: By signing below, I acknowledge that I have read and understand the instructions associated with this program. I understand that if I fail to abide by the instructions, my application may be disqualified. I further acknowledge that I understand that funding for the Commercial Façade Program is limited. As such, there is a risk that even if my application meets all requirements, I may not be approved for funding in this fiscal year.

Signature & Date



END OF APPLICATION

Prepared by and return to:
Richard Waserstein
Attorney at Law
Closings.com, Inc.,
1124 Kane Concourse (96th Street)
Bay Harbor Islands, FL 33154
305-861-8000
File Number: 14-00167
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24 day of November, 2014 between Waterstone Capital LLC, a Florida Limited Liability Company whose post office address is 1124 Kane Concourse, Bay Harbor Islands, FL 33154, grantor, and RJC Hillsboro, LLC, a Florida Limited liability Company whose post office address is 1300 East Hillsboro Blvd Suite 200, Deerfield Beach, FL 33441, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Broward County, Florida to-wit:

Lots 9 and 10, Block 4, THE COVE, according to the Plat thereof, as recorded in Plat Book 32, Page 48, of the Public Records of Broward County, Florida.

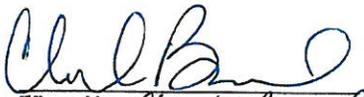
Parcel Identification Number: 4843-0508-0570

Subject to a first mortgage in favor of Marta Waserstein in the principal sum of one million one hundred thousand (\$1,100,000.00) dollars.

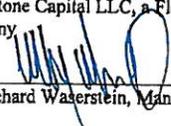
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Claudia Bernal

Waterstone Capital LLC, a Florida Limited Liability Company

By: 
Richard Waserstein, Manager

Witness Name: _____

(Corporate Seal)

State of Florida
County of Miami-Dade

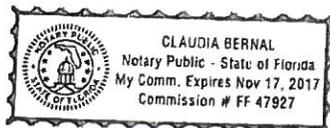
The foregoing instrument was acknowledged before me this 25 day of November, 2014 by Richard Waserstein, Manager of Waterstone Capital LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Claudia Bernal

My Commission Expires: _____



STEALTH
CONSTRUCTION INTERNATIONAL INC.

October 13, 2014

Mr. Christian Fernandez, Vice President
6451 N. Federal Hwy, Suite 408
FT. Lauderdale, FL 33308

PROJECT: "EXISTING OFFICE BUILDING ALTERATION"

ADDRESS: 1300 E. Hillsboro Blvd.
Deerfield Beach, FL 33441

STEALTH CONSTRUCTION proposes to supply all labor, materials and equipment required to perform the Construction, as specified below. All work specified herewith will be accomplished for the Total price of **\$378,480.00 Three-Hundred-Seventy-Eight-Thousand-Four-Hundred-Eighty-Dollars and No-Cents.**

Our proposal is based on a brief interview with the Owner and a complete detailed review of all Contract "Bid" Documents, Non-Dated, Produced by Luis O. de la Hoz, P. E., 8857 NW 178th Street, Miami, FL 33018. We have included herewith the required permitting process, i.e. permit application preparation, meeting with plan reviewers from City of Deerfield Beach, as required; filing a Notice of Commencement with Broward County, coordination with Engineer for all required stamped NOA's, AC Energy Calculations, Coordination of Required Asbestos Survey prior to Demolition, all as required in obtaining a Building Permit from the City of Deerfield Beach. We are ready to commence construction upon execution of this proposal and 20% deposit payment of \$75,696.00

**SUBJECT TO THE FOLLOWING QUALIFICATIONS AND EXCLUSIONS
ON THE BOTTOM SIDE HEREOF:**

GENERAL CONDITIONS:

1. We have included a Full time Superintendant to supervise all construction activities, including Designer vendors and subcontractors, schedule subcontractor, deliveries, etc. for this portion of the project.
2. We have included liability and Worker's Comp. Insurance.

1300 E. HILLSBORO BLVD., DEERFIELD BEACH, FLORIDA 33441-4504
STATE OF FLORIDA LICENSE CGC-057774 & CCC-1329019
DIRECT LINE: 954-818-0375
STEALTHmeh@gmail.com

October 13, 2014

Project: EXISTING OFFICE BUILDING ALTERATION
Owner: Mr. Christian Fernandez, Vice President
Page 2 of 6

3. All work will be performed by licensed or skilled labor.
4. All work will be performed during normal business hours and is planned and scheduled for a five day work week, if required Saturday work will be performed in order to maintain the Project Schedule.
 - a. The Planned Job Duration is scheduled for six (6) Months with Two (2) weeks of Punch-Out Items.
5. All temporary power and water for the construction will be supplied by Owner.
6. Builder Risk Insurance is not included.
7. Moving, relocation and/or storage of any furnishings are not included with this proposal, however if the client request our services for this task we will include it for a nominal fee.
8. Minor changes, if approved by the Owner, can be performed by Stealth Construction on a (Time & Material) bases, otherwise a signed Change Order will be required prior to any additional work being started.
9. All Change Orders shall carry a 10% Overhead and 10% Profit expense added to them, and billed 100% upon approval.
10. Stealth Construction will perform work as the General Contractor under this contract.
11. We have not included any permitting expenses; this will be the Owner's Responsibility.
12. We will provide all necessary protection to existing interior structure and furnishings located on ground floor, as required.
13. Temporary water and electric supply by Owner.
14. We will supply our own forces for removal of debris into Stealth's dumpsters.
15. All furnished material to be Commercial Grade, Builder's Standard unless otherwise noted.

INCLUDED:

1. Demolition Work:
 - a. Remove existing middle concrete canopy, concrete columns, tie-beams, as required.

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- b. Ground Level - Saw-Cut existing building front and remove CMU walls, windows, etc., as required for new Storefront System as shown.
- c. Demolition of ground floor offices – Apprx. 12' of Interior partition walls, ceiling grid & tile, doors, electrical, AC duct work, etc., as required for new 10-foot high storefront system.
- d. Demo and Remove existing brick walkway; Saw-cut existing pavement for new column footings, as shown.
- e. Demolition and Removal of (3) existing roof canopies, complete.
- f. All exterior lighting and circuits to be removed.
- g. Demo and Remove existing stair guard rail, as required.
- h. Chip and Remove all decorative stucco bands, window shutters, etc.
- i. Demo and Remove existing middle curved parapet wall at roof line. Additionally, both east and west small curved parapets.
- j. Saw-Cut and remove CMU as required for new impact windows at 2nd floor.
- k. Demo and remove existing roof overhang, as shown.
- l. Second Floor – Demolition and Removal of all interior partition walls, ceiling tile & grid, HVAC System complete, electrical circuitry, bathrooms, plumbing fixtures, vanities, marble and/or tile flooring, carpeting, interior doors and frames; etc.; “Complete-Gut” of 2nd floor.
- m. Open up existing walls & ceiling for new Electrical, as required.

2. Structural Work:

- a. Form & Pour new F-4030 Footings, SC columns -8"x8" w/ 2#5's; and 8" x 20" Columns, as required.
- b. Form and Pour B-1 beam @ Elev. +12'-4" and RTB beam Top Elevation 23'-4", as required.
- c. New 4-inch slab with 1#5 cont. w/ 3000 psi concrete, as shown.
- d. All new Jack Trusses, Girder Trusses, as shown.
- e. Spray for Termite Protection @ all open slab areas, as required.
- f. Repair concrete slab w/ 3000 psi concrete, as required.
- g. Form and Pour new Parapet Beam as shown.
- h. All Joist Hangers, hurricane straps, etc.
- i. All CMU Block work, #5 rebar all FC included.
- j. 5/8" CDX Plywood, over pre-fab wood trusses.

3. Impact Storefront Glass, Windows, Interior Wood Doors & Hardware:

- a. All storefront glass to be safety glass CAT-II, Impact Glass
- b. Furnish & Install new impact windows as required.
- c. Furnish and Install all interior Doors and hardware as identified in Door schedule listed on sheet a.07

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4. Interior Build-Out:

- a. All required metal & wood framing, as required, 25 ga.
- b. PT window and door bucks, building insulation, 5/8" Fire Rated Gypsum Wall Board, as required. Drywall to be smooth finish.
- c. Prime and Paint, Walls to be Flat Finish water base, Owner to pick final color.
- d. Doors and Trim to be Hi-Gloss
- e. All Interior Walls to be in compliant with WT-1 and WT-2, as shown on sheet a.07.
- f. Builder's standard 2'x2' ceiling tile and grid, as required.
- g. All interior doors, frames and hardware to be in compliance with noted door schedule on sheet a.07
- h. Basic Electrical Wiring, Builder's Standard 2'x4' commercial grade lighting and switches.
- i. All emergency lights, exit lights, etc.,
- j. New electrical panels as noted.
- k. Outside Lights to be provided by Owner Installed by Stealth.
- l. Work includes Plumbing work and fixtures, as shown.
- m. New Core drilling as required for installation of new plumbing sanitary locations.
- n. Toilet Partition, napkin disposal, paper towel dispensers, etc. as shown.
- o. All new HVAC system, Four (4) Package Roof Top including new stands, saw-cutting as required, roof repair, roof penetrations, Roof Curb-Mounting detail in accordance with detail shown on sheet M2.
- p. All ventilation system as required.
- q. Pantry Area, Cabinets - 3/4" Plywood boxes, w/ builder's standard Stone Top, final choice by Owner.
- r. Owner to provide kitchen appliances, installed by Stealth.
- s. Standard 5.25" wood Baseboard for commercial use.
- t. Commercial grade carpet, color by owner.

5. Metal Seam Roof:

- a. 25 ga. Seam Metal Roof
- b. 5/8" wood deck sheathing
- c. All in Accordance with Metal Roof Manufacture

6. Exterior Building Elements:

- a. All Architectural Foam Elements

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Project: EXISTING OFFICE BUILDING ALTERATION
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- b. 4" cont. screen ventilation, as shown
- c. New Metal Canopy with Standing Metal Seam Roof, as shown.
- d. New Built-up decorative wall, with metal lath and 5/8" stucco to match existing.
- e. New decorative brackets, as shown.
- f. Prime & Paint exterior building – Owner to make final color selection.

EXCLUSIONS:

1. Permit Fees by Owner.
2. No Asbestos Survey, Abatement included herewith.
3. Geotechnical Soil Report, if required?
4. No Special Testing, Engineering Calculations, etc.
5. No Low Voltage, Alarm, CVTV, etc. – Just empty "J" Conduit for future voice/data connections.
6. Likewise No Power Line or Energy Calcs.
7. No Interior/Exterior Lighting Fixtures, Fans, etc., other than the 2'x4" commercial grade lighting fixtures.
8. Appliances furnished by Owner Installed by Stealth.
9. Builder's standard Granite for Pantry area only.
10. Included-New Stucco to match existing and stucco repair; to stucco entire building-Not-In-Contract (NIC)
11. No Irrigation, Landscaping, or Sod work.
12. No Driveway, parking lot, Asphalt work, or line stripping.

JOB DURATION:

1. All work will be performed during normal business hours. This job is planned and scheduled for a five day work week and a total Job Duration of Six (6) Months and additional Two (2) weeks period for minor Punch-List Items.
2. If project should be delayed due to circumstances outside of Contractor's control, general requirements expenses will be billed separately to Owner.

PAYMENT SCHEDULE:

1. We required a 20% Deposit, of \$75,696.00
2. Bill as work is completed, using AIA Document G702 and G703 forms.

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October 13, 2014

Project:

EXISTING OFFICE BUILDING ALTERATION

Owner:

Mr. Christian Fernandez, Vice President

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AUTHORIZED SIGNATURE



Michael Ed Bellefeuille, CGC057774 & CCC1329019
STEALTH CONSTRUCTION INT., INC.

ACCEPTANCE OF PROPOSAL – The above quotation and conditions are acceptable and satisfactory. You are here by authorized to perform the work as specified. Payment will be made as outlined.

Date _____

Executed By: _____
Owner

1300 E. HILLSBORO BLVD., DEERFIELD BEACH, FLORIDA 33441-4504
STATE OF FLORIDA LICENSE CGC-057774 & CCC-1329019

(O) 954-420-0081 (F) 954-420-0023

DIRECT LINE: 954-818-0375

STEALTHmeh@gmail.com



508 SOUTHWEST 12TH AVE
DEERFIELD BEACH FL 33442
TEL: (954) 571-3969
FAX: (954) 571-3968

10/21/2014

Attn: Christian Fernandez

Ref: Office Building 1300 E Hillsboro Blvd

Christian,

Thank you for the opportunity for Jewel Construction Corporation to provide a quotation for the above mentioned project. Pricing is based on drawings, (no dates on drawings), from LOH: gn.01, d.01, d.02, d.03, a-01, a-02, a-03, a-04, a-05, a-06, a-07, a-08, a-09, S-0, S-1.1, S-1.2, S-1.3, S-2.1, M-1, M-2, E-1, E-2, E-3, E-4, Plumbing drawings for fixtures, water distribution, sanitary and Fs-1, Fs-2.

Jewel Construction proposes to provide the construction as described in these drawings for the sum of:

| | |
|--|---------------------|
| Base | \$405,588.00 |
| Allowance for removal and reinstallation of 1 st floor finishes (Items not shown as new) | \$ 3500.00 |
| Allowance for roof curb an exhaust fan tie-ins (No details provided) | \$ 4000.00 |
| Finishes as indicated in line item 11 allowances | \$ 30,727.00 |
| 3% Contingency | \$ 13,305.00 |
| <u>Contractors Fee</u> | <u>\$ 45,680.00</u> |
| Total | \$502,800.00 |

Please note the following qualifications:

1. Permits by Owner
2. Any corrective work to existing work in place that is deemed not to code by Plan reviewers/inspectors is not included in this quote.
3. Existing stucco finishes are assumed installed per manufacturer's requirements.
4. All work is to be performed during normal working hours.
5. Site work- no work is indicated and is excluded
6. Landscaping- no work is indicated and is excluded



508 SOUTHWEST 12TH AVE
DEERFIELD BEACH FL 33442
TEL: (954) 571-3969
FAX: (954) 571-3968

7. No specification for metal roof is provided; pricing is based on SCE Drexel Metals 24ga Galvalume Plus Mill Finish with an acrylic clear coat at 1.75" tall x 18" wide snap lock standing seam roof system.
 - a. For .040 Kynar 30 year coastal finish warranty roofing product, add \$3500.00
8. Storefronts and windows are based on standard missile impact resistant glass and frames with dimensions as indicated on door & window schedules
9. All interior doors are priced as paint grade with HM frames if indicated. Hardware is standard lever 626, interior surface closers, and floor stops.
10. New smooth stucco finish will be applied only to front elevation and to exterior stairwell elevation. All other elevations are excluded from this proposal
11. Exterior of building is to be pressured washed and will receive a new paint finish similar in color to the rendering provided. One coat sealer tinted to finish color and one finish coat Sherwin Williams "A-100" 100% acrylic house paint. Interior walls to have flat paint. Doors and trim to have gloss paint finish
12. Interior finishes-no specifications provided and are budgeted per the following:
 - a. Carpet in Offices, Conference Rm, Hallways and Work Station to receive Mohawk 26oz carpet with unitary backing.
 - b. Pantry and Mop closet is standard 1/8" VCT
 - c. All carpet and VCT areas to receive 4" vinyl base
 - d. Gang baths and single bath floors to receive standard Daltile with matching base
 - e. Acoustical ceiling proposed is Armstrong #770 2x2 lay-in with fissured finish
 - f. Gang bath toilet partitions are standard plastic laminate/overhead braced
 - h. Cabinets/counter tops are budgeted with standard mica boxes and counter tops
13. All plumbing fixtures are to be new including but not limited to toilets, urinals, sinks
14. All appliances furnished by Owner
15. HVAC is priced with an equal to Rheem product specified: Carrier 50TC-A06A2A3-0A0A0. Please note that no fire dampers are shown on plans and may be required.
16. Electrical- Pricing does not include alarm, camera, security systems or telephone and data. 2 x 4 light fixtures are industry standard with prismatic lens

Upon review please do not hesitate to contact us should you have any questions or if additional information is required.

Respectfully,

Steven A. Lewis
Jewel Construction Corp.



BUDGET: ESTIMATE

Date: 9/23/14

SUMMARY SHEET

OWNER: Altruistic Services
PROJECT: Office Remodel
LOCATION: 1300 East Hillsboro

BLDG: 10,000 SF
 SITE: 0.00 ACRES
 ESTIMATOR: JH

| CODE | WORK PACKAGE | LABOR | MAT'L | SUB | TOTAL | \$/SF | % |
|--|--------------------------------------|----------|---------|-----------|-----------|---------|---------|
| 1000.000 | PROJECT STAFF | \$49,530 | \$0 | \$0 | \$49,530 | \$4.95 | 8.70% |
| 1000.000 | GENERAL REQUIREMENTS | \$0 | \$8,280 | \$7,540 | \$15,820 | \$1.58 | 2.78% |
| 2058.000 | DEMOLITION | --- | --- | \$29,800 | \$29,800 | \$2.98 | 5.23% |
| 3170.000 | SHELL CONSTRUCTION | --- | --- | \$33,000 | \$33,000 | \$3.30 | 5.79% |
| 5500.000 | MISCELLANEOUS METALS | --- | --- | \$9,800 | \$9,800 | \$0.98 | 1.72% |
| 6200.000 | FINISH CARPENTRY | --- | --- | \$10,150 | \$10,150 | \$1.02 | 1.78% |
| 7300.000 | ROOFING | --- | --- | \$22,170 | \$22,170 | \$2.22 | 3.89% |
| 8100.000 | DOORS, FRAMES & HARDWARE | --- | --- | \$18,750 | \$18,750 | \$1.88 | 3.29% |
| 8800.000 | ALUMINUM, GLASS & GLAZING | --- | --- | \$52,000 | \$52,000 | \$5.20 | 9.13% |
| 9250.000 | LATH & STUCCO | --- | --- | \$87,000 | \$87,000 | \$8.70 | 15.28% |
| 9260.000 | FRAMING & DRYWALL | --- | --- | \$38,150 | \$38,150 | \$3.82 | 6.70% |
| 9300.000 | CERAMIC & PORCELAIN TILE | --- | --- | \$5,312 | \$5,312 | \$0.53 | 0.93% |
| 9500.000 | ACOUSTICAL CEILINGS | --- | --- | \$9,595 | \$9,595 | \$0.96 | 1.68% |
| 9600.000 | CARPET | --- | --- | \$11,540 | \$11,540 | \$1.15 | 2.03% |
| 9900.000 | PAINTING | --- | --- | \$25,245 | \$25,245 | \$2.52 | 4.43% |
| 10150.000 | TOILET PARTITIONS AND ACCESSORIES | --- | --- | \$4,700 | \$4,700 | \$0.47 | 0.83% |
| 15100.000 | PLUMBING | --- | --- | \$33,000 | \$33,000 | \$3.30 | 5.79% |
| 15500.000 | HVAC | --- | --- | \$59,500 | \$59,500 | \$5.95 | 10.45% |
| 16000.000 | ELECTRICAL | --- | --- | \$53,995 | \$53,995 | \$5.40 | 9.48% |
| | LABOR BURDEN & SALES TAX | \$0 | \$497 | --- | \$497 | \$0.05 | 0.09% |
| SUB TOTALS #1 | | \$49,530 | \$8,777 | \$511,247 | \$569,554 | \$56.96 | 87.71% |
| | FEE | | | 8.00% | \$45,564 | \$4.56 | 7.02% |
| SUB TOTALS #2 | | | | | \$615,118 | \$61.51 | 94.73% |
| 17302.000 | CONCURRENCY & IMPACT FEES | | | | BY OWNER | --- | --- |
| 17500.000 | PROJECT CONTINGENCY | | | 2.00% | \$12,302 | --- | --- |
| 17300.000 | PERMITTING & C.O. FEES ALLOWANCE | | | 2.50% | \$14,239 | --- | --- |
| | THRESHOLD & SPECIAL INSPECTIONS | | | | BY OWNER | --- | --- |
| 17101.000 | PERFORMANCE & PAYMENT BOND | | | 0.00% | \$0 | --- | --- |
| | SUBCONTRACTOR BONDS | | | | N.I.C. | --- | --- |
| 17102.000 | BUILDERS RISK PREMIUMS & DEDUCTIBLES | | | 1.50% | --- | --- | --- |
| 17103.000 | GENERAL LIABILITY INSURANCE | | | 1.25% | \$7,689 | --- | --- |
| TOTAL ESTIMATED CONSTRUCTION COST | | | | | \$649,348 | \$64.93 | 100.00% |

Exclusions:

1. Elevator
2. Fire Alarm
3. Upgrade Existing Electrical Switchgear
4. FF&E
5. Impact Fees
6. Asbestos Abatement



Proposal for Professional Services

July 02, 2014

ATTENTION: ALTRUISTIC STAFFING CORP
6451 N FEDERAL HWY suite 408
Ft Lauderdale
FLORIDA 33308

VIA EMAIL

SUBJECT: PERMIT PLANS FOR EXISTING OFFICE BUILDING INTERIOR AND EXTERIOR REMODELING.

I am pleased to submit for your consideration as per your request my proposal for permit plans for new retail space interior tenant improvements.

SERVICE TO BE INCLUDED (Scope of Work)

The Basic Scope of Work consists of preparation of Drawings to present to the City Departments and as required securing a building permit plan for the interior building remodeling and new exterior façade. The scope of work include new elevator for second floor accessibility.

ARCHITECTURAL DRAWINGS.

Site building survey.(Existing building floor plan and Building elevations)
Building schematic Design: (Propose new building elevation and new building layout. Including building rendering for owner board discussion.

PERMIT PLANS

- Floor plans showing existing and proposed floor plans
- Elevations of existing building and new elevation with wind pressure
- Schedules and Details

STRUCTURAL DRAWINGS

- Structural drawing for new façade design
- Structural drawing for new building interior elevator.

ELECTRICAL DRAWING

- Electrical lighting and power Floor plan
- Electrical riser and calculations

PLUMBING DRAWINGS.

- Plumbing plan for interior modifications

MECHANICAL PLANS

- Mechanical drawings and energy calculation for the proposed building improvements

SERVICE NOT INCLUDED:

1. All Building Department plan review and permit fees are not part of this proposal.
2. Any other work (not related to the scope of work) that might be requested by the officials having jurisdiction.
3. Tests: Fire Flow, Surveys, UL etc.
4. Any comments, violations, revisions, design, drawings, etc. from the building department not pertaining to the proposed area.
5. Fire sprinkler system.
6. Exterior civil improvements.
7. Interior decoration.
8. Soil Test
9. Land Survey.



REQUIRED INFORMATION OF THE CLIENT

- 1. Engineer will have access to the site for activities necessary for the performance of the services.
- 2. Copy of as built drawings for the existing facility.
Specs and documentation of electrical equipment to be installed in the proposed area, if applicable

COMPENSATION:

Total Fee \$15, 000

PAYMENT SCHEDULE:

- 1. Retainer (50%)\$ 7,500.00
- 2. Upon completion ready for city(50%)\$7,500.00

We will proceed with the work upon written approval from your office and retainer has been received.

We welcome the opportunity of assisting you in this project. Very truly yours,

Antonio Rodriguez

ALTRUISTIC STAFFING CORP

TL Engineering Design, Inc C.A. 29235
 Tel 786-344-6712
electricaltony@yahoo.com
 PE. Lic 70746TL

Commercial Alteration of 1300 E Hillsboro

Exterior Façade:

North East Elevation:

- First floor stucco band and second floor wrap around awning including two windows in the stairwell to add additional lightening.
- Northwest wall: With stucco band wrapping around the Northwest wall and installation of wrap around stucco band on the header of the first and second floor.
- Re-stucco the entire front facade to a smooth finish – Re-Stucco with a smooth finish to give a uniform look to the front Northwest side of the building system for retail spaces. This will increase the appeal on the Northwest wall for drivers, going east on Hillsboro.

First Floor Elevation:

- First and second floor metal awning – installing a decorative metal awning on the first and second floor, a header across the entire frontage and wrapping around the second floor of stairwell and Northwest wall. Including (4) columns on each floor, with decorative lighting on the first floor.
- Installation of irrigated landscape in front of stairwell

Second Floor Elevation:

- Vertical expansion of the 2nd floor windows. With an installation of 2 additional stairwell windows. – Structural reinforcement, and installation of Category 2 impact glass to increase window size and additional natural lighting coming in to the stairwell.

Retail Store Front:

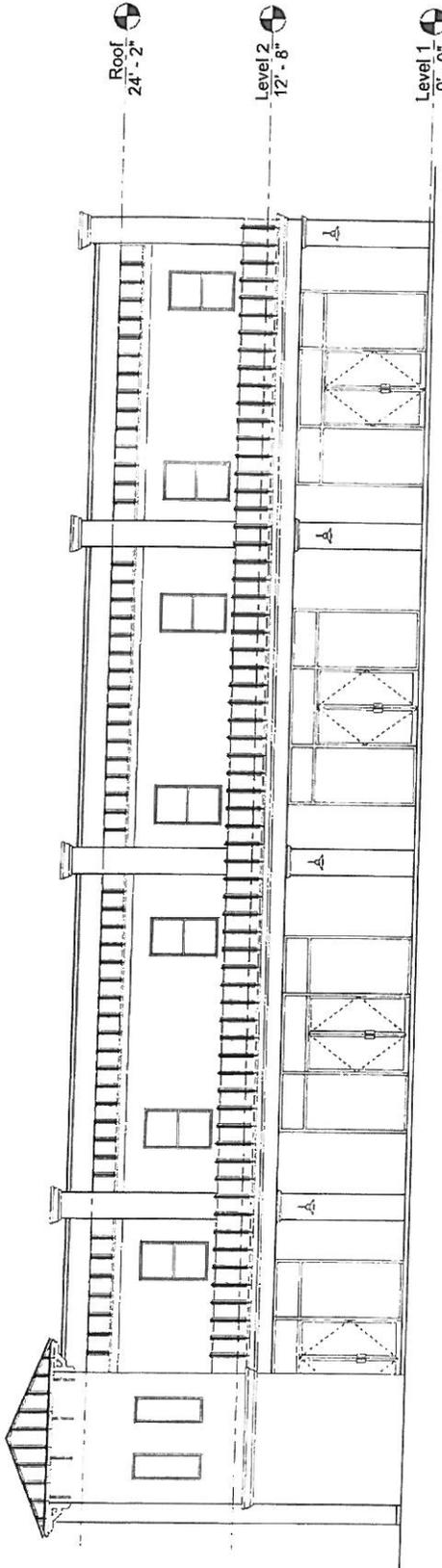
- Installation of (4) store front systems; with impact glass windows and doors – Currently there are small windows and small doors, this alteration and upgrade with now give it a true store front appearance. By opening up the store front systems with store front glass, double door glass system.
- Installation of metal canopy with decorative brackets and a metal seam roof. – Demolition of the three existing (broken up) Mediterranean Canopies, which will be replaced with 1 uniform metal canopy to cover store fronts. The canopy will have metal awning with columns and decorative lighting.

Vertical Expansion of 2nd Floor Windows:

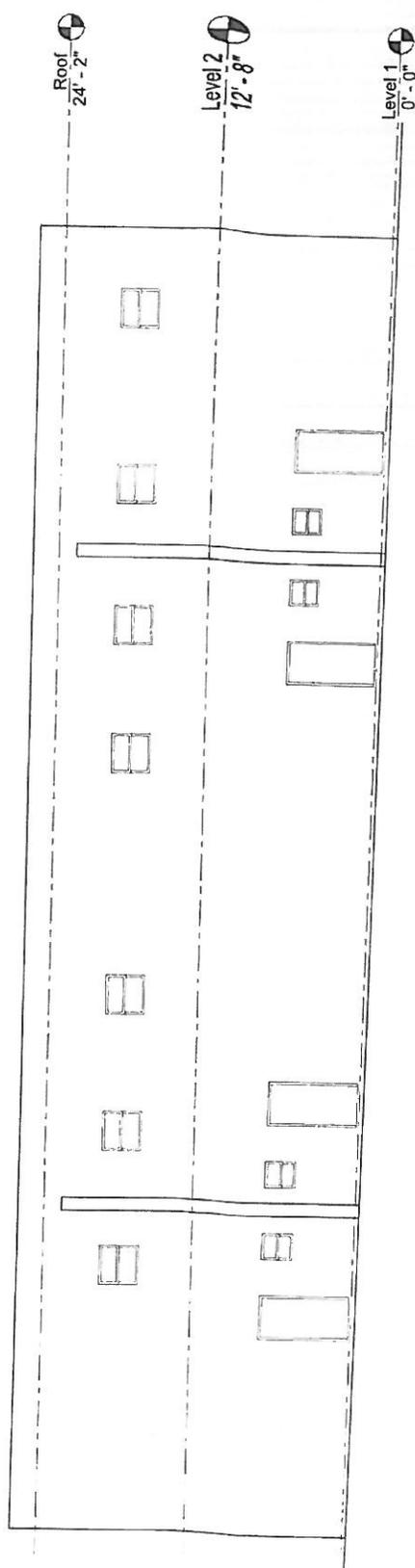
- Sawcut existing windows vertically on 2nd floor frontage – Opening and reinforcing existing windows with adding two additional stairwell windows on the Hillsboro frontage space.
- Installation of category 2 glass impact windows. – Second floor opening will be used to install the Category 2 impact windows.

2nd Floor Renovation/ Reconstruct Newly Designed Office Space:

- Removal of all existing, office space located on second floor – complete demolition of all partitions, doors, electrical, flooring, ceiling tile system, and restrooms (complete gut of 2nd floor).
- All new wall partitions, doors, electric, flooring, ceiling tile system, and restrooms. This demolition and reconstruction of the interior design of the second floor will include: relaying out new partitions, renovating bathrooms, new flooring, ceiling tiles, doors, and all new electrical and mechanical updates.



North Elevation | Existing
Scale: 1/4" = 1'-0"



South Elevation | Existing
Scale: 1/4" = 1'-0"



P.O. Box 15284
Wilmington, DE 19850

THE 2003 WASERSTEIN FAMILY TRUST
RICHARD WASERSTEIN TRTEE
JEANETTE R WASERSTEIN TRTEE
19950 W CNTRY CLB DR STE 906
AVENTURA, FL 33180-4605

Wealth Management Banking

Client service information

- ☎ 1.800.MERRILL (1.800.637.7455)
- TDD/TTY users only: 1.800.288.4408
- En Español: 1.800.688.6086
- ➔ bankofamerica.com
- 📍 Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

Your Wealth Management MMS Money Market Savings

for October 10, 2014 to November 5, 2014

THE 2003 WASERSTEIN FAMILY TRUST RICHARD WASERSTEIN TRTEE JEANETTE R WASERSTEIN TRTEE

Account summary

| | |
|---|---------------------|
| Beginning balance on October 10, 2014 | \$808,108.20 |
| Deposits and other additions | 89.66 |
| ATM and debit card subtractions | -0.00 |
| Other subtractions | -0.00 |
| Service fees | -0.00 |
| Ending balance on November 5, 2014 | \$808,197.86 |

Annual Percentage Yield Earned this statement period: 0.15%.
Interest Paid Year To Date: \$1,098.52.

Important disclosure information listed on the "Important Information for Bank Deposit Accounts" page



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
11/21/2014

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

| | | | | |
|--|--|-------------------------------------|-----------------------------------|--|
| AGENCY J. V. Insurance Agency 17690 S. Dixie Hwy. Suite A Miami, FL 33157 | | PHONE (A/C. No. Ext): (305)253-7555 | COMPANY UNDERWRITERS AT LLOYDS | |
| FAX (A/C. No): (305)254-1461 | E-MAIL ADDRESS: jvantwun@bellsouth.net | | | |
| CODE: | SUB CODE: | | | |
| AGENCY CUSTOMER ID #: | | LOAN NUMBER | | POLICY NUMBER PDL-44073-0 |
| INSURED ALTRUISTIC STAFFING CORP 6451 N Federal Highway #408 FT LAUDERDALE, FL 33308- | | EFFECTIVE DATE 11/19/14 | EXPIRATION DATE 11/19/15 | <input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED |
| THIS REPLACES PRIOR EVIDENCE DATED: | | | | |

PROPERTY INFORMATION

LOCATION/DESCRIPTION 1300 E HILLSBORO BLVD DEERFIELD BEACH FL 33441

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

| COVERAGE / PERILS / FORMS | AMOUNT OF INSURANCE | DEDUCTIBLE |
|------------------------------------|---------------------|------------|
| DWELLING 100 % REPLACEMENT COST | 850,000 | 5000 |

REMARKS (Including Special Conditions)

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.

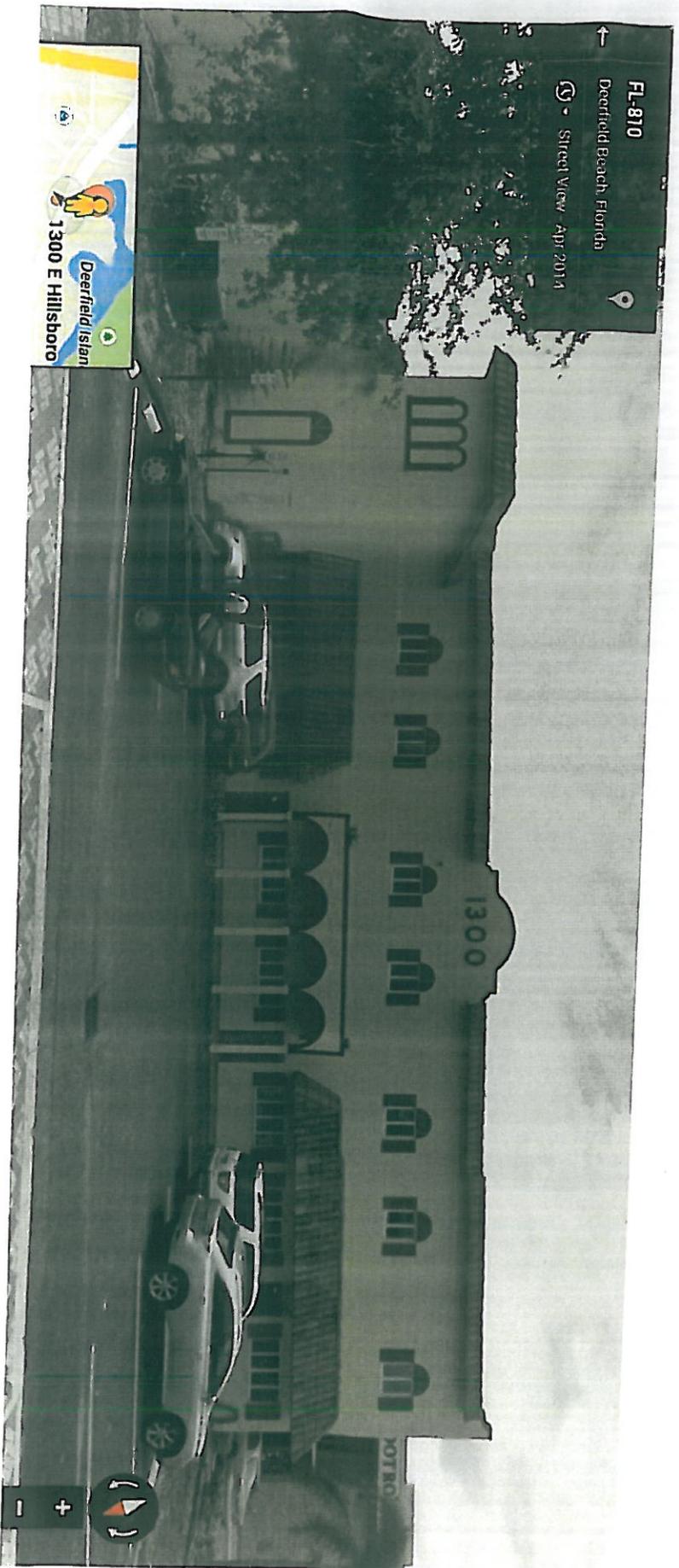
ADDITIONAL INTEREST

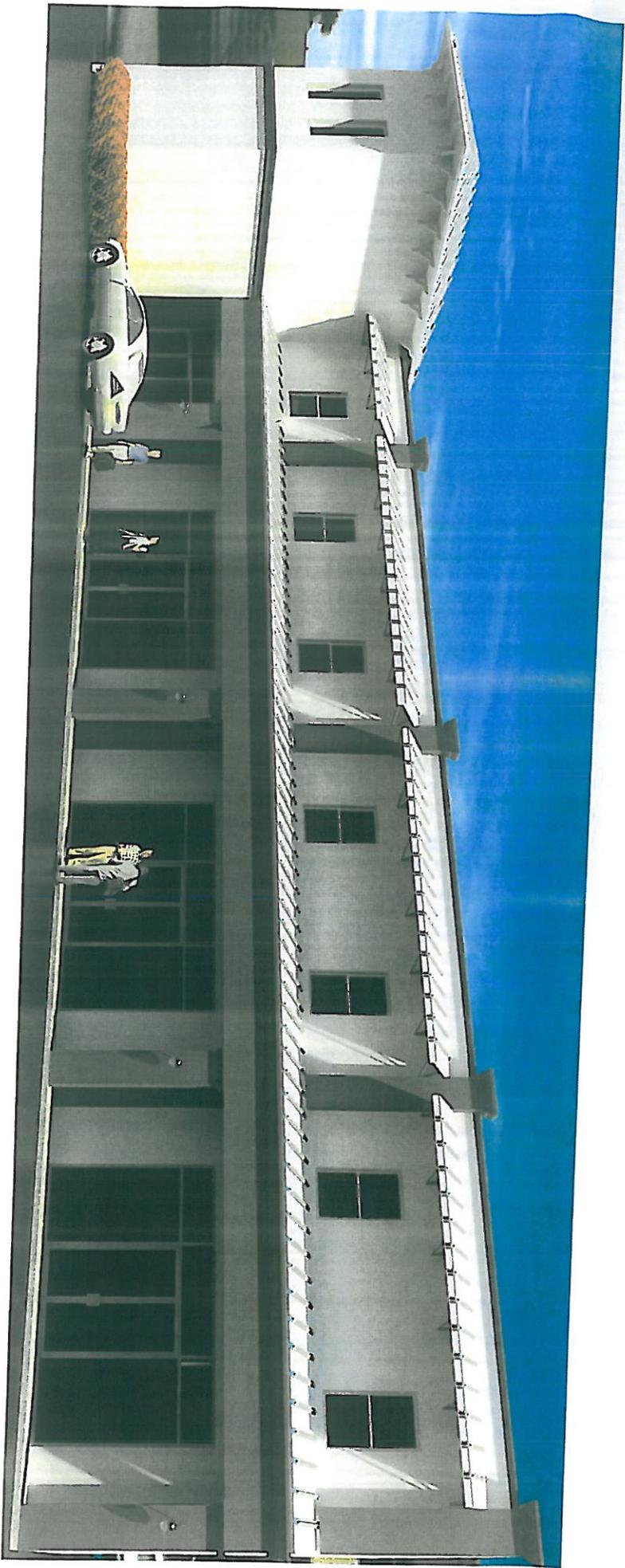
| | | |
|---|-------------------------------------|---|
| NAME AND ADDRESS | <input type="checkbox"/> MORTGAGEE | <input type="checkbox"/> ADDITIONAL INSURED |
| | <input type="checkbox"/> LOSS PAYEE | <input type="checkbox"/> |
| LOAN # | | |
| AUTHORIZED REPRESENTATIVE <i>Valetta Allen</i> | | |

FL 810

Deerfield Beach, Florida

Street View - Apr 2014





ALTRUISTIC STAFFING CORP

6451 N Federal Highway, Suite 408, Ft. Lauderdale, FL 33308

305-397-8344 – Christian@altruisticstaffing.com

December 9, 2014

Attn: CRA Director of Deerfield Beach
150 NE 2nd Ave
Deerfield Beach, FL 33441

RE: Relationship between Altruistic and Hillsboro
1300 E Hillsboro Blvd, Deerfield Beach, FL 33441

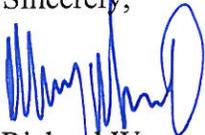
To Whom It May ConcerL

This shall confirm and certify that the three (3) officers and shareholders of Altruistic Staffing Corp., are Christian Fernandez, Richard Waserstein and Jonathan Katz. This shall further certify that the three (3) managing members of RJC Hillsboro LLC are Christian Fernandez, Richard Waserstein and Jonathan Katz.

RJC Hillsboro LLC will be the title holder to the above-referenced property while Altruistic Staffing Corp will occupy the space on the second floor of the subject property. As noted above, there is common ownership in both entities.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

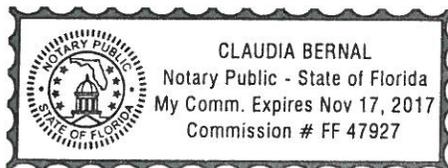
Sincerely,

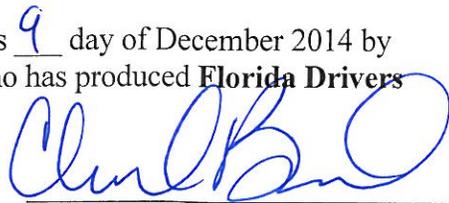


Richard Waserstein

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 9 day of December 2014 by **Richard Waserstein** who is personally known to me or who has produced **Florida Drivers License** as identification.




Notary Public
Name of Notary: Claudia Bernal

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD



| | |
|-----------------------|--|
| LICENSE NUMBER | |
| CGC1510833 | |

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2016

KLEINER, HENRY M
H K CONTRACTOR CONSULTING INC
17100 NE 11TH COURT
NORTH MIAMI BEACH FL 33162



ISSUED: 07/08/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1407080000948

003925

Local Business Tax Receipt
Miami-Dade County, State of Florida
-THIS IS NOT A BILL - DO NOT PAY



5759320

BUSINESS NAME/LOCATION
HK CONTRACTOR CONSULTING INC
17100 NE 11 CT
MIAMI FL 33162

RECEIPT NO.
RENEWAL
6005805

EXPIRES
SEPTEMBER 30, 2015

Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

OWNER
HK CONTRACTOR CONSULTING INC
Worker(s) 1

SEC. TYPE OF BUSINESS
196 GENERAL BUILDING CONTRACTOR
CGC1510833

PAYMENT RECEIVED
BY TAX COLLECTOR
\$75.00 07/30/2014
CHECK21-14-039398

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit www.miamidade.gov/taxcollector

HK Contractor Consulting

17100 NE 11th Court, North Miami Beach, FL 33162

December 10, 2014

RE: RJC Hillsboro

Job: 1300 E Hillsboro Blvd, Deerfield Beach, FL 33441

PROPOSAL FOR CONSTRUCTION

| <u>Item</u> | <u>Estimate</u> |
|---|---------------------|
| • Demolition and removal of façade | \$40,000.00 |
| • Renovation and Modification to façade structure | |
| ○ Including installation of windows | \$46,000.00 |
| • Storefront glass and Impact windows | \$58,000.00 |
| • Exterior Stucco Finish | \$15,000.00 |
| • Exterior Painting | \$10,000.00 |
| • Remove and Install Metal Awning and Roofing | \$18,000.00 |
| • Landscaping | \$12,500.00 |
| • Signage | \$7,500.00 |
| • Parking Lot | \$5,000.00 |
| • General Condition | \$10,000.00 |
| • General Contractor Fee for Subject work | \$21,000.00 |
| • Profit and Supervision* | \$15,000.00 |
| • Permits | \$5,000.00 |
| • Painting | \$10,000.00 |
| • Carpets | \$7,000.00 |
| • Ceramic & Porcelain Tile | \$6,500.00 |
| • Electrical | \$42,000.00 |
| • Plumbing | \$22,000.00 |
| • Toilet Partitions and Accessories | \$4,300.00 |
| • Doors, Frames & Hardware | \$13,500.00 |
| • Acoustical Ceilings | \$7,300.00 |
| | |
| Total | \$375,600.00 |

To accept this contract please provide us with a 25% deposit and execute below.

Henry Kleiner
License No, GC1510833

Agreed and accepted:

HK Contractor Consulting

17100 NE 11th Court, North Miami Beach, FL 33162

December 8, 2014

RE: RJC Hillsboro
Job: 1300 E Hillsboro Blvd, Deerfield Beach, FL 33441

PROPOSAL FOR CONSTRUCTION

| Item | Estimate |
|---|---------------------|
| • Demolition and removal of façade | \$40,000.00 |
| • Renovation and Modification to façade structure | |
| ○ Including installation of windows | \$46,000.00 |
| • Storefront glass and Impact windows | \$58,000.00 |
| • Exterior Stucco Finish | \$15,000.00 |
| • Exterior Painting | \$10,000.00 |
| • Remove and Install Metal Awning and Roofing | \$18,000.00 |
| | |
| Total | \$187,000.00 |

To accept this contract please provide us with a 25% deposit and execute below.

Henry Kleiner

Agreed and accepted:

Tel: 786-355-7936

RESOLUTION NO. 2014/_____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING RJC HILLSBORO, NUMBER INC.'s REQUEST FOR COMMERCIAL FAÇADE IMPROVEMENT GRANT FUNDING FOR 1300 EAST HILLSBORO BOULEVARD FOR AN AMOUNT NOT TO EXCEED \$94,800.

WHEREAS, the CRA wishes to encourage the redevelopment of business facades in the CRA District,

WHEREAS, the CRA budgeted funds for Commercial Façade Improvement Grants in the FY 2015 CRA Budget,

WHEREAS, RJC HILLSBORO INC. submitted an application for Commercial Façade Improvement Grant funding in the amount of \$94,800; and

WHEREAS, the application for funding is consistent with all program guidelines and eligibility criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The CRA hereby awards \$94,800 in funding from the Commercial Façade Improvement Program to RJC HILLSBORO INC. for improvements to 1300 EAST HILLSBORO BOULEVARD, as per the terms of the grant program, the application submitted, and all applicable City requirements pertaining to development approvals and building permits.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2015.

JEAN M. ROBB, CHAIR

ATTEST:

SAMANTHA GILLYARD, CMC, CITY CLERK

Deerfield Beach

Community Redevelopment Agency

Monthly Expenditure Report

12/15/2014

As per CRA Resolution 2011-011

| Date | Vendor | Project | Expenditure Description | Amount |
|-------------|----------------------|---------------------|--|---------------|
| 11/21/2014 | Keith & Associates | ADA Sidewalk | Additional survey & design modification to include NE 1 st Street | \$ 2,880.00 |
| 12/5/2014 | Go-Tilt Construction | Beach Monument Sign | Modification of foundation | \$ 2,850.00 |

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| CATEGORY | TOTAL |
|------------------------------------|-------|
| Fights / Disorderly Conduct | |
| Stolen Cars Recovered/Repossession | |
| Business Checks | |
| Citizen contacts | 4 |
| F.I. Cards | |
| Back ups | 2 |
| A.O.A. | 1 |
| P/C forms | |
| Event Reports | |
| Moving Citations | |
| Non Moving Citations | |
| NTA's: | |
| Arrests: | |
| Trespass | |
| Battery | |
| Assault | |
| Robbery | |
| Other – Explain | |
| | |
| Prisoners Transported | |
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| CATEGORY | TOTAL |
|-----------------------------|-------|
| Fights / Disorderly Conduct | |
| Parking Citations | |
| Business Checks | |
| Citizen contacts | 20 |
| F.I. Cards | |
| Back ups | 4 |
| A.O.A. | |
| P/C forms | |
| Event Reports | |
| Moving Citations | |
| Non Moving Citations | |
| NTA's: | |
| Arrests: | |
| Trespass | |
| Battery | |
| Assault | |
| Robbery | |
| Foot Patrols | 4 |
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| Prisoners Transported | |
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| CATEGORY | TOTAL |
|------------------------------------|-------|
| Fights / Disorderly Conduct | |
| Stolen Cars Recovered/Repossession | |
| Business Checks | |
| Citizen contacts | |
| F.I. Cards | |
| Back ups | |
| A.O.A. | |
| P/C forms | |
| Event Reports | |
| Moving Citations | |
| Non Moving Citations | |
| NTA's: | |
| Arrests: | |
| Trespass | |
| Battery | |
| Assault | |
| Robbery | |
| Other – Explain | |
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| Prisoners Transported | |
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| CATEGORY | TOTAL |
|-----------------------------|-------|
| Fights / Disorderly Conduct | |
| Parking Citations | |
| Business Checks | 30 |
| Citizen contacts | 10 |
| F.I. Cards | |
| Back ups | 2 |
| A.O.A. | |
| P/C forms | |
| Event Reports | |
| Moving Citations | |
| Non Moving Citations | |
| NTA's: | |
| Arrests: | |
| Trespass | |
| Battery | |
| Assault | |
| Robbery | |
| Foot Patrols | 3 |
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| Prisoners Transported | |
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| CATEGORY | TOTAL |
|-----------------------------|-------|
| Fights / Disorderly Conduct | |
| Parking Citations | |
| Business Checks | 35 |
| Citizen contacts | 15 |
| F.I. Cards | |
| Back ups | 2 |
| A.O.A. | |
| P/C forms | |
| Event Reports | |
| Moving Citations | |
| Non Moving Citations | |
| NTA's: | |
| Arrests: | |
| Trespass | |
| Battery | |
| Assault | |
| Robbery | |
| Foot Patrols | 4 |
| | |
| Prisoners Transported | |
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| CATEGORY | TOTAL |
|-----------------------------|-------|
| Fights / Disorderly Conduct | |
| Parking Citations | |
| Business Checks | 30 |
| Citizen contacts | 20 |
| F.I. Cards | |
| Back ups | 3 |
| A.O.A. | |
| P/C forms | |
| Event Reports | |
| Moving Citations | |
| Non Moving Citations | |
| NTA's: | |
| Arrests: | |
| Trespass | |
| Battery | |
| Assault | |
| Robbery | |
| Foot Patrols | 4 |
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| Prisoners Transported | |
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