CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY
Board of Commissioners Meeting
City Council Chambers, 2nd Floor
City Hall, 17011 NE 19th Avenue
North Miami Beach, FL 33162

February 26, 2015
6:00 P.M.

NMBCRA Board of Commissioners:
Chairman George Vallejo
Commissioner Anthony DeFillipo
Commissioner Phyllis S. Smith
Commissioner Beth E. Spiegel
Commissioner Frantz Pierre
Commissioner Barbara Kramer
Commissioner Marlen Martell

Staff:
Executive Director Ana M. Garcia
CRA Attorney Steven Zelkowitz
Assistant City Manager Richard Lorber
CRA Coordinator Rasha Cameau

AGENDA

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1. **Call to Order / Roll Call**
2. **Public Comment**
3. **Action Item:** Extension Request from Mr. Barry Sharpe of Sharpe Properties for 1672-1698 NE 164th Street & 1540-1572 NE 165th St.
4. **Action Item:** Reimbursement Request from Rochelle Parrino, 1792-1798 NE 163rd Street &1830-1836 NE 163rd Street
5. **Action Item:** Extension Request from Law Office of Ivan Schertzer, 16211 NE 18th Avenue
6. **Action Item:** Commercial Improvement Application from Manward Ng, 1246-1258 NE 163rdStreet
7. **Action Item:** FY14-15 Budget Amendment Presentation
   - **i.** Resolution Approving FY14-15 Budget Amendment
8. **Discussion Item:** Tax Rebate Incentives
9. **Next CRA Board Meeting:** March 26, 2015 at 6:00pm
10. **Adjournment**

CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY
17011 NE 19th Avenue
North Miami Beach, FL 33162
www.citynmb.com/cra

MEMORANDUM

TO: Community Redevelopment Agency Board Members

FROM: Ana M. Garcia, Executive Director

VIA: Rasha Cameau, CRA Coordinator

DATE: February 26, 2015

RE: Extension Request from Mr. Barry Sharpe of Sharpe Properties -1672-1698 NE 164th Street & 1540-1572 NE 165th Street

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BACKGROUND:
On June 19, 2014, Mr. Sharpe was approved for two commercial improvement grants totaling $25,000 each to renovate the properties mentioned above. Due to delays, which include installation of a new roof, finalizing plans with the architect, and receiving the Master Builder Permit from the City in November 2014, Mr. Sharpe is requesting extensions to complete both projects.

RECOMMENDATION:
Staff recommends approval of the extension request for both properties mentioned above.

FISCAL IMPACT:
Funds were set aside in FY13-14 carry-over budget and will not affect the FY14-15 Budget.

RAB RECOMMENDATION: At the January 15th meeting the members voted (4-0) to recommend the extension request.

SHARPE
PROPERTIES

1060 East 33rd Street
Hialeah, Florida 33013
(305) 693-3500 Phone
(305) 693-3497 Fax
www.sharpeproperties.com

December 9, 2014

City of North Miami Beach
Attn: Rasha Cameau
Community Redevelopment Agency
17011 N.E. 19th Ave.
North Miami Beach, Fl 33162

Re: 1672-1698 NE 164th Street
164th Street Shopping Center
Façade improvement grant program

Dear Rasha:

I appreciate your having phoned me to tell me that although the 180 days in which to have the work done has expired, you asked that we send you a letter requesting an extension to complete the project.

On Nov. 20, 2014, the City of North Miami Beach issued us Master Permit BM 15-121 regarding the entire job. In addition, we have also contacted with Sunshine Roofing to replace the entire roof of the building.

We are now awaiting the manufacture of the impact resistant windows and frames.

Now that we are underway with the entire project, I would appreciate if you can forward me the information we will need to provide the City, as well as the time line for doing so.

As we are now in the process of doing the work, we ask that are asking for an extension regarding the CRA façade grant.

Yours truly,

Barry Sharpe

SHARPE
PROPERTIES

1060 East 33rd Street
Hialeah, Florida 33013
(305) 693-3500 Phone
(305) 693-3497 Fax
www.sharpeproperties.com

December 9, 2014

City of North Miami Beach
Attn: Rasha Cameau
Community Redevelopment Agency
17011 N.E. 19th Ave.
North Miami Beach, Fl 33162

Re: 1540-1572 NE 165th Street
165th Street Shopping Center
Façade improvement grant program

Dear Rasha:

In August, I sent you an email asking the process after the City Council approved the façade grant. Although I anticipated receiving a letter from the City, I now see that you promptly responded that we could go ahead and proceed with the work. I did not notice your PS portion stating that we have 180 days to finish the project.

At this time, architect Jorge Azze is preparing the building plans, to then process them through the City and obtain a building permit.

As per that email, it states that should we need more time for completion of the project, we should ask the CRA Board for an extension. Because we ran into some unexpected delays, we are now asking for an extension so that we can proceed with the project.

Yours truly,

Barry Sharpe

CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY
17011 NE 19th Avenue
North Miami Beach, FL 33162
www.citynmb.com/cra

MEMORANDUM

TO: Community Redevelopment Agency Board Members

FROM: Ana M. Garcia, Executive Director

VIA: Rasha Cameau, CRA Coordinator

DATE: February 26, 2015

RE: Reimbursement Request from Mrs. Rochelle Parrino – 1792-1798 NE 163rd Street 1830-1836 NE 163rd Street.

BACKGROUND:
On September 2012, Mrs. Parrino was approved for a façade grant totaling $1,750 to re-pave her two parking lots. Two years later the project has been completed and she is now requesting to be reimbursed. The CRA's guidelines have always stated that the applicant had 180 days to complete the project or must request an extension from the CRA Board. Ms Parrino has presented a letter explaining her delays in getting the projects completed after the required timeline.

As per our CRA Attorney, if the Board were to approve Ms Parrino's request, the approval would need to include a specific waiver of the 180 day requirement.

RECOMMENDATION:
Staff recommends approval of the reimbursement request.

FISCAL IMPACT:
If approved the $1,750 would be reimbursed from the FY14-15 Budget.

RAB RECOMMENDATION: At the February 19th meeting the RAB voted (4-0) to recommend waiving the 180 day requirement and to approve the reimbursement request.

December 14, 2014

City Of North Miami Beach
17011 NE 19th Ave.
North Miami Beach, FL 33162

RE; City of North Miami Beach Community Redevelopment Agency
Façade Beautification Program
1830-1836 NE 163rd Street
1792 -1798 NE 163rd Street

Dear Rasha Cameau, CRA Coordinator and RAB and CRA Boards;

In July 2012, I submitted an application for the grant offered by the City of North Miami Beach under the Façade Beautification Program to asphalt reseal/restripe the parking area for two buildings located on 163rd Street. It was approved at a subsequent Board meeting and we initiated the process to obtain a permit to proceed with the work. We encountered several denials by the City requiring us to re-survey the property (additional cost of $345.00 per property completed April 2013) provide architectural drawings (additional cost of $406.00 per property completed April 2014), and approval letters from your Code Compliance Division dated 10/18/12 and 12/6/13. We were approved to proceed with the work in April 2014 and we paid the permit fees totaling $ 313.90 and $473.70. The work was completed August 2014. On October 9, 2014, both properties were released with no violations by the Code Compliance Division, which originally cited the parking areas for re-striping according to code.

I agree that this process has taken an inordinate amount of time however as you will note from the files, this was a result of delays in the approval process to obtain a permit in part because of backlogs in the various plan review departments and because of documentation requested for a fairly simple improvement project.

Given the circumstances, we followed up as quickly as possible with City officials to speed up the process however the additional multiple reviews by various departments and their requirements increased the time to receive a permit from the City. Upon receipt of the permit, the work was completed within a few months due to a couple of weekend rain delays and scheduling conflicts. It was requested by the tenants to perform the work when the least number of customers would be impacted.

Thank you again for your consideration of this request.

Rochelle Parrino
Florida State Realty
Sisbary Coproation

Chk#	**Florida State Realty Inc 1830 NE 163rd Street**		
1852	surveyors	345.00	
1919	architect	406.00	
1947	Southern Asphalt	734.00	
	Total	**1,485.00**	742.5

Chk#	**Sisbury Corporation 1792-98 NE 163rd Street**		
2212	surveyors	345.00	
2281	architect	406.00	
2301	southern Asphalt	918.00	
	Total	**1,669.00**	834.5

Commissioner Spiegel stated that the projection is not accurate: while County TIF revenue is adjusted downward for 2013, the projections for 2014-2017 are not projected downward. Ms. Smith agreed, stating that it cannot be determined what millage rates will be in the coming years. As property values have rebounded to a degree, the TIF revenues may be slightly better than projected.

Commissioner Spiegel asked why it was difficult to provide the CRA with the outstanding balances on each of its loans at the end of the fiscal year. She suggested that the CRA hold a visioning session in order to develop a cohesive idea of where the Board would like the CRA to go, or consider paying off what is left for the CRA and dissolve the agency.

Mr. Wick said he would provide the outstanding balances on the CRA's two loans. He continued that TIF revenue is also down because of CRA funding was used for the planning stages for Mishcon Field, Taylor Park, the tennis center, and the wayfinding program. These programs used a large amount of TIF revenue, which left the CRA with very little TIF funding to work with at present.

Commissioner Smith asserted that CRA funds have not been spent in a productive manner, and that the Board has been irresponsible in allowing this situation to continue. She stated that there are ways in which money could be saved, such as the CRA providing the Chamber of Commerce with $1000 each month for economic development. She concluded that she agreed with Commissioner Spiegel that a workshop should be held so the members could discuss what they want to see happen without taking additional time at regular Board meetings. Chair Vallejo noted that a CRA workshop could be scheduled for October.

AGENDA ITEM 4 – Façade Application Approval: 1798 NE 163rd Street / $750.00
AGENDA ITEM 5 – Façade Application Approval: 1830 NE 163rd Street / $700.00

Mr. Wick introduced the owner of the two businesses with façade applications presented at tonight's meeting. They are for a longtime family business that has been in operation since the 1950s. Both requests are for parking improvements. The RAB has approved both applications.

Motion made by Commissioner Pierre, seconded by Commissioner Smith, to approve both applications at the same time. In a voice vote, the **motion** passed unanimously (5-0).

AGENDA ITEM 6 – Discussion of Phase I & II of the CRA Sewer Areas South of 163rd Street

Mr. Wick directed the members' attention to maps showing where County sewer service is available along 19th Avenue, West Dixie Highway, and 163rd Street south. He advised that phase I of this project is now underway and an interlocal agreement between the CRA and the County is being developed. Phase II is recommended to take place in the Corona del Mar area, including businesses along 163rd Street that need to hook up to sewer service. He proposed that the CRA enter into a professional services agreement with engineering for this project, which is estimated to cost $300,000 for construction.

Rochelle Parrino, property owner, stated that she has had numerous conversations with Mr. Wick regarding the proposed phase II of the project. She said she had some concerns about changing from septic to sewer services, as the businesses are in very small buildings and it is difficult to keep them occupied with good tenants. She added that the hookup to the sewer system could potentially be very costly, and small businesses could experience economic hardship if they are required to pay these costs. She asked that some consideration be given to these factors if the Board elects to proceed with this project.

Chair Vallejo asked if Ms. Parrino felt she would have additional opportunities to lease her properties to other businesses if sewer service was offered. Ms. Parrino said she did not feel there would be a difference in opportunities, but only a difference in the cost to the business owners. She concluded that sewer hookup would not improve her buildings from an economic perspective in any way.

Karim Rossy, Utilities Engineering Manager, said there is no regulatory pressure on the businesses to hook up to sewer service. He pointed out that many of the businesses have been at their locations for a very long time; however, sewer service would allow these buildings greater opportunity to attract different types of

Print | Close

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1947

FLORIDA STATE REALTY, INC.

DATE August 18, 2014 63-985-860

PAY TO THE ORDER OF Southern Asphalt Engineering $ 734 00/100

Seven hundred thirty four and 00/100 DOLLARS

THE NORTHERN TRUST COMPANY

Northern Trust

FOR #274698 + #274680

⑈001947⑈ ⑆066009650⑆ 2840199186⑈

ENDORSE HERE

PAY TO THE ORDER OF
WACHOVIA BANK
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FOR DEPOSIT O
SOUTHERN ASPHALT ENG
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FLORIDA STATE REALTY, INC.

DATE 4-14-14 63-965-660

PAY TO THE ORDER OF Lawrence Sinda Architect #6911 $ 406.00

Four hundred Six and 0/100 DOLLARS

THE NORTHERN TRUST COMPANY

Northern Trust

FOR RE. 1820-1826 NE 162nd St

⑈001919⑈ ⑆066009650⑆ 2840199186⑈

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Regions Bank >062000019<

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PAY TO THE ORDER OF

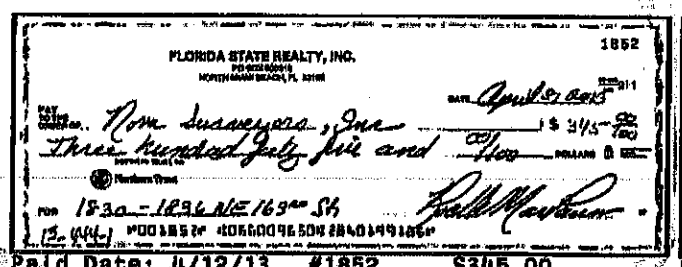
FOR DEPOSIT ONLY

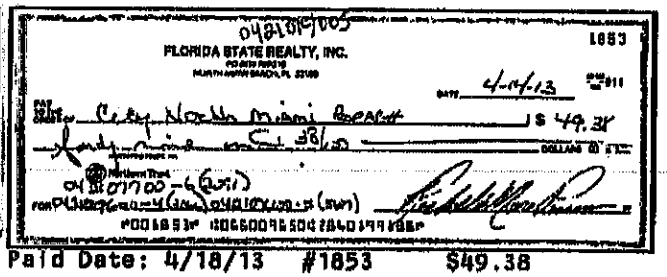
Northern Trust

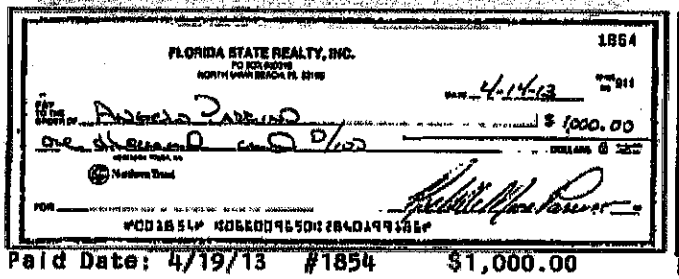
Statement of Account

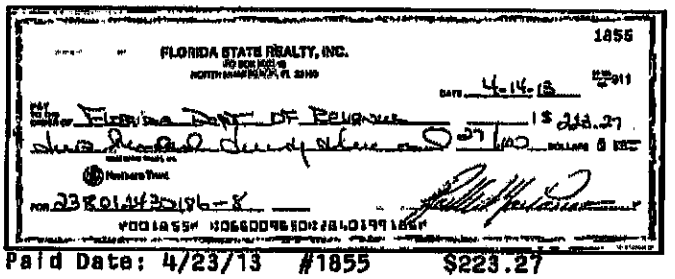
FLORIDA STATE REALTY, INC.

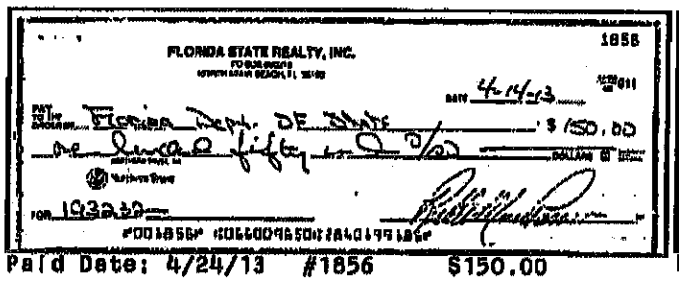
Basic Business Checking **Account Number: 2840199186**

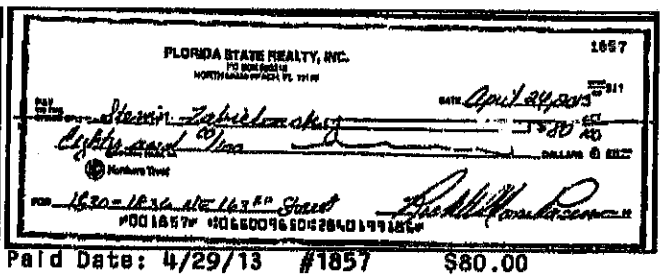












CITY OF NORTH MIAMI BEACH
POLICE DEPARTMENT
Code Compliance Division

A STATE ACCREDITED LAW ENFORCEMENT AGENCY

Larry Gomer
Acting Chief of Police

www.nmbpd.org

October 18, 2012

Florida State Realty
1830-36 NE 163 St.
North Miam Beach, FL 33162

Re: Code Complaint #111114-07

Dear Ms Parrino,

Concerning the violation issued for maintaining parking which required backing out into traffic in violation of City Code, I have conducted additional research and reviewed the plans you provided and determined that the parking was installed in 1959 and the plans were approved by the City.

As a result the parking is considered legal non-conforming and is not in violation of the code. The Code Complaint has been closed indicating no violation exists. If I can answer any questions please contact me.

Respectfully,

Eric L. Wardle
Code Compliance Manager
305-957-3605
eric.wardle@nmbpd.org

City of North Miami Beach, Florida
Building Division

FAX COVER SHEET

DATE: 4/29/13

TO: Jesse (Southern Asphalt Eng.)

PHONE:

FAX NUMBER: (305) 667-0396

FROM: MYRNA NANSON

PHONE: 305-948-2965

FAX: 305-957-3643

NUMBER OF PAGES INCLUDING COVER SHEET:

MESSAGE:

Denied # PA 413 - 41

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17050 Northeast 19 Avenue • North Miami Beach, Florida 33162 • (305) 948-2965 • Fax (305) 919-3708

City of North Miami Beach
COMMUNITY DEVELOPMENT DEPARTMENT

Plan Review Report

Permit Number: PAM13-41

Applicant: SOUTHERN ASPHALT ENGINEERING, INC **Phone:** 305-667-8390

Parcel Number: 07-2216-016-0490 **Zoning:** 6400
Address: 1630 NE 163 ST
Owner: FLORIDA STATE REALTY INC **Phone:** 305-932-5594

Contractor: SOUTHERN ASPHALT ENGINEERING, INC
Type: SPECIALTY ENGINEERING **Phone:** 305-667-8390

Project Description: SEAL COAT & STRIPE

Approvals:

* Department	File Received	Decision Date	Status
BUILDING	4/24/2013		DENIED

– Approval Reviews:

Date Received	Date Completed	Reviewer	Status
4/25/2013	4/25/2013	M. ASHRAF	DENIED

Review Comments:
1) Show the parking spaces with dimensions.
2) Show the accessibility routes with slopes of ramps (if any).
3) Provide ADA sign details.

* Department	File Received	Decision Date	Status
ENGINEERING	4/24/2013	4/26/2013	DENIED

– Approval Reviews:

Date Received	Date Completed	Reviewer	Status
4/26/2013	4/26/2013	J. CASIO	DENIED

Review Comments:
1. Back out parking to SR 826 not permitted according to City NMB LDR Sec. 24-93 Parking Lot Design Standards (K) Back-Out Parking Prohibited.
2. What are the dimensions of the rear parking spaces? They must be 9' x 18 feet minimum.

* Department	File Received	Decision Date	Status
PLANNING/ZONING	4/24/2013	4/26/2013	DENIED

– Approval Reviews:

Date Received	Date Completed	Reviewer	Status
4/26/2013	4/26/2013	C. SOUTHERN	DENIED

Review Comments:

A current, signed and sealed survey is required.

A Site Plan Must be submitted that indicates the scaled dimensions of all of the parking spaces, ADA access aisle, parking islands, drivelane width, etc. is required; regular parking spaces must be nine (9) ft. by eight-teen (18) ft. and the ADA Handicap spaces must be twelve (12) ft by eight-teen (18) ft with a five (5) ft access aisle.

Provide a Parking count for the property

Provide ADA details for the ramp and signage. The pitch of the ramp shall not exceed one 1 in 12. Sec. 24-93 Parking Lot Design Standards C. (2)(c)

Continguous rows of parking spaces shall be terminated on both ends with landscaped islands not less than eleven (11) feet in width. Install andscaped terminal islands of ten (10) feet of landscaping and six (6) inches of type D curbing on both sides for the areas that do not have them. One (1) tree shall be planted in every terminal island.Sec. 24-122 (B) (1) (a)

Back out parking to SR 826 not permitted according to City NMB LDR Sec. 24-93 Parking Lot Design Standards (K) Back-Out Parking Prohibited.

Install parallel parking or submit City Attorney and Public Services Director approved Parking Disclaimer

N O T I C E O F C O M P L I A N C E

CODE COMPLIANCE DIVISION
16901 N.E. 19TH AVENUE
1st FLOOR, POLICE BUILDING
NORTH MIAMI BEACH, FLORIDA 33162-3100
(305) 948-2964

09/16/2014

FLORIDA STATE REALTY
PO BOX 600318
NORTH MIAMI BEACH, FL 33160

CASE # 110767
FILE # 110520-28
FIRST HEARING DATE: 10/09/2014

VIOLATION(S) NO LONGER EXIST

IF YOU HAVE BEEN NOTIFIED TO APPEAR AT A HEARING ON THIS CASE, DO NOT APPEAR AT THE HEARING!

Dear Property Owner:

The above case has been resolved in a satisfactory manner. No further action on your part is necessary, unless there are existing fines and/ or liens against your property. To determine if any fines and/or liens exist against your property and to make arrangements for a financial settlement, please contact our office at the above number and refer to the above case number.

If you have received a Notice to Appear at any hearing on this case, your appearance is no longer necessary.

Thank you for your cooperation in bringing this matter to a conclusion. We appreciate your efforts in making your property, your neighborhood and the City of North Miami Beach a beautiful place to live and work.

If you have any questions, please feel free to contact the Code Compliance Division at (305) 948-2964.

CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY
17011 NE 19th Avenue
North Miami Beach, FL 33162
www.citynmb.com/cra

MEMORANDUM

TO: Community Redevelopment Agency Board Members

FROM: Ana M. Garcia, Executive Director

VIA: Rasha Cameau, CRA Coordinator

DATE: February 26, 2015

RE: Extension Request from Law Office of Ivan Schertzer 16211 NE 18th Avenue

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BACKGROUND:
On March 27, 2014, Law Office of Ivan Schertzer was approved to renovate the property mentioned above. On September, 2014, an additional request for landscaping was approved by the NMBCRA Board. Due to delays related to ordering and receiving lighting fixtures the project will not be completed within the required 180 days as per grant guidelines.

RECOMMENDATION:
Staff recommends approval of the extension request for the property mentioned above.

FISCAL IMPACT:
Funds were set aside in FY13-14 carry-over budget and will not affect the FY14-15 Budget.

RAB RECOMMENDATION: At the February 19th meeting the RAB voted (4-0) to recommend approving the extension. In addition, the members recommend that the guidelines be amended to allow CRA Staff to approve extension requests of up to 6 weeks. If more time is required then the applicant would need to get board approval.

LAW OFFICES
IVAN A. SCHERTZER

16211 NORTHEAST 18th AVENUE
SUITE 100
NORTH MIAMI BEACH, FLORIDA 33162

IVAN A. SCHERTZER
JONI D. BLACHAR

Website: ivanschertzer.com
email: ischertzer@yahoo.com

Dade (305) 940-0007

Broward (954) 492-0007

January 26, 2015

1. Rasha Cameau

CRA/City Coordinator

Community Redevelopment Agency

City of North Miami Beach

17011 NE 19th Avenue

North Miami Beach, FL 33162

Dear Rasha,

I am writing to request an extension of the CRA grant for another 6-8 weeks. When we communicated last month I believed that our project would be fully completed by the end of 2014. As it turns out, the lighting supplier used by our contractor failed to deliver the light fixtures and we were forced to move to another vendor. Everything else has been completed. We have already laid out all the monies for the lighting as well as for the installation of the fixtures, themselves, so it is just a matter of getting them fabricated, delivered, and installed. It turns out that the best laid plans of mice and men sometimes go awry, as the saying goes. If you think it makes sense to present all our receipts for the work completed to date and present the lighting portion as soon as it is done, let me know. We would be happy to either wait for full completion or receive the grant money piecemeal. It is entirely up to you and/or the CRA.

The project has taken longer than we anticipated at most every turn but the finished result has exceeded our expectations. The building looks terrific. Thank you so much for your time and consideration. Please let me know how we may proceed and if there is anything else you need from us. I look forward to hearing from you.

Ivan A. Schertzer, Esq.

Facsimile (305) 354-8895

NMBCRA FAÇADE APPLICATIONS
CRA REVIEW

Applicant's Name:	**Manward Ng**		
Property Address:	**1246-58 NE 163rd Street**		
Applicant's Contact Number:	**305-949-1050**		
Date Application Received by CRA Office:	**2/2/2015**	**Applicant Section**	
Date Reviewed:	**2/2/2015**	Active BTR	County BTR
		City Liens, Bills, Open Permits	None
Location within the CRA Area:	**Yes**	Outstanding Taxes	None
Estimated cost of project:	**$61,861.21**	City Approval (Building)	
		City Approval (CD)	
Application signed:	**Yes**	Code / Building Violations	None
3 bona-fide bids:	**Yes**	**3 Bona Fide Bids Section**	
		Bid 1	
Is the amount 50% of cost or $25,000	**Yes**	Green Team Service (electrical)	15,551.99
Other		Behar Windows	44,282.02
Hold Harmless included		Electrical Drawings	1,000.00
		Light Fixtures	1,027.20
		Bid Amount	61,861.21
		Bid 2	
		LC Cable Corp	15,900.00
Proposed improvements		Secure Windows & Doors	49,616.21
Exterior lights, new impact windows and doors		Electrical Drawings	1,000.00
		Light Fixtures	1,027.20
		Bid Amount	67,543.41
		Bid 3	
		Outlook International	27,800.00
		Am Advance Group	58,688.82
		Electrical Drawings	1,000.00
		Light Fixtures	1,027.20
TOTAL GRANT ELIGIBILITY:	**$25,000.00**	**Bid Amount**	88,516.02

RAB Review Date: 2/19/15

Recommendation: RAB voted (4-0) to recommend approval of the request. In addition, the owner's representative has agreed to also paint the building as part of the façade improvements at their cost.

Date Approved:		**Date to Expire:**	

Notice to Proceed:	

Date Paid Out

The North Miami Beach Community Redevelopment Agency
Commercial Property Improvement Grant Application

(Please type or clearly print)

Applicant Name: MANWARD NG

Is the Applicant the property owner: X Yes ____ No
(If No, property owner must also sign application accepting terms of the program)

Property Address: 1246-58 NE 163RD STREET, N. MIAMI BEACH, FL 33162

Folio Number: 07-2217-017-0040

Applicant Mailing Address (if different from Property Address):

1140 NE 163RD STREET, SUITE 28, N. MIAMI BEACH, FL 33162

Applicant Phone Number and Email: (305) 949-1050 tony@newgroupmanagement.com

Property Owner (if different from applicant): _____

Property Owner Phone Number and Email: _____

Current Use(s) of Property (Office, retail, etc.): RETAIL STRIP CENTER

DBA – Name of Shopping Center or Business (if applicable):

NEW GAIN PLAZA

Brief Description of Scope of Work:

ENHANCE EXTERIOR LIGHTING AND REPLACE ALL STOREFRONT WINDOWS AND DOORS WITH IMPACT RESISTANT WINDOWS AND DOORS.

Anticipated Cost of All Eligible Improvements: $ 61,861.21 + PERMIT COSTS

Requested Grant Amount (based on program): $ 25,000.00

Properties to be improved must be free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the NMB CRA Board of Commissioners if development plans for said property meet the goals and objectives as set forth in the NMB CRA Redevelopment Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

The Commercial Property Improvement Program benefits are contingent upon funding availability and NMB CRA Board approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated CRA areas are not eligible for NMB CRA funded programs when such funding conflicts with the goals expressed in the NMB CRA Redevelopment Plan.

I certify that I have read and understand the above statement and will comply with all requirements of the program and or conditions of funding:

Applicant Signature 2/2/15 Date

Property Owner Signature 2/2/15 Date

For application submittal purposes and to expedite review, please complete, sign and submit the following ***Application Checklist*** *with all attachments included in checklist order.*

Commercial Property Improvement Grant Application Checklist

All required attachments listed below must accompany the application form. .

- ☐ Signed Application
- ☐ Legal description of the property
- ☐ Detailed budget for entire project with breakdown of exterior improvements for which reimbursement is being requested from Program
- ☐ Three bids/quotes from three licensed contractors
- ☐ Preliminary schedule for completion of improvements
- ☐ Photograph of existing conditions on the property in both digital file and hard copy
- ☐ Photographs of adjacent properties
- ☐ Site plan or survey that accurately reflects the existing property in digital file and hard copy
- ☐ Renderings and/or images that visually describing proposed improvements in digital file and hard copy
- ☐ Preliminary site plan and/or elevations of proposed improvements that enable staff to determine quality of design both digital file and hard copy
- ☐ Color chips and material samples
- ☐ Copy of Lease Agreement if not the owner
- ☐ Copy of Business Tax Receipt
- ☐ Completed W-9 Form

I hereby submit this form and all required attachments as application to the North Miami Beach Community Redevelopment Agency (NMB CRA) to be considered for a Grant under the NMB CRA's Commercial Property Improvement Grant Program. I understand that no work may be performed for work entered into by the Applicant or other agents until approval of this request is received through a fully executed grant Agreement with the NMB CRA. I further understand the North Miami Community Redevelopment Agency Board has, at its sole discretion, the right to final determination for all aspects of the Commercial Property Improvement Grant Program. This final determination may include, but not be limited to, ranking of applicants, final amount granted to any applicant, applications to be funded, all conditions of funding, approval of all architectural plans and materials to be used in any construction.

Signature of Applicant

Date 2/2/15

MANWARA NG

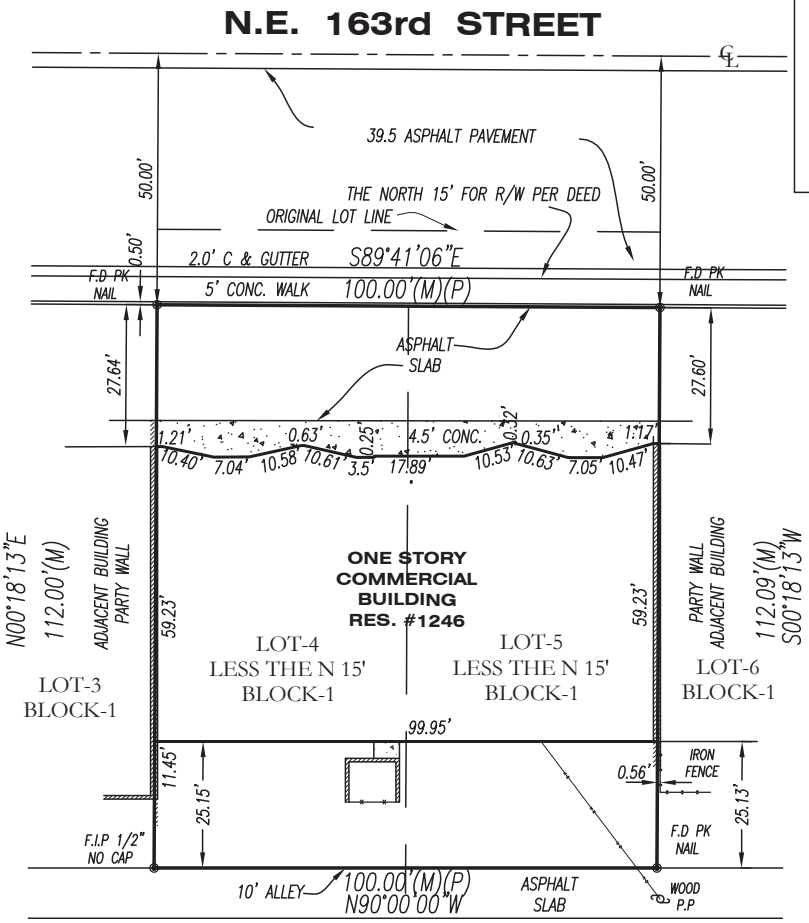
Printed Name and Title

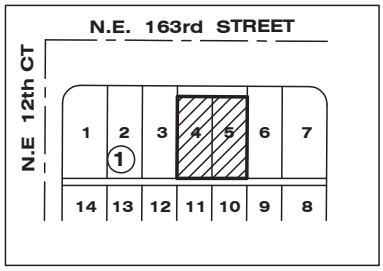
FLORIDA BUILDING
LAND SURVEYING CORPORATION

BOUNDARY SURVEY

PROUDLY SERVING FLORIDA COAST TO COAST

OFF: (877)–894–8001
www.FloridaLandSurveying.com
12555 Biscayne Blvd # 934
North Miami, FL 33181





LOCATION SKETCH

Scale 1"= NT.S.

LEGAL DESCRIPTION:

LOTS 4 AND 5, BLOCK 1, LESS THE NORTH 15.00' THEREOF OF "SUNNY HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 132, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

ADDRESS:

1246 N.E. 163rd STREET,
N. MIAMI BEACH, FL 33162

LEGEND:

R. = Record
M. = Measured
C. = Calculated
C/P = Concrete Porch
F.I.P.= Found Iron Pipe
I.R.C.= Iron Rod and Cap
℄ = Centerline
P.L. = Property Line
P.O.L. = Point on Line
IP = Iron Pipe
Swk = Sidewalk
Conc = Concrete
CBS = Concrete Block Structure
x10.91 = Existing Elevation
FH = Fire Hydrant
W/R= Wood Roof
PWY = Parkway
FND N/D=Found Nail&Disk
C/B = Catch Basin
P.O.C.= Point of Commencing
P.O.B.= Point of Beginning
C.B.W.= Concrete Block Wall
PVMT= Pavement
R/W.= Righ of Way
= Wood Fence
= Chain Link Fence
A/C= Air Conditioner
U.E.= Utility Easement
B.O.B.= Basis of Bearing
R.O.H.= Roof Overhang
PL = Planter
C&G= Curb & Gutter
OHL= Overhead Wire Line
LB= Licenses Business
RES = Residence
F.F.E.= Finish Floor Elev.
B.C. = Block Corner
ENCR.= Encroachment
A/R = Aluminum Roof
A/S. = Aluminum Shed

FLOOD INFO:

Community: Miami–Dade Uninc. Areas
120656
Map & Panel #: 12086C0141
Suffix: L
Flood Zone: X
Base FLood Elevation: N/A

CERTIFIED TO:

MANWARD NG

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

SURVEYOR'S NOTES:

1–OWNERSHIP IS SUBJECT TO OPINION OF TITLE
2–NO UNDERGROUND IMPROVEMENTS WERE LOCATED
3–ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (UNLESS ASSUMED).
4–THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS
5–LEGAL DESCRIPTION PROVIDED BY CLIENT
6–UNLESS OTHERWISE NOTED RECORDED AND MEASURED
7–BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED
8–ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH ELECTRONIC TRANSIT AND/OR STEEL TAPE W/ACCU. 1: 7500
9–THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE.
10– THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE
11– DATE OF FIELD WORK 07/17/2014

WPP = WOOD POWER POLE
LP = LIGHT POLE
FH = FIRE HYDRANT
SEC. = SECTION
CPP = CONC. POWER POLE
S.V. = SEWER VALVE
GM GV = GAS METER GAS V.
SAN. = SANITARY MANHOLE
S.S. = DRAINAGE MANHOLE

NOTE:
THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY, THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

BASIS OF BEARING BASE:
BEARING BASE SHOWN HEREON ARE BASED ON NORTH LINE OF LOTS 4 & 5, BLOCK 1, BEING S89°41'06"E ASSUMED.

CARLOS HERNANDEZ LICENSE No. 5718 STATE OF FLORIDA REGISTERED SURVEYOR AND MAPPER

CARLOS HERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB # 7619 07-23-2014
ELECT FILE CODE #1246NE163STMIAMI
Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown hereon is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located.
I Hereby Certify: That the attached boundary survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no above ground encroachments other than those shown, and that this survey meets the minimum technical standards set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 61G17–6 of The Florida Aministrative Code.

Commerical Property Improvement Grant Application

Applicant Information

Manward Ng
1140 NE 163rd Street, Suite 28
N. Miami Beach, FL 33162

Property Location/Site Location for Grant Approval/Consideration

1246 - 58 NE 163rd Street
N. Miami Beach, FL 33162

Detailed Budget for Entire Project

Description	Costs
Enginnering / Architectural Fees:	$ 1,000.00
Permit Fees:	Unknown
Exterior Light Fixture Costs:	$ 1,027.20
Cost to implement Exterior Lighting (Requiring Meter Bank upgrade to add House Meter)	$ 15,551.99
Store Front Windows and Doors Replacement to Impact Resistant	$ 44,282.02

Total Cost of the Project: ***$ 61,861.21***
Plus Permit Costs

TL Engineering Design, Inc.
C.A. #: 29235

INVOICE

#14-130-2

TL Engineering Design, Inc
5890 SW 76Ave Davie Fl 33328
Phone: 786-344-6712
electricaltony@yahoo.com

Date: January 14, 2015

VIA EMAIL

Bill to: New Group Management
1140 NE 163rd street, Suite 28
North Miami FL 33162

Reference: Shopping Center at:
1252-1254 NE 163rd Street
North Miami, Fl 33162

Description		Amount
1- Electrical Drawings to present to the Building Department for the purpose of obtaining a building permit.		**$500.00**
Terms: 50% to start & **50% with delivery of permit drawings**. **Total Project Price: $1,000.00** **Payments Received: $500.00**	**Total Due**	**$500.00**

Make all checks payable to **TL Engineering Design Inc.**

1974 N.E. 163rd STREET
N. MIAMI BEACH FL 33162
Tel: (305) 949-4563
Fax: (305) 947-2180
Email: lbunmb@lbugroup.com

PRICING QUOTE
3072761

TRANSACTION #	4 - 5313	SUSP
DATE/TIME	1/23/2015	4:45:19 PM
PAGE	1	

%P3072761

Bill To: NEW GROUP MANAGEMENT
TONY NG
1140 NE 163RD STREET

NORTH MIAMI BEACH FL 33162
Tel: (305) 949-1050

Ship To: NEW GROUP MANAGEMENT

NEED 1-2 DAYS TO ASSEMBLE

Customer ID	Sales Staff	Shipped VIA	Req Ship Date
300450500	02002 TODD G		

	Ordered	Shipped	B/O	Item Number	Product Description	List Price	Your Price	Ext. Price
1	2	2		WPMH250MTMOG	EDS/OD/WALLPACK/MH250/MT/MOG	$259.00	$180.00	$360.00
					DISCOUNT (PRCH)		-$158.00	
5	4	4		CL12Q42UNV-WH	EDS/CANOPY/FLUSH/12X12/1XCF42/STD/HEIGHT/WHITE	$224.95	$150.00	$600.00
					DISCOUNT (PRCH)		-$299.80	

Subtotals	$960.00
Tax	$67.20
Total	$1,027.20

THANK YOU FOR SHOPPING AT LIGHT BULBS UNLIMITED

PLEASE SAVE YOUR RECEIPT FOR RETURN OR EXCHANGE

Merchandise purchased from LBU may be returned or exchanged with the receipt at the store of origin within 30 days of purchase and may be subject to a restocking fee. Merchandise must be in its original (resalable) condition and packaging. Refunds will be issued in the tender of purchase. Purchases made by check will be refunded after 14 business days of payment. EXCEPTIONS: Customer Special Orders (CSO), Display sales, specially marked items and freight & duty charges are not refundable. All Special Order Items must be paid for in full at time of delivery.
LBU reserves the right to modify its return policy.

THIS QUOTE IS VALID FOR 30 DAYS

GREEN TEAM SERVICE CORP.
PLUMBING • AIR CONDITIONING • ELECTRIC
4811 SW 28th Ave, Fort Lauderdale, FL 33312
Telephone: (954) 210-4100 - Fax: (954) 990-8738

01/29/2015
New Group Management
1252 NE 163rd Street
Miami, FL 33165
Prepared for: Tony Ng
RE: Meter Room Renovation - Three Phase Proposal
Revised
Estimate #: 2771

We are pleased to offer the following proposal for the above referenced project.

Labor	**Cost**
1. FURNISH & INSTALL THE FOLLOWING: 400A 3PH 120/240V MAIN DISCONNECT W/ ENCLOSURE ENSEMBLE METER BANK (STACK) HOUSING SEVEN (7) METERS SIX (6) SINGLE PHASE 100A 120/240V METER/MAIN COMBOS ONE (1) 3PH 200A 240V METER/MAIN COMBO 125A 120/240V SINGLE PHASE 12-SPACE HOUSE PANEL FIVE (5) SINGLE POLE 20A CIRCUIT BREAKERS DUSK-TO-DAWN 120V PHOTO CELL 20A GFCI 20A 120/277V SINGLE POLE SWTICH PLASTIC LAMP HOLDER INSTALL ONLY - FOUR (4) CANOPY LIGHT FIXTURES AND TWO (2) REAR SECURITY WALLPACKS PROVIDE CONDUIT RUN AND CIRCUIT(S) FOR ALL EXTERIOR LIGHTING NOTES: WORK TO BE PERFORMED WILL REQUIRE DISCONNECT/RECONNECT SERVICE FROM FPL. COORDINATION AND ASSOCIATED COSTS WITH FPL WILL BE CUSTOMER'S RESPONSIBILITY. WORK TO BE PERFORMED WILL REQUIRE 'AFTER-HOURS' WORK, IN WHICH AN AFTER-HOURS LABOR RATE WILL BE ASSESSED. NORMAL HOURS OF OPERATION ARE 7AM-3:30PM, ANY WORK PERFORMED OUTSIDE THIS TIME FRAME WILL BE CONSIDERED 'AFTER-HOURS' CUSTOMER WILL PROVIDE THE FOUR (4) CANOPY LIGHT FIXTURES FOR FRONT OF PLAZA AND THE TWO (2) REAR SECURITY LIGHT FIXTURES PLEASE READ YOUR EXCLUSIONS CAREFULLY!	$ 6,800.00
Total cost for labor ……	**$ 6,800.00**

Materials	**Cost**
1. 400A 3PH 120/240V MAIN DISCONNECT METER BANK HOUSING SEVEN (7) METERS SIX (6) SINGLE PHASE 100A 120/240V METER/MAIN COMBOS ONE (1) 3PH 200A 240V METER/MAIN COMBO	$ 8,751.99

125A 120/240V SINGLE PHASE 12-SPACE HOUSE PANEL
FIVE (5) SINGLE POLE 20A CIRCUIT BREAKERS
DUSK-TO-DAWN 120V PHOTO CELL
20A GFCI
20A 120/277V SINGLE POLE SWTICH
PLASTIC LAMP HOLDER
1/2" EMT CONDUIT & FITTINGS FOR METER ROOM LIGHTING AND
RUN TO FRONT OF PLAZA FOR EXTERIOR LIGHTING
1/2" PVC & FITTINGS FOR EXTERIOR LIGHTING (FRONT & REAR)
GALVANIZED WIREWAY (GUTTER BOX)
HARDWARE (TAP CONS, WASHERS, PIPE SUPPORTS, ETC)
MISC ELEC (WIRE NUTS, ZIP-TIES, ELECTRICAL TAPE, ETC)

NOTES:
COST OF WIRE AND POLARIS TAPS ARE TBD AT TIME OF INSTALL.
PRICES BELOW ARE FOR REFERENCE ONLY, AND ARE NOT
INCLUDED IN THE COST OF THIS PROPOSAL. THESE WILL BE BILLED
AS A SEPARATE LINE ITEM AT THE COMPLETION OF THE PROJECT.
PRICES ARE PER UNIT/FOOT. COPPER WIRE, NOT ALUMINUM.

8AWG - $.40/FT
6AWG - $.60/FT
3AWG - $1.16/FT
1/O AWG - $2.18/FT
3/O AWG - $3.53/FT
500MCM AWG - $10.16/FT
600MCM AWG - $13.04/FT

POLARIS TAP (3AWG-500MCM) - $62.76

Total cost for materials …… **$ 8,751.99**

Total cost for project …… **$ 15,551.99**

Exclusions:
Any work to be performed beyond the scope of this proposal including any additional work requested by client and/or by city official
Any work to be performed after-hours
Any fees associated with permitting, engineering, FPL, or other contractors/entities
Any damage to sprinklers, foliage, utilities, and/or decor required to complete scope of work

Respectfully Submitted,
-Donovan Noble
Electrical Service Manager
Green Team Service Corp
O: 954.210.4100
C: 786.200.3241
Donovan@greenteamservicecorp.com

CUSTOMER ACCEPTANCE (REQUIRED)

Authorized Representative Signature:	_____	01/29/2015
Printed Name of Signer:	_____	New Group Management
Position/Title:	_____	1252 NE 163rd Street
Purchase Order #:	_____	Miami, FL 33165
Acceptance Date:	_____	**Prepared for:** Tony Ng
		RE: Meter Room Renovation - Three Phase Proposal Revised
		Estimate #: 2771

This Agreement is subject to the attached GreenTeam Service Corp Terms & Conditions

TERMS AND CONDITIONS - INSTALLATION "Company" shall mean GreenTeam Service Corp, LLC. for Work performed in the United States. 1. Acceptance. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the work described (the "Work"). The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. If Customer's order is an acceptance of the Proposal, without the addition of any other terms and conditions of sale or any other modification, this document shall be treated solely as an acknowledgment of such order. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with these terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counter-offer to provide Work in accordance with scope and terms and conditions of the Proposal. If Customer does not reject or object in writing to Company within 10 days, Company's counter-offer will be deemed accepted. Customer's acceptance of goods and/or Work by Company will in any event constitute an acceptance by Customer of these terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Work rendered by Company to the date of cancellation. 2. Pricing and Taxes. Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer's tax exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour does not include sales tax and taxes will be added. Following acceptance without addition of any other terms and condition of sale or any other modification by Customer, the prices stated are firm provided that notification of release for immediate production and shipment is received at the factory not later than 3 months from order receipt. If such release is received later than 3 months from order receipt date, prices will be increased a straight 1% (not compounded) for each one-month period (or part thereof) beyond the 3 month firm price period up to the date of receipt of such release. If such release is not received within 6 months after date of order receipt, the prices are subject to renegotiation, or at Company's option, the order will be cancelled. Any delay in shipment caused by Customer's actions will subject prices to increase equal to the percentage increase in list prices during that period of delay and Company may charge Customer with incurred storage fees. 3. Exclusions from Work. Company\'s obligation is limited to the Work as defined and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company. 4. Performance. Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer's expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations. 5. Payment. Customer shall pay Company's invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys\' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point and shall not assign or transfer any interest in the equipment until all payments due Company have been made. 6. Time for Completion. Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. 7. Access. Company and its subcontractors shall be provided access to the Work site during regular business hours, or such other hours as may be requested by Company and acceptable to the Work site\' owner or tenant for the performance of the Work, including sufficient areas for staging, mobilization, and storage. Company's access to correct any emergency condition shall not be restricted. 8. Completion. Notwithstanding any other term or condition herein, when Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company's representative, and Customer shall either (a) accept the Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been completed. Customer's failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed. 9. Permits and Governmental Fees. Company shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company's subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses and inspections are not included in the Proposal, Company will invoice Customer for such costs. 10. Utilities During Construction. Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work. 11. Concealed or Unknown Conditions. In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company's cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Contract Price, contract time, or both. 12. Pre-Existing Conditions. Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi. Company also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company. 13. Asbestos and Hazardous Materials. Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials. 14. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 day's notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

15. Customer's Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice declaring termination, upon which event Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead): (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. 16. Indemnity. Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination. 17. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, PRODUCT LOSS, LOST REVENUE OR PROFITS), OR PUNITIVE DAMAGES WHETHER CLAIMED UNDER CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY OR ANY OTHER LEGAL THEORY OR FACTS. NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD/MOULD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINATES OR AIRBORNE BIOLOGICAL AGENTS. 18. Warranty. Company warrants that for a period of 12 months from the date of substantial completion, Company work shall be free from defects in material and workmanship; Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that Customer can utilize the Work for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor associated with the replacement of parts or equipment not conforming to this Warranty. Defects must be reported to Company within the Warranty period. Exclusions from this Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Additional terms and conditions of warranty coverage are applicable for refrigeration equipment. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material and/or parts that are not manufactured by Company are not warranted by Company and have such warranties as may be extended by the respective manufacturer. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. UNLESS EXPRESSLY WARRANTED IN WRITING FOR CERTAIN HUSSMANN BRANDED EQUIPMENT, COMPANY MAKES NO REPRESENTATION OR WARRANTY EXPRESS OR IMPLIED REGARDING PREVENTION BY THE WORK, OR ANY COMPONENT THEREOF, OF MOLD/MOULD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR ANY OTHER CONTAMINATES. COMPANY SPECIFICALLY DISCLAIMS ANY LIABILITY IF THE WORK OR ANY COMPONENT THEREOF IS USED TO PREVENT OR INHIBIT THE GROWTH OF SUCH MATERIALS. 19. Insurance. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage: Commercial General Liability $2,000,000 per occurrence Automobile Liability $1,000,000 CSL Workers Compensation Statutory Limits If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so subject to Company's manuscript additional insured endorsement. In no event does Company waive right of subrogation. 20. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. To the extent the Work site is owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original. 21. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250in the United States. 22. U.S. Government Work. The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business. The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

Ver. 1.2

END OF AGREEMENT

LC CABLE CORP.
0801SW, 134 PLACE, MIAMI FL-33186 PH/FX (305) 408 7826

Proposal

FROM: LC CABLE CORP.
1228 W, 76ST
Hialeah, FL-33014

Page. No. 2

PROPOSAL SUBMITTED TO:

Name: New Group Management (1252 NE, 163 STREET)

Phone: 305 987 0038 Date: 1/20/2015

Street: 1362 NE, 163 Street

City: North Miami Beach

State: FL Zip:

I propose to furnish materials and perform all labor necessary to complete the following:

SCOPE OF WORK

- Removed all Electrical Service from existing electrical room.
- Removed existing overhead service.
- Provide/install new overhead service as per plan E-1 of January 07, 2015.
- Provide/Install new Main Disconnect 400A 4 phase 4 wire as per plan.
- Provide/Install 5 Meter Position, 100A, 3PH as per plan (Tenants 1246, 1250, 1256, 1258 y House Panel).
- Provide/Install a Meter Position, 60A, 3PH as per plan (Tenant 1248).
- Provide /install a new House Panel.
- Provide/Install a new load side wire gutter as per plan.
- Provide/Install new #1/0 wire to ground & (2) new 10'L x 5/8" ground rod, as per plan.
- Install new circuit for 4 outdoor lighting in front of building.
- Install two new wall packs lighting in the parking area.
- Provide and Install two single pole breaker for two new lighting's circuit.
- Provide and Install new light, switch and duple respectable in the electrical room.
- Provide and Install new breaker for new electrical room circuit.

❖ **PRICE DOES NOT INCLUIDE:**
Lights Fixture.
Any underground work.
Any demolition.
Concrete or patching if applicable.
Permit Fee.

Any change will result in an additional charge.

All of the work is to be completed in a substantial and workmanlike manner for the sum of **Fifteen Thousand Nine Hundred Dollars** ($ 15,900.00). Payment to be made fifty percent (50 %) before work start, forty-five percent (45%) after completion of mechanical work to request the inspection and five percent after the permit is closed**.**

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Authorized Signature _____

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which agrees to pay the amount mentioned in said proposal and according to the terms thereof.

_____ _____

Signature Date

4700 Biscayne Blvd. Suite 501
Miami Fl. 33137
Phone: (305) 572 9500 / Fax: (305) 572 9555
Mobile (786) 286-3584

OUTLOOK INTERNATIONAL, ELECTRIC

Proposal

To:	MR. Tony New Group Management	From:	Frank, Telfort
Email:		Pages:	1 including cover page
Phone:	305 987 0038	Date:	01/27/15
Re:	Service Change for 1252 NE 163 Street N. Miami Beach FL. 33165	CC:	

☑ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

● Comments: ELECTRICAL SERVICE CHANGE

Please find herewith the cost proposal in the amount of $27,800.00 to provide the following electrical work per plans and notes.

- Necessary electrical installation needed to complete the project in a workmanlike manner.
- All labor and materials for the complete installation of the work per our site visit.
- Purchase and install all miscellaneous materials.
- Any deviation from the plans and notes shall constitute an extra above the cost or contract price.
- This proposal shall become an exhibit to the contract.
- All work shall be done in accordance with the Florida Building Code and the National Electrical Code.
- Removing existing electrical service, relocate 200 amp 3 phase service from the exterior and place it inside the meter room. Installing the new 3 phase meter center inside the electric room.
- Please note that the work must be coordinated with the tenants to insure proper compliance. While working on the system tenants must be left with power every day to make sure their businesses are not interfere with.
- New house panel must be placed inside the electric room.
- Electrical Plans sheet E1.
- Light fixtures for the front and back of the property including inside of the electric room.
- Cut and repair walls.
- Removed and replace switches.

Behar Windows, LLC

4026 N 30th Ave.
Hollywood, FL 33020
t 954 964 8244
f 954 964 8245
info@beharwindows.com
www.beharwindows.com

Date:	8/7/2014
Invoice number:	BW-0404-659

Proposal 1258- 1246

*Includes 15% Discount for Magazine Ad

Client Name:	TONY ENG
Address:	1246-1258 NE 163 ST
City:	MIAMI
State, Zip:	FL 33162
Phone:	305.987.0038
Email:	tony@newgroupmanagement.com

Behar Windows Impact Resistant Windows:

Mark	Brand	QTY	Type	Width	Height	D. Pressure	P. Finish	G. Thick.	Tint	Munt.	Config.
A	BW	7	Fixed SGP	125	116	+ /-100	White	9/16	C/ Clear	FV	-
B	BW	5	Fixed PVB	38	31	+ /-80	White	9/16	C/ Clear	FV	-
C	CLR	5	ST DOOR	38	84	+ / -80	White	5/16	C/ Clear	FV	-
D	CLR	1	ST DOOR	72	84	+ / -80	White	9/16	C/ Clear	FV	-
M	BW	5	MULLION	38	2		White	N/A	N/A	N/A	-
E	BW	1	Fixed PVB	72	31	+ /-80	White	9/16	C/ Clear	FV	-

Windows Subtotal:	$ 30,413.10
Tax:	7.00%
Windows Total:	$ 32,542.02
Energy Surch:	$ -
Shop Drawings	$ -
Window Installation (inc. Retrofit):	$ 6,940.00
Permit Running	**Included**
Permit fees and costs	**By Owner**
Windows Total * Before Special Order 1 & 2	$ 39,482.02
Structure Work	$ 4,800.00
	$ -
Total Proposal:	$ 44,282.02

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**** Please initials on each page and signature at the end.***

Behar Windows, LLC

4026 N 30th Ave.
Hollywood, FL 33020
t 954 964 8244
f 954 964 8245
info@beharwindows.com
www.beharwindows.com

Date:	8/7/2014
Invoice number:	BW-0404-659

Proposal

*Includes 15% Discount for Magazine Ad

Client Name:	TONY ENG
Address:	1246-1258 NE 163 ST
City:	MIAMI
State, Zip:	FL 33162
Phone:	305.987.0038
Email:	tony@newgroupmanagement.com

Prices subject to change if not accepted within 30 days. All above sizes and details are final, by customer accepting contract
Customer has reviewed all information and accepts all sizes, glass tint, panel configurations & frame color.
Current Delivery time 4 to 6 weeks from Permit Approval Day.
Includes Removal from the property of all replaced windows. City Permit fees and costs will be paid by client.
Windows need to be impact and have to meet Miami-Dade County approval.
Behar Windows is only responsible for permits regarding impact windows and doors installation. Not any additional construction or structure changing. All specific and special requirements by the city will be paid by the client.
Client can hold the delivery for 5 days once the product is ready. After this time there'll be a $50 penalty per day.
Locks, hardware and door closer are included. Screens are included. 3rd parties damages wont be covered.
5 year manufacturing warranty. There will be a $250 fee for every bounced check.
PT window buck(Wood) not included unless specified. Each company will use their standard colors, unless specified.
In case Blue Max Film (Film Protection) is needed there will be an extra charge.
Products will be ordered once the permit is approved. Additional 3.25 % charge for Credit Card Payment.
Shop Drawings and calculations estimated time 2 weeks. We recommend the use of blue max in all our projects.
Products are final by customer accepting contract. Customer agrees that samples of each product were shown for approval.
Inspection will be ordered the final day of installation and it will be done the next day or as soon as possible for the inspector.

Payment Terms:				
	50%	$	22,141.01	Deposit
	40%	$	17,712.81	Delivery
	10%	$	4,428.20	City Inspection
		$	44,282.02	

Behar Windows shall not be responsible for strike, delays due to govermmental requests for documents etc., delays due to decisions by the owner,delivery delays due to specialized equipment or fixtures chosen by the owner,and in general any delay beyond the control of Behar Windows.
Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate 1.5% per month. In the event of litigation regarding this contract,Behar Windows, LLC shall be reimbursed for all litigation fees and costs this
Includes Removal from the property of all replaced windows.

TONY ENG
Client Name

Date of Acceptance

7855 N.W. 46 St.
Miami, Florida 33166
Tel : (305) 513-0705
Fax : (305) 513-0704
Ira Frohman
954-642-6079

Date: 8/25/2014
Contractor:
Address:
City,State,Zip:
Office :
Cellular # :
Fax # :
Owner : Tony NG
Job Address: 1246 - 1258 163rd St.
City, State, Zip : North Miami, Fl
Home # :
Office # :
Cellular # :
Email:

We are pleased to submit the following bid:

Remove Existing Store Fronts, Store Front Doors, and Install ESW'S Impact Store Fronts, Store Front Doors.

White Frames, Clear Glass. ESW Series -SF 8000, SFD 9000 - Engineer to Qualify. Unit #s 1246,1248,1250,1250a,1252,1256,1258

Exterior, Interior Repairs, Floors, and Moving Electric BY Others.

QUAN.	Mark #	SIZE , TYPE , STYLE , GLASS COLOR , FRAME COLOR	UNIT PRICE	TOTAL
		Unit # 1246		
1		127 1/2 x 116 Impact Store Front - 6 Lite	$2,622.97	$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HL	$1,607.95	$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	$250.45	$250.45
1		New Steel Column with Covers	$425.00	$425.00
		Unit # 1248		
1		127 1/2 x 116 Impact Store Front - 6 Lite	$2,622.97	$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HR	$1,607.95	$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	$250.45	$250.45
1		New Steel Column with Covers	$425.00	$425.00
		Unit # 1250		
1		127 1/2 x 116 Impact Store Front - 6 Lite	$2,622.97	$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HL	$1,607.95	$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	$250.45	$250.45
		Unit # 1250 A		
1		127 1/2 x 116 Impact Store Front - 6 Lite	$2,622.97	$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HR	$1,607.95	$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	$250.45	$250.45
		Unit # 1252		
1		127 1/2 x 116 Impact Store Front - 6 Lite	$2,622.97	$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HR	$1,607.95	$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	$250.45	$250.45
1		New Steel Column with Covers	$425.00	$425.00
		Unit # 1256		
1		127 1/2 x 116 Impact Store Front - 6 Lite	$2,622.97	$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HL	$1,607.95	$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	$250.45	$250.45
1		New Steel Column with Covers	$450.00	$450.00
		Unit # 1258		
1		127 1/2 x 116 Impact Store Front - 6 Lite	$2,622.97	$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HR	$1,607.95	$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	$250.45	$250.45
			Materials Total :	$33,094.59
			Sales Tax :	**$2,316.62**
			Material & Tax Total :	**$35,411.21**

QUANTITY		LABOR DESCRIPTION	CHARGES	TOTAL
7		Remove Store Front and Knee Wall and Install Store Front	$1,416.25	$9,913.75
7		Remove and Install Door and Transom	$398.75	$2,791.25
1		Permit and Engineering Allowance	$1,500.00	$1,500.00
			Labor Total :	**$14,205.00**
			Total Material, Tax & Labor :	**$49,616.21**

Quote Valid For 30 Days

AM ADVANCE GROUP

DATE: _____

ADDRESS: _____

3492 WEST 14 COURT
HIALEAH FLORIDA 33012
OFFICES: 305-822-2804
CELL: 786-380-9841
Amagroupinc@yahoo.com

AGREEMENT OF CONSTRUCTION, CONTRACT FOR REMOVE AND REPLACES WINDOWS & DOORS FIRST FACE.

SCOPE OF WORK

INSATALATION OF IMPACT GLASS STORE FRONT

1. Remove old Store Front with Store Front Door and Transom from units: 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378.
2. Installation of Structural Steel Header and Columns as per plans specification
3. Installation of Impact Glass Store Fronts with Door and Transom
4. Restoration of Stucco, Drywall

This job will perform one unit at a time; the goal for our company is to replace old store fronts by new ones in the same day to affect the less possible the workability hours of the business located on the units to be improved, whatever unexpected situation like weather condition can cause delays on our goals. Finish details such as caulking, stucco and drywall will be perform next to installation of the new store front and it may be perform in a separate day, but always the next business day to complete the unit in which we working completely.

TIME FRAME FOR DELIVERING & INSTALLATION

The following is a projection of the dates to deliver and begins installation process of this project, changed can occur due to bad weather, damage materials, or delays on delivers

Suppliers to Deliver Materials

From: _____/____/_____.

To: _____/____/_____.

Range of Time to Perform Installation

From: _____/____/_____.

To: _____/____/_____.

COST OF MATERIALS & PARTS

List of Materials Included on this Proposal

- **Steel Tube for Columns**
- **Steel Tube for Header Above Windows**
- **Impact Glass Rated Store Front Doors**
- **Impact Glass Rated Store Front Fix Frames**
- **Break Metals , Drywall & Stucco**
- **Caulking & Fastener**

Steel Tube Cost

- (4 X 2 X 1/4 TUBE), (6 X 4 X 3/16 TUBE), (4 X 4 X 3/16 TUBE), (6 X 4 X 1/4 FLAT PART).
- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1360, 1362, 1366, 1368, 1370, 1372, 1376, 1378) $ 560.00
- Total Cost for the 15 units above mention $ 8,400.00
- Units (1330, 1332, 1334, 1364, 1374). $ 240.00
- Total Cost for the 5 units above mention $ 1,200.00
- **Total Cost $ 9,600.00**

Brake Metals Cost

- Brake Metals for Inside & Outside of Each Units are as follow.
- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378) $ 250.00 Each Unit.
- **Total Cost $ 5,000.00**

Caulking & Fastener

- Sausage Exterior Caulking $ 1,000.00
- Tapcon & Self Drilling Metal Screews $ 580.00
- Wedge Anchor, Washer & Bolts $ 460.00
- **Total Cost $ 2,040.00**

Impact Glass Rated Store Front Fix's & Doors

- **Cost of Doors & Frames $ 110,224.28**
- **Total Materials Cost Including all of the above $ 126,864.28**

COST OF INSTALLATION

Labor Scope of Work & Cost

Remove Existing Store Front

- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378) $ 250.00 Each Unit.

- **Removing Old Store Front Total Cost $ 5,000.00**

Remove Existing Masonry Bottom Parts where required

- Remove existing masonry wall section located under existing store front fix's glass and disposed all debris and garbage.
- **Total Cost $ 5000.00**

1. Note: We are not including in the proposal any electrical work to be done, any power outlet or switch located on the area where the masonry wall will be remove, will required extra charged in the event of need it to be relocated.
2. Note: Our company will remove any obstacle to be able to install new store front on the units, any stage for show room will be remove partially to have access for the installation, whatever it is a responsibility of the owners or tenants to restore any stage, or remove any light sign or materials from around the store fronts, we will not be responsible for any damage occur during removing any of the debris located around these areas where we will be working to install new store fronts

Steel Header & Column Installation Including Welding

- Installation of New Steel Columns & Headers per units as follow:
- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1360, 1362, 1366, 1368, 1370, 1372, 1376, 1378) $ 400.00 Each Unit.
- Installation of Steel Columns & Headers Total Cost $ 6,000.00

- Installation of New Steel Columns & Headers per units as follow:
- Units (1330, 1332, 1334, 1364, 1374). $ 100.00 Each Unit.
- Installation of Steel Columns & Headers Total Cost $ 500.00
- **Total Cost all units above mention $ 6,500.00**

Store Front Installation

- Installation Cost for New Store Front Units
- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378). $ 850.00 Each Units
- **Total Cost all units above mention $ 17,000.00**

Drywall Restoration

- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378) $ 150.00 Each Unit.
- **Total Cost all units above mention $ 3,000.00**

Stucco Restoration

- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378) $ 80.00 Each Unit.
- **Total Cost all units above mention $ 1,600.00**

Brake Metal Installation

- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378)
- **Total Cost all units above mention $ 2,000.00**

TOTAL COST FOR ALL LABOR ABOVE MENTION $ 35,100.00

PAYMENTS TERMS AND CONDITIONS

Payments details to be apply for materials are as follow:

1. 10 % of the cost of materials to star processing permits.
2. 40 % of the cost of materials to place order on suppliers.
3. 50 % remaining materials balance of each unit prior to begin installation.

The following payments will be made before each unit is picked up from the supplier, the amount to be pay will be the remaining material balance per unit individually

Payments details to be apply for labor are as follow:

1. 50 % of the cost for labor after installation of each unit.
2. 50 % Remaining Balance of the cost for labor after inspection

AM ADVANCE GROUP

Impact Glass Rated Store Front Cost

FIRST FACE

STORE FRONT ESTIMATE (IMPACT)

MARK	QTY	SIZE WIDTH	SIZE HEIGHT	FRAME COLOR	GLASS COLOR	SUB TOTAL	TAX'S	TOTAL
1246	1	124	116	WHITE	CLEAR	$ 5,895.52	$ 412.69	$ 6,308.21
1248	1	127	116	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1250	1	127.5	115.5	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1252	1	124	115.5	WHITE	CLEAR	$ 5,896.23	$ 412.74	$ 6,308.97
1254	1	127	115.5	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1256	1	126.5	116	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1258	1	124	116	WHITE	CLEAR	$ 5,896.23	$ 412.74	$ 6,308.97
1330	1	137.5	118	WHITE	CLEAR	$ 5,979.08	$ 418.54	$ 6,397.62
1332	1	134.5	117	WHITE	CLEAR	$ 5,979.08	$ 418.54	$ 6,397.62
1334	1	134.5	118	WHITE	CLEAR	$ 5,979.08	$ 418.54	$ 6,397.62
1360	1	132	114.5	WHITE	CLEAR	$ 6,095.12	$ 426.66	$ 6,521.78
1362	1	127.5	114.5	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1364	1	118	114.5	WHITE	CLEAR	$ 5,427.08	$ 379.90	$ 5,806.98
1366	1	130	114	WHITE	CLEAR	$ 5,993.51	$ 419.55	$ 6,413.06
1368	1	131	114	WHITE	CLEAR	$ 6,042.66	$ 422.99	$ 6,465.65
1370	1	129	112.5	WHITE	CLEAR	$ 5,993.51	$ 419.55	$ 6,413.06
1372	1	130	112.5	WHITE	CLEAR	$ 5,993.51	$ 419.55	$ 6,413.06
1374	1	118.5	113.5	WHITE	CLEAR	$ 5,429.12	$ 380.04	$ 5,809.16
1376	1	129.5	112.5	WHITE	CLEAR	$ 5,992.91	$ 419.50	$ 6,412.41
1378	1	129.5	112.5	WHITE	CLEAR	$ 5,993.51	$ 419.55	$ 6,413.06
						$ 118,564.75	$ 8,299.53	$ 126,864.28

Description of Materials Payments

		Date	Check #	Signature
Deposit 10% of the Grand Total for beginning permit	$ 12,686.43			
Deposit 40% to place materials on suppliers	$ 50,745.71			

MARK	QTY	50 % Remining Material Balaances		Payments Dates & Check #		Signatures
1246	1		$ 3,154.10			
1248	1		$ 3,207.71			
1250	1		$ 3,207.71			
1252	1		$ 3,154.48			
1254	1		$ 3,207.71			
1256	1		$ 3,207.71			
1258	1		$ 3,154.48			
1330	1		$ 3,198.81			
1332	1		$ 3,198.81			
1334	1		$ 3,198.81			
1360	1		$ 3,260.89			
1362	1		$ 3,207.71			
1364	1		$ 2,903.49			
1366	1		$ 3,206.53			
1368	1		$ 3,232.82			
1370	1		$ 3,206.53			
1372	1		$ 3,206.53			
1374	1		$ 2,904.58			
1376	1		$ 3,206.21			
1378	1		$ 3,206.53			

Description of Labor Payments

50% Deposit After Installation of every unit	
50% After Final Inspection	

Remove Existinng Store Front	$	5,000.00
Remove Bottom Mansonry parts	$	5,000.00
Steel Header & Columns	$	6,500.00
Store Front Installation	$	17,000.00
Drywall Restoration	$	3,000.00
Stucco Restoration	$	1,600.00
Brake Metals	$	2,000.00

MARK	QTY		50% Deposit		Payments Dates & Check #		Signatures
1246	1		$	1,002.50			
1248	1		$	1,002.50			
1250	1		$	1,002.50			
1252	1		$	1,002.50			
1254	1		$	1,002.50			
1256	1		$	1,002.50			
1258	1		$	1,002.50			
1330	1		$	1,002.50			
1332	1		$	1,002.50			
1334	1		$	1,002.50			
1360	1		$	1,002.50			
1362	1		$	1,002.50			
1364	1		$	1,002.50			
1366	1		$	1,002.50			
1368	1		$	1,002.50			
1370	1		$	1,002.50			
1372	1		$	1,002.50			
1374	1		$	1,002.50			
1376	1		$	1,002.50			
1378	1		$	1,002.50			
					TOTAL	$ 40,100.00	

Final Balance After Inspection to be pay in full by the amount of:	$	20,050.00

Permit fees are not included on this budget, and will be paid in a separate check but together with the deposit of 40% to place materials order on suppliers as on above description, the amount to be paid will be based on the fees apply by the Building Department of the city of North Miami

This contract represents the complete agreement between both parties Buyer and Contractor. Buyer has selected the type, size, color, style, design and quality of the materials designated herein and agrees they are correct as stated in this contract, our company will re measure every unit individually to correct any discrepancy on sizes between condition of the job fields and plans design by engineer, the contract prices does not included permit fees, all permit fees will be pay in full by the buyer. Time frame for installation will be set up as per the date previously agrees on this contract on time frame for installation and could vary due to weather condition or for any damage materials occur during delivering process. By signing this contract buyer agrees to all terms and condition of this agreement and to make all payments as stated on this contract.

Signature of Owner or Representative Agent	Signature of Contractor or Representative Agent
Print Name	Print Name

AM ADVANCE GROUP

Impact Glass Rated Store Front Cost

FIRST FACE

STORE FRONT ESTIMATE (IMPACT)

MARK	QTY	SIZE WIDTH	SIZE HEIGHT	FRAME COLOR	GLASS COLOR	SUB TOTAL	TAX'S	TOTAL
1246	1	124	116	WHITE	CLEAR	$ 5,895.52	$ 412.69	$ 6,308.21
1248	1	127	116	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1250	1	127.5	115.5	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1252	1	124	115.5	WHITE	CLEAR	$ 5,896.23	$ 412.74	$ 6,308.97
1254	1	127	115.5	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1256	1	126.5	116	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1258	1	124	116	WHITE	CLEAR	$ 5,896.23	$ 412.74	$ 6,308.97
1330	1	137.5	118	WHITE	CLEAR	$ 5,979.08	$ 418.54	$ 6,397.62
1332	1	134.5	117	WHITE	CLEAR	$ 5,979.08	$ 418.54	$ 6,397.62
1334	1	134.5	118	WHITE	CLEAR	$ 5,979.08	$ 418.54	$ 6,397.62
1360	1	132	114.5	WHITE	CLEAR	$ 6,095.12	$ 426.66	$ 6,521.78
1362	1	127.5	114.5	WHITE	CLEAR	$ 5,995.72	$ 419.70	$ 6,415.42
1364	1	118	114.5	WHITE	CLEAR	$ 5,427.08	$ 379.90	$ 5,806.98
1366	1	130	114	WHITE	CLEAR	$ 5,993.51	$ 419.55	$ 6,413.06
1368	1	131	114	WHITE	CLEAR	$ 6,042.66	$ 422.99	$ 6,465.65
1370	1	129	112.5	WHITE	CLEAR	$ 5,993.51	$ 419.55	$ 6,413.06
1372	1	130	112.5	WHITE	CLEAR	$ 5,993.51	$ 419.55	$ 6,413.06
1374	1	118.5	113.5	WHITE	CLEAR	$ 5,429.12	$ 380.04	$ 5,809.16
1376	1	129.5	112.5	WHITE	CLEAR	$ 5,992.91	$ 419.50	$ 6,412.41
1378	1	129.5	112.5	WHITE	CLEAR	$ 5,993.51	$ 419.55	$ 6,413.06
						$ 118,564.75	$ 8,299.53	$ 126,864.28

BREAK DOWN BY FOLIO

MARK	TOTAL	TOTAL BY FOLIO #	FULL MATERIAL & LABOR COST (20 STORE FRONTS)
1246 TO 1258 MATERIAL COST	$ 44,587.82	$ 58,622.82	
1246 TO 1258 LABOR COST	$ 14,035.00		
1330 TO 1334 MATERIAL COST	$ 19,192.85	$ 25,207.85	
1330 TO 1334 LABOR COST	$ 6,015.00		
1360 TO 1368 MATERIAL COST	$ 31,622.88	$ 41,647.88	
1360 TO 1368 LABOR COST	$ 10,025.00		
1370 TO 1378 MATERIAL COST	$ 31,460.74	$ 41,485.74	
1370 TO 1378 LABOR COST	$ 10,025.00		
			$ 166,964.28

$58,622.82

Description of Materials Payments

		Date	Check #	Signature
Deposit 10% of the Grand Total for beginning permit	$ 12,686.43			
Deposit 40% to place materials on suppliers	$ 50,745.71			

Commerical Property Improvement Grant Application

Applicant Information

Manward Ng
1140 NE 163rd Street, Suite 28
N. Miami Beach, FL 33162

Property Location/Site Location for Grant Approval/Consideration

1246 - 58 NE 163rd Street
N. Miami Beach, FL 33162

Target Completion Schedule

Description	Target Completion Dates
Enginnering / Architectural Design	Completed
Permit Approvals	16-Mar-15
Purchase Exterior Light Fixture	23-Mar-15
Implement Exterior Lighting	31-Mar-15
Store Front Windows and Doors Replacement to Impact Resistant	15-Apr-15

Front Elevation

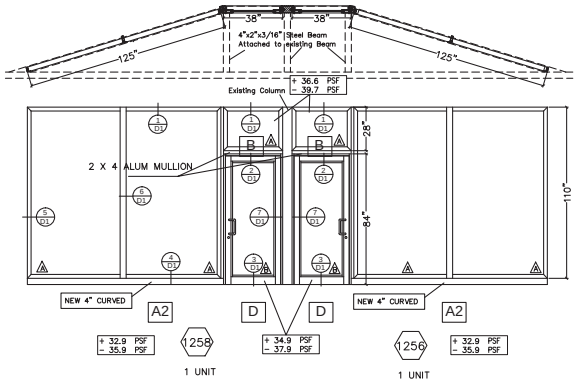
1246-58 NE 163rd Street
N. Miami Beach, FL 33162

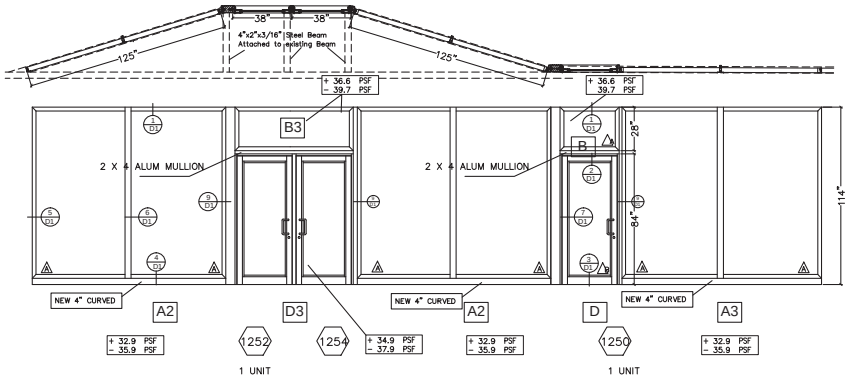
Adjacent Property (East)

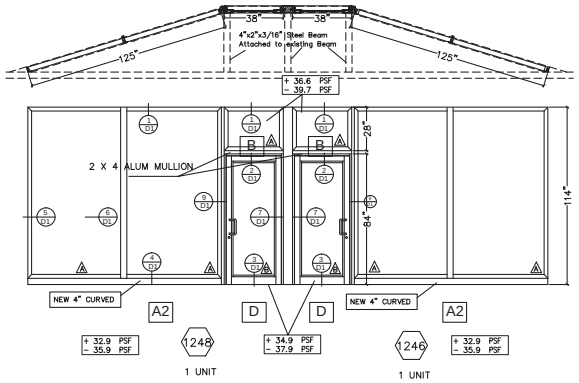
1280-84 NE 163rd Street
N. Miami Beach, FL 33162

Adjacent Property (West)

1242 NE 163rd Street
N. Miami Beach, FL 33162


38"
38"
4"x2"x3/16" Steel Beam
Attached to existing Beam
125"
125"
Existing Column
+ 36.6 PSF
- 39.7 PSF
2 X 4 ALUM MULLION
28"
84"
110"
NEW 4" CURVED
NEW 4" CURVED
A2
D
D
A2
+ 32.9 PSF
- 35.9 PSF
1258
+ 34.9 PSF
- 37.9 PSF
1256
+ 32.9 PSF
- 35.9 PSF
1 UNIT
1 UNIT


38"
38"
4"x2"x3/16" Steel Beam
Attached to existing Beam
125"
125"
+ 36.6 PSF
- 39.7 PSF
+ 36.6 PSF
39.7 PSF
B3
2 X 4 ALUM MULLION
2 X 4 ALUM MULLION
28"
84"
114"
NEW 4" CURVED
NEW 4" CURVED
NEW 4" CURVED
A2
D3
A2
D
A3
+ 32.9 PSF
- 35.9 PSF
1252
1254
+ 34.9 PSF
- 37.9 PSF
+ 32.9 PSF
- 35.9 PSF
1250
+ 32.9 PSF
- 35.9 PSF
1 UNIT
1 UNIT


38"
38"
4"x2"x3/16" Steel Beam
Attached to existing Beam
125"
125"
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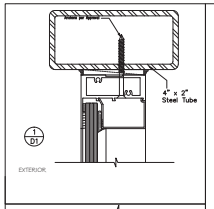
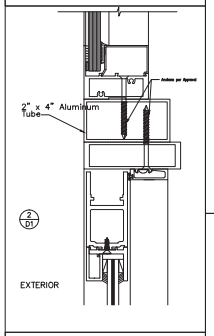
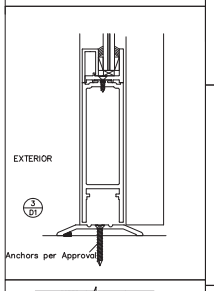
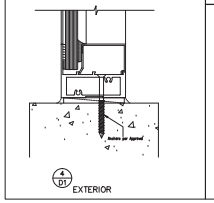
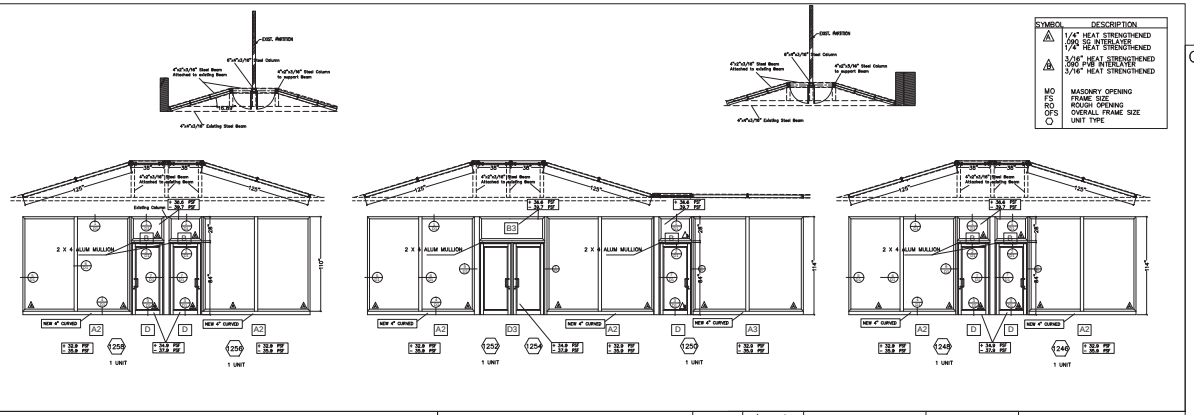
2 X 4 ALUM MULLION
28"
84"
114"
NEW 4" CURVED
NEW 4" CURVED
A2
D
D
A2
+ 32.9 PSF
- 35.9 PSF
1248
+ 34.9 PSF
- 37.9 PSF
1246
+ 32.9 PSF
- 35.9 PSF
1 UNIT
1 UNIT



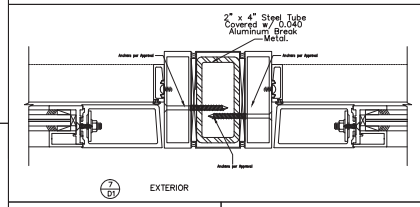


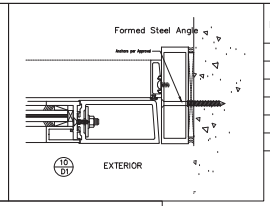




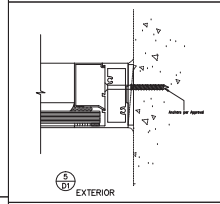


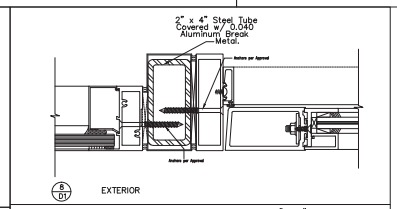
SYMBOL	DESCRIPTION
A	1/4" HEAT STRENGTHENED /90 SG INTERLAYER 1/4" HEAT STRENGTHENED
B	3/8" HEAT STRENGTHENED 3/8" HEAT STRENGTHENED 3/16" HEAT STRENGTHENED
MO	MASONRY OPENING
FS	FRAME SIZE
RO	ROUGH OPENING
OFS	OVERALL FRAME SIZE
O	UNIT TYPE

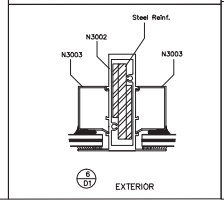


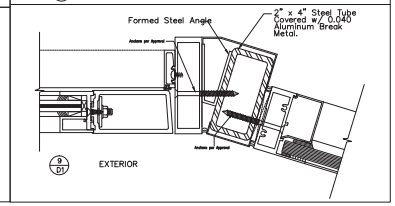


Mark No.	Impact Glass Thickness	SIZE		Product App. No.
		W	H	
D	9/16"	38"	84"	14-0331.01
D3	9/16"	76"	84"	14-0331.01
A2	9/16"	125"	110"	13.0724.10
A3	9/16"	130"	110"	13.0724.10
B	9/16"	39"	34"	13.0724.10
B3	9/16"	74"	34"	13.0724.10





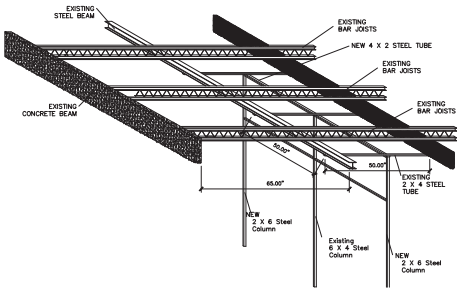




ALUMINUM NOTES:

1. ALL ALUMINUM SHALL BE TYPE 6061-T6 (U.N.O)
2. BOLTS & OTHER FASTENERS DIRECTLY IN CONTACT WITH ALUMINUM MEMBERS SHALL BE ALUMINUM, STAINLESS STEEL OR ELECTROGALVANIZED STEEL. DOUBLE CADMIUM PLANTED STEEL BOLTS MAY BE ALLOWED UPON WRITTENT REQUEST TO THE ENGINEER OF RECORD.
3. ALUMINUM PARTS SHALL BE WELDED WITH AN INERT-GAS SHIELDED ARC OR RESISTANCE WELDING PROCESS. FLUX WELDING IS NOT ALLOWED. FILLER ALLOYS SHALL BE AS PER AMERICAN WELDING SOCIETY LATEST SPECIFICATIONS. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
4. DURING ERECTION, ALUMINUM STRUCTURES SHALL BE ADEQUATELY BRACED AND FASTENED TO RESIST DEAD, WIND AND ERECTION LOADS
5. ALUMINUM IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH ALKALI RESISTANT COATING.
6. ALUMINUM IN CONTACT WITH NON-COMPATIBLE METALS SUCH AS STEEL SHALL BE PROTECTED AS PER FBC 2010.
7. ALUMINUM IN CONTACT WITH WOOD SHALL BE PROTECTED WITH TWO COATS OF ALUMINUM METAL-AND-MASONRY PAINT.
8. ALL CONNECTIONS TO BE WELDED USE 3/16" MIN WELD SIZE, TYPICAL U.N.O.
9. WELDING ELECTRODES SHALL BE ER 4043 FOR ALL WELDSWELDING SHALL BE DONE BY AWS CERTIFIED WELDERS USING THE MOST RECENT AWS APPROVED TECHNIQUES.
10. ALLOWABLE SHEAR STRESS IS IN ALL CASES 5 KSI. ALL WELDING SHALL BE GMAW

LOCATION MAP



GENERAL STRUCTURAL NOTES

(Florida Building Code- 2010 Edition)

G E N E R A L:

1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-in MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.

2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.

3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.

4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

SHOP DRAWINGS & DELEGATED ENGING:

1. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ENGINEERING DESIGN BY DELEGATED ENGINEERS, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY THE ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.

2. BEFORE STRUCTURAL INSPECTIONS CAN BE MADE ON A PORTION OF THE STRUCTURE, ALL RELATED SHOP DRAWINGS, DELEGATED ENGINEERING, PRODUCT APPROVAL, MANUFACTURER'S DATA AND OTHER RELATED INFORMATION, MUST BE REVIEWED AND ACCEPTED BY THE ENGINEER-OF-RECORD AND APPROVED BY THE BUILDING DEPARTMENT.

3. ALL SHOP DRAWINGS SHALL CONTAIN THE MINIMUM INFORMATION, OUTLINED IN THE FLORIDA BUILDING CODE

4. ALL DELEGATED ENGINEER'S SHOP DRAWINGS SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE FLORIDA BUILDING CODE
SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION SHOWN ON THE STRUCTURAL PLANS (RELATED TO THE DELEGATED DESIGN) INCLUDING ALL DESIGN LOADS, IN ADDITION TO THE INFORMATION REQUIRED BY THE DELEGATED ENGINEER'S DESIGN.

5. THE ENGINEER OF RECORD SHALL REVIEW ALL SHOP DRAWINGS, PREPARED AND SIGNED AND SEALED BY THE CONTRACTOR'S DELEGATED ENGINEER, ONLY FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT, REQUIRED LOADING AND COORDINATION WITH THE STRUCTURE DESIGNED BY THE ENGINEER OF RECORD.

6. CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD, ONLY ONE SET OF SEPIA AND ONE SET OF BLUE PRINTS OF THE STRUCTURAL SHOP DRAWINGS FOR ENGINEER'S REVIEW, BEFORE STARTING FABRICATION. THE ENGINEER WILL RETURN THE MARKED-UP AND STAMPED SEPIA TO THE ARCHITECT. THESE SEPIA COPIES SHALL BE USED TO MAKE PRINTS AS REQUIRED FOR HE SHOP DRAWING DISTRIBUTION. SETS OF BLUE PRINTS (WITHOUT SEPIA) WILL NOT BE ACCEPTED.

CONSTRUCTION MEANS AND METHODS:

1. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.

2. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.

3. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.

4. AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE.

5. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT PROPERTY

STRUCTURAL OBSERVATIONS:

1. THE ENGINEER-OF-RECORD SUBMIT A STATEMENT, AT THE COMPLETION OF THE CONSTRUCTION WORK, REGARDING THE COMPLIANCE OF THE WORK WITH THE APPROVED PERMIT PLANS (F.B.C.

2. IN THE EVENT THAT THE ENGINEER OF RECORD WERE NOT RETAINED TO PERFORM STRUCTURAL OBSERVATIONS, THE OWNER AND THE CONTRACTOR MUST NOTIFY THE BUILDING DEPARTMENT AND OBTAIN AN APPROVAL OF THE ENGINEER ENGAGED TO PERFORM THE INSPECTIONS, BEFORE START OF ANY STRUCTURAL WORK.

3. IT IS UNDERSTOOD THAT THE ENGINEER WILL NOT BE HELD RESPONSIBLE AND LIABLE FOR ANY OF THE CONTRACTOR'S WORK WHICH WAS NOT PROPERLY OBSERVED BY THE ENGINEER-OF-RECORD (OR HIS REPRESENTATIVE) OR FOR ANY WORK, APPROVED BY THE INSPECTING ENGINEER (OTHER THAT THE ENGINEER-OF-RECORD) WHICH MODIFIES OR CHANGES THE STRUCTURAL PERMIT RECORD DOCUMENTS.

Edward A. LANDERS, P.E.
CONSULTING ENGINEERS
7800 SW 148TH STREET, SUITE 309, MIAMI LAKES FL 33016
P.E. 0036586
Tel. (305) 823-3938
Fax (305) 823-9355

PERMIT SET

DWG INFO:

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EDWARD A. LANDERS P.E., Inc. HEREBY RESERVES THE RIGHTS TO THE IDEAS AND DRAWINGS SHOWN. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT STATED ONLY AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE WRITTEN CONSENT. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

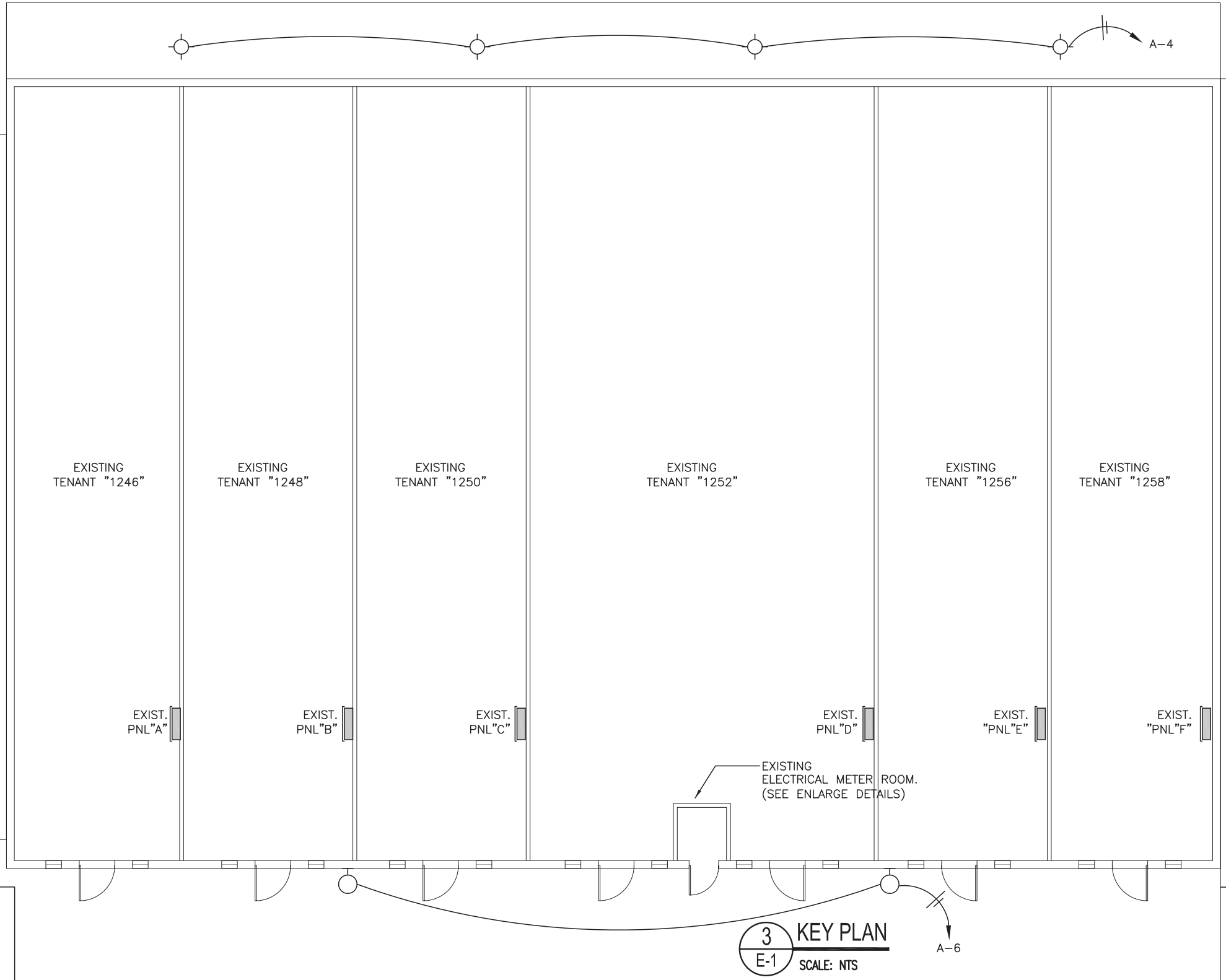
APPROVED BY	DATE

TO:

STORE FRONT REPLACEMENT

1258 -1246 NE 163rd STREET
NORTH MIAMI BEACH, FL

S-3
SHEET NUMBER



3
E-1
KEY PLAN
SCALE: NTS

ELECTRICAL NOTES

1– ALL WORK SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE GOVERNING EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C. 2008), F.B.C 2010, LOCAL AND STATE CODES AND ANY OTHER APPLICABLE CODES AND STANDARDS.

2– ALL WIRING SHALL BE COPPER (CU) THWN INSULATION.

3– ALL CIRCUIT BREAKERS SHALL BE RATED AT MINIMUM OF 10,000 AIC.

4– PRIOR TO INSTALLATION OF ROUGH ELECTRICAL WIRING, CHECK NAMEPLATE DATA OF ALL EQUIPMENT FOR REQUIRED VOLTAGES, MINIMUM CIRCUIT AMPACITY, AND OVERCURRENT PROTECTION.

5– ELECTRICAL PLANS AND CALCULATIONS WERE BASED ON INFORMATION PROVIDED BY OWNER AGENT. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND ADJUST ACCORDINGLY, CHANGES TO BE REFLECTED IN THE DRAWINGS.

6– THE ELECTRICAL DESIGN IS BASED UPON THE AVAILABLE INFORMATION AT DESIGN TIME AND THE CONTRACTOR SHALL REVIEW NAMEPLATE DATA AND MANUFACTURER SUPPLIED LITERATURE FOR ALL PIECES OF EQUIPMENT PRIOR TO ROUGH ELECTRICAL WIRING. THE CONTRACTOR SHALL CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMP RATING PRIOR TO INSTALLATION. THE CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO ANY FIELD ADJUSTMENT.

7– ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.

8– ALL NEW CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE) UNLESS OTHER TYPES CAN BE USED AS PER NEC:

A)– PVC SCH. 40 WHEN INSTALLED 12" UNDER SLABS ON GRADE OR WHEN EMBEDDED IN CONCRETE WALLS OR SLABS.

B)– MC CABLE CAN BE INSTALLED ACCORDING TO NEC 330.10 AND 330.12.

C)– IMC WHEN INSTALLED CONCEALED IN MASONRY WALLS, DRY WALLS OR SUSPENDED CEILINGS, ALSO WHEN INSTALLED IN INTERIORS EXPOSED UP TO 8' AFF.

D)– EMT INTERIORS EXPOSED ABOVE 8' AFF AND AT ANY HEIGHT IN ELECTRICAL, MECHANICAL AND TELECOMMUNICATION ROOMS

9– IF PVC CONDUITS ARE USED FOR UNDERGROUND FEEDERS, AN EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250 – 122 MUST BE INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.

10– TYPEWRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED REFLECTING ALL CHANGES AND ADDITIONS.

11– ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER CEILING, WALL OR POLE INSTALLATION SYSTEM.

12– RISERS ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION. ELECTRICAL CONTRACTOR TO FIND BEST POSSIBLE ROUTE FOR ALL CIRCUITS.

13– THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.

14– CONTRACTOR TO VERIFY ADJUSTMENT FACTORS FOR MORE THAN THREE CURRENT–CARRYING CONDUCTORS IN A CONDUIT ACCORDING TO TABLE 310–15(b)(2)(a) NEC.

15– ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT/OWNER TO FIELD VERIFY INSTALLATION FOR OUTLETS, LIGHTING FIXTURES AND ELECTRICAL EQUIPMENT.

16– CONTRACTOR TO PROVIDE SIGNS ON ELECTRICAL PANELS AND DISCONNECTS: "ELECTRICAL EQUIPMENT WITH POTENTIAL ELECTRIC ARC FLASH HAZARDS".

17 – OUTLETS IN OPPOSITE SIDES ON FIRE RATED WALLS TO BE 24" HORZ. APART (MIN). AND FIRE PROTECTED.

ELECTRICAL DEMOLITION NOTES

1. WHERE ELECTRIC LIGHTING FIXTURES, SWITCHES, RECEPTACLES, BOXES, CABINETS, DEVICES, ETC. ARE TO BE REMOVED, AND BOXES AND CONDUITS ARE TO REMAIN, ALL CONDUCTORS SHALL BE DE–ENERGIZED, DISCONNECTED AT BOTH ENDS, REVERSED INTO THE BOX, AND THE BOX PLUGGED WITH CEMENT PLASTER OR OTHER APPROVED MATERIAL AND THE WALL, FLOOR, CEILING AND THE LIKE, RESTORED TO MATCH THE SURROUNDING FINISH.
2. WHERE ELECTRICAL FIXTURES, SWITCHES, OUTLETS, RECEPTACLES, BOXES, CABINETS, DEVICES, ETC. ARE TO BE REMOVED, AND THEIR REMOVAL AFFECTS THE OPERATION OF THE EQUIPMENT, FIXTURE, RECEPTACLES, ETC., THAT IS TO REMAIN (INCLUDING ITEMS THAT MAY NOT BE SHOWN IN THE DRAWINGS BUT ARE PRESENTLY EXISTING IN PLACE) THE CONTRACTOR SHALL RE–CIRCUIT THEM (INCLUDING BOXES, CONDUIT, WIRES, ETC.) TO RESTORE THEM TO THE ORIGINAL OPERATING CONDITION.
3. UNUSED OPENINGS IN BOXES, CABINETS, PANELBOARDS, ETC., WHERE CONDUIT IS REMOVED OR PREVIOUSLY EXISTED, SHALL BE PLUGGED OR BLANKED OUT BY APPROVED METHODS, IF THE OPENING IS TO REMAIN.
4. ALL EXPOSED CONDUIT, WIRES, OUTLETS, ETC. NOT TO BE REUSED IN THE NEW REMODELED LAYOUT, SHALL BE REMOVED.
5. EXISTING CONDUIT RUNS, STUBBING UP THRU FLOORS IN AREAS WHERE WALLS ARE TO BE REMOVED, SHALL HAVE THEIR CONDUCTORS DE– ENERGIZED AND REMOVED, CONDUIT CUT–OFF GROUND FLUSH WITH FLOOR AND PLUGGED WITH CEMENT MORTAR OR ANY OTHER APPROVED MATERIAL. THE SAME APPLIES WITH EXISTING CONDUITS THAT ARE STUBBING OUT OF WALLS AND FLOORS.
6. WHERE PRACTICAL, EXISTING CONDUCTORS AND WIRES THAT ARE IN GOOD CONDITION, MAY BE REUSED IN PLACE AND INCORPORATED IN THE NEW REMODELED LAYOUT PROVIDED, IT IS OF PROPER SIZE, TYPE OF CONDUCTOR AND WITH THE APPROVAL OF THE OWNER.
7. ABANDONED CIRCUIT CONDUCTORS IN PANELBOARDS, SHALL BE DISCONNECTED, TAPED AND IDENTIFIED.
8. CONTRACTOR SHALL VISIT THE SITE, PRIOR BIDDING THIS WORK, TO FAMILIARIZE HIMSELF WITH THE STATUS OF THE SPACE. ALL THE REQUIRED DEMOLITION OR MODIFICATIONS (INCLUDING FIXTURES, OUTLETS, BOXES, PANELBOARDS, BREAKERS, TRANSFORMERS, ETC.) ARE TO BE INCLUDED IN THE WORK TO PERFORM IN ORDER TO HAVE A COMPLETE FINISHED INSTALLATION.
9. CONTRACTORS WORK SHALL BE FULLY COORDINATED WITH BUILDING SYSTEMS, AND ANY MODIFICATIONS, OR ADDITIONS THAT WILL ALTER THE BUILDING, SHALL BE MADE IN FULL COMPATIBILITY WITH THE SYSTEMS. WORK ON THE SYSTEMS AND WORK TO BE DONE IN NON–WORKING HOURS, IF REQUESTED, SHALL BE COORDINATED WITH THE BUILDING MANAGER.

ELECTRICAL LEGEND

- a/b DISCONNECT SWITCH. "a"=PHASE, "b"= AMP FRAME, "c"= AMP. FUSE "f"=FUSIBLE. C=0 NOT FUSED
- GROUND CONNECTION.
- BRANCH CKT HOME RUN.
  - DENOTE NUM. OF UNGROUNDED SERVICE WIRE
  - DENOTE NEUTRAL WIRE
  - DENOTE GROUND WIRE
- ELECTRICAL METER
- ELECTRICAL PANEL
- SWITCH (+48" CL, AFF UNLESS OTHERWISE NOTED.) BLANK = SINGLE POLE 2 = DOUBLE POLE
- DUPLEX RECEPTACLE, WALL (+18" CL, AFF UNLESS OTHERWISE NOTED.) "GFI" GROUND FAULT TYPE, "WP" WEATHER PROOF.
- CEILING MOUNTED FLUORESCENT LIGHTING FIXTURE.
- WALL MOUNTED INCANDESCENT, CIRCLE OR HID LIGHTING FIXTURE.
- CEILING MOUNTED (SURFACE OR PENDANT) INCANDESCENT, CIRCLE OR HID LIGHTING FIXTURE.

SCOPE OF WORK

1– REPLACE EXISTING FUSE DISCONNECTS OF THE EXISTING TENANTS WITH NEW CIRCUIT BREAKERS.
2– INSTALL NEW HOUSE PANEL.
3– INSTALL NEW EXTERIOR LIGHTS

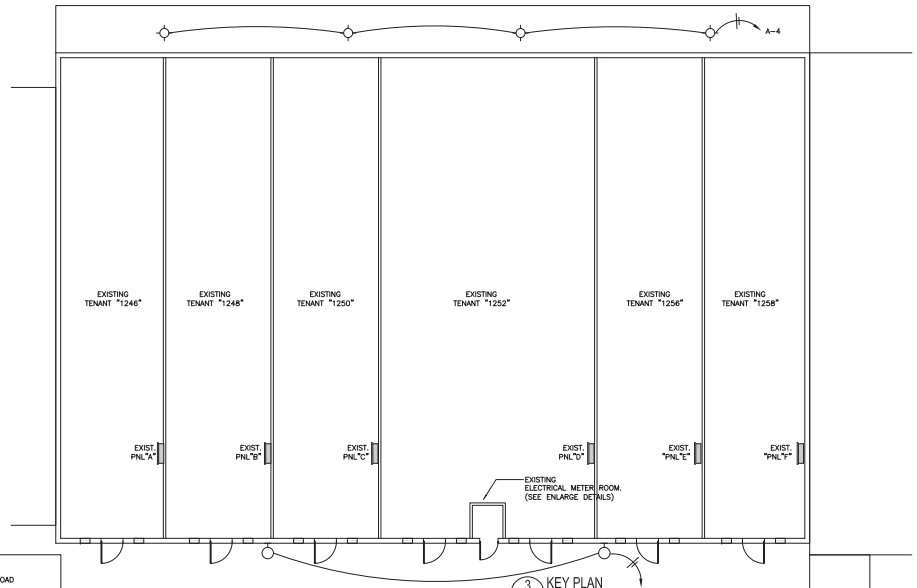
1 E-1 ELECTRICAL - GENERAL NOTES, ABBREVIATION, SYMBOLS AND LEGEND
SCALE: NTS

FPL FEEDER LOAD CALCULATION	1PH LOAD	3PH LOAD
TENANT 1246	13,000 VA	5,000(SPARE)
TENANT 1248	8,000 VA	3,000(SPARE)
TENANT 1250	13,000 VA	5,000(SPARE)
TENANT 1252	13,000 VA	7,000 VA
TENANT 1256	13,000 VA	5,000(SPARE)
TENANT 1258	13,000 VA	5,000(SPARE)
HOUSE PANEL	5,125 VA	
TOTAL VA	78,125 VA	30,000 VA
TOTAL AMP	325	72

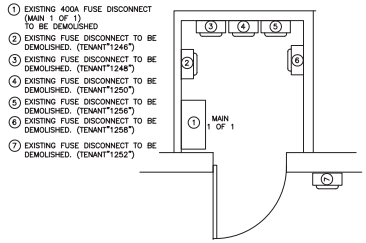
TOTAL AMP PHASE "A" = 325+72 = 397

TOTAL AMP PHASE "B" = 0 + 72 = 72 (HIGH LEG)

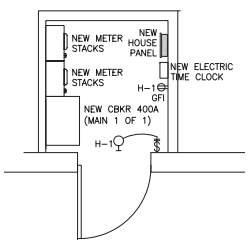
TOTAL AMP PHASE "C" = 325+72 = 397



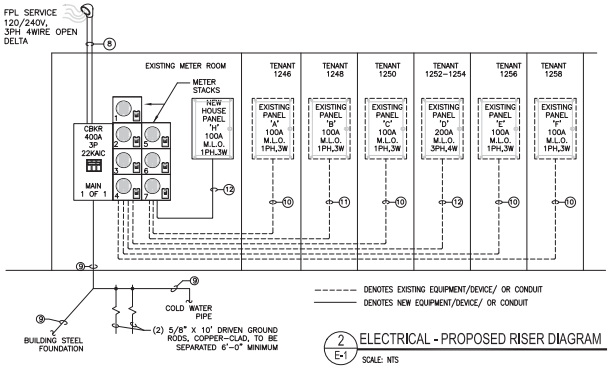
3 E-1 KEY PLAN
SCALE: NTS



4 E-1 EXISTING ELECTRICAL METER ROOM TO BE DEMOLISHED
SCALE: 1/2"= 1'-0"



5 E-1 PROPOSED NEW ELECTRICAL METER ROOM
SCALE: 1/2"= 1'-0"



DENOTES EXISTING EQUIPMENT/DEVICE/ OR CONDUIT
DENOTES NEW EQUIPMENT/DEVICE/ OR CONDUIT

2 E-1 ELECTRICAL - PROPOSED RISER DIAGRAM
SCALE: NTS

WIRING LEGEND

1. METER 100A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1246)
2. METER 60A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1248)
3. METER 100A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1250)
4. METER 200A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1252)
5. METER 100A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1256)
6. METER 100A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1258)
7. METER 100A, 1PH & CBKR 60A, 2P, 44KAIC (HOUSE PANEL)
8. NEW 4–#600 MCM THWN, CU IN 3 1/2"GALBANIZED RIGID CONDUIT.
9. EXISTING GROUND SYSTEM VERIFY MINIMUM OF 1–#1/0 THWN CONNECTED TO 2 (TWO) 5/8" AND 10', CONNECTED TO THE BUILDING STRUCTURE AND TO THE WATER LINE.
10. EXISTING. VERIFY MINIMUM OF 3–#3 THWN CU & 1–#8 CU GROUND
11. EXISTING. VERIFY MINIMUM OF 3–#6 THWN CU & 1–#8 CU GROUND
12. EXISTING. VERIFY MINIMUM OF 3–#3/O THWN CU & 1–#6 CU GROUND

NEW ELECTRICAL HOUSE PANEL SCHEDULE "H"

TYPE : AQ, G.E.
MOUNTING : SURFACE
LOCATION : AS SHOWN
22,000 A.I.C.
MAINS : M.L.O. 100 AMPS
BUS RATING : 60 AMP
VOLTAGE : 120/240V–1PHASE–3WIRE

	DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE / TRIP	CKT. No.	A	B	CKT. No.	POLE / TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION
	METER ROOM	#12–1/2"	300	1 / 20	1			2	1 / 20	1,000		SPARE
*	EXTERIOR LIST	#12–1/2"	1,000	1 / 20	3			4	1 / 20	1,000		SPARE
*	EXTERIOR LTS	#12–1/2"	1,000	1 / 20	5			6				SPACE
	SPACE				7			8				SPACE
	SPACE				9			10				SPACE
	SPACE				11			12				SPACE

* CONTROLLED BY TIME CLOCK THROUGH LIGHTING CONTACTOR

LOAD CALCULATION PANEL
TOTAL CONNECTED LOAD = 4,300 VA
CONTINUOUS LOAD AT 125% = 3,300 X 1.25 = 4,125 VA
NON CONTINUOUS LOAD AT 100% = 1,000 VA
TOTAL DEMANDED LOAD = 5,125 VA
TOTAL DEMAND AMPS = 22 AMPS PER PHASE

6 E-1 PROPOSED PANEL SCHEDULE

TL Engineering Design, Inc.
C.A. # 28236
5860 SW 78th Ave
Davie, FL 33328
Email: info@tldesigns@yahoo.com
cell: 786-344-6712
ANTONIO RODRIGUEZ
P.E. #70746

Stamp:

REVISIONS

No	Description

SHEET TITLE: ELECTRICAL PLAN

PROJECT: SERVICE CHANGE
1252 NE 163rd ST
NORTH MIAMI BEACH, FL 33165

Drawn	A.R.
Checked	A.R.
Date	01–07–15
Scale	AS SHOW
Job NO.	TL–14–130
Sheet	E-1
	1 OF 1 SHEETS

001732

Local Business Tax Receipt

Miami–Dade County, State of Florida

–THIS IS NOT A BILL – DO NOT PAY

LBT

4753001

BUSINESS NAME/LOCATION

MANWARD NG
MUNICIPALITIES LOC
COMMERCIAL LESSORS FL 33888

RECEIPT NO.

RENEWAL
4962412

EXPIRES
SEPTEMBER 30, 2015

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

OWNER
MANWARD NG
Aggregate sq. ft. 6153

SEC. TYPE OF BUSINESS
192 COMMERCL/INDUST/OFFICE SPACE

PAYMENT RECEIVED BY TAX COLLECTOR
$75.00 09/30/2014
CREDITCARD–15–000162

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

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
MANWARD NG

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
☑ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
1140 NE 163RD STREET, SUITE 28

Requester's name and address (optional)
CITY OF NORTH MIAMI BEACH

6 City, state, and ZIP code
NORTH MIAMI BEACH, FL 33162

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number
☐☐ – ☐☐☐☐☐☐☐

Part II Certification

Under penalties of perjury, I certify that:

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

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here | **Signature of U.S. person ▶** | **Date ▶** 2/2/15

General Instructions

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

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

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

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

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

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

COMMUNITY REDEVELOPMENT AGENCY
CITY OF NORTH MIAMI BEACH

TO: RAB Members

FROM: Ana M. Garcia
Executive Director

VIA: Rasha Cameau
CRA Coordinator

DATE: February 19, 2015

RE: NMBCRA FY 2014/2015 Amended Budget

Background

The Miami Dade County Office of Budget and Management has informed staff that the County TIF contribution will be less than originally budgeted. After reconciling the FY2012 Tax Adjustments, the County contribution is $194,472 instead of the previously budgeted amount of $275,311.

No. Miami Beach	**Based on the Adopted Countywide Millage of**		**4.6669**
		$298,289,510	- Preliminary 2014 taxable value of Tax Increment District
		$235,289,177	- Taxable value in Base Year – 2004
		$63,000,333	- Value of increment
		$279,314	- Revenue
		($84,843)	- Increase (reduced) for 2012 adjustment (detailed below)*
		$194,472	**- Revenue payable to CRA by December 31, 2014**

*** 2012 Adjustment Detail**

	$285,659,416	*- Final 2012 Tax Roll*
	$304,647,123	*- Preliminary 2012 Tax Roll*
	($18,987,707)	*- Value of Increment*
4.7035		*- Actual 2012 Millage*
	($84,843)	*- Adjustment amount for December 2014 check*

Information on County 1.5% Administrative Reimbursement Charge

$194,472	- 2014 TIF Payment by County
$2,917	**- Amount of 1.5% charge to be budgeted**

In the addition, reconciling the FY13-14 Expenses show a minor increase in the previously budgeted carry-over from $578,759 to $681,027.

Staff is presenting an Amended Budget for FY14-15 which will reflect the following changes:

COMMUNITY REDEVELOPMENT AGENCY
CITY OF NORTH MIAMI BEACH

1. Revenue
    a. Decrease of County TIF from $275,311 to $194,472
    b. Increase of Carry Over from $578,759 to $681,027

2. Expenses:
    a. Adding $600 in Administrative Costs for Cell Phone Allowance
    b. Decrease in County 5% Admin fee from $4,130 to $2,917
    c. Adding a Line Item of Grants Encumbered at the end of FY13-14 but not yet reimbursed.
    d. Decrease of Hanford Renovations from $45,000 to $28,452
    e. Decrease of West Dixie Feasibility Study and Beautification from 424,900 to $388,490.

Tax Increment Revenue Payments

	(FY 14-15) Approved	**(FY 14-15) Proposed Amendment**
TIF County Contribution	$ 275,311	$ 194,472
TIF City Contribution	$ 343,597	$ 343,597
Carryover	$ 578,759	$ 681,027
Projected Interest on Investments	$ 10,000	$ 10,000
Total Revenues:	**$1,207,667**	**$1,229,046**

Expenditures

	(FY 14-15) Approved	***(FY 14-15) Proposed Amendment***
Total Administrative Expenses:	$ 38,771	$ 38,158
Total Operating Expenses:	$ 484,111	$ 559,061
Total Operating	**$ 522,882**	**$ 597,219**
Capital Improvements		
West Dixie Highway	$ 424,900	$ 388,490
Sewer NE 163rd St/& NE 21st Ave	$ 214,885	$ 214,885
Hanford Boulevard	$ 45,000	$ 28,452
Total Capital Budget	$ 684,785	$ 631,827
Total CRA Budget:	**$1,207,667**	**$ 1,229,046**

Staff Recommendation
CRA Staff is recommending approval of the proposed FY2014/2015 Amended Budget as presented.

RAB Recommendation: On February 19th, the Board voted (4-0) to recommend approval of the FY14-15 Amended Budget.

City of North Miami Beach

FY 2014-15 CRA Amended Budget Presentation

February 26th, 2015

FY 2014 Departmental Highlights

CRA
Fund # 104

FY 2014 Approved Budget	FY 2014 Amended Budget	Change +/-
$1,207,667	$1,229,096	$21,429

Revenue	FY14 Approved Budget	FY14 Amended Budget	Change +/-
Carry-Over	$578,759	$681,027	$102,268
County TIF	$275,311	$194,472	- $ 80,839
City TIF	$343,597	$343,597	$0
Interest	$10,000	$10,000	$0
Total Revenue	$1,207,667	$1,229,667	$21,429

Proposed Amendments

Expenditures	FY14 Approved Budget	FY14 Amended Budget	Change +/-
Other Admin. Exp	$12,916	$ 13,516	$600
Encumbered Grants	$ 0	$75,000	$75,000
County Admin Fee 1.5%	$ 4,130	$2,917	-$1,213
Hanford Blvd Renovations	$ 45,000	$ 28,452	-$ 16,548
West Dixie Feasibility	$424,900	$388,490	-$36,410

City of North Miami Beach
Community Redevelopment Agency FY 2014-2015 Budget
Exhibit "A"

(FY 14-15 begins October 1, 2014)

Revenues	FY12-13 Actual Budget	FY 13-14 Adopted Budget	FY13-14 Actual Budget	FY14-15 Approved Budget	FY 14-15 Proposed Amend Budget
City Tax Increment Revenue	**366,833**	**222,266**	**222,266**	**343,597**	**343,597**
County Tax Increment Revenue	**183,310**	**202,346**	**202,346**	**275,311**	**194,472**
Additional City Funding					
County Carryover					
Carryover from prior year (cash & equiv.)	**5,517,000**	**4,679,589**	**4,602,228**	**578,759**	**681,027**
Loan Proceeds					
Interest earnings	**253**	**35,300**	**10,169**	**10,000**	**10,000**
Revenue Total	**6,067,396**	**5,139,501**	**5,037,009**	**1,207,667**	**1,229,096**
Expenditures					
Administrative Expenditures:					
Employee salary and fringe	31,606	17,164	13,190	16,875	16,875
Audits	3,150	3,150	3,150	3,150	3,150
Advertising and notices	293	1,000	293	700	700
Travel	172	1,000	952	1,000	1,000
Office equipment and furniture		0	0	0	0
Other Admin. Exps (attach list)	4,750	8,614	8,835	12,916	13,516
(A) Subtotal Admin Expenses, %	**39,971**	**30,928**	**26,420**	**34,641**	**35,241**
Reimbursement of City Advances					
County Administrative Charge at 1.5%	2,750	3,035	3,035	4,130	2,917
(B) Subtot Adm Exp	**42,721**	**33,963**	**29,455**	**38,771**	**38,158**
Operating Expenditures:					
Employee salary and fringe	94,817	51,491	39,569	50,625	50,625
Contractual services	25,875	45,000	80,000	60,000	60,000
Printing and publishing	2,000	5,000	5,000	5,000	5,000
Marketing	5,000	3,000	10,193	10,000	10,000
Special events	12,000	0	0	0	0
Legal services/court costs	15,000	21,500	21,500	21,500	21,500
Redevelopment & Infrastructure	-	2,561,259	489,847	0	0
Public Safety	185,843	0	0		0
Capital Projects- Encumbered					75,000
Capital Projects - Grants	11,000	130,000	130,000	130,000	130,000
Hanford Blvd Renovations	0	0	0	45,000	28,452
Sewer 163rd St & NE 21st Ave			214,885	214,885	214,885
W Dixie Hwy feasibility and beautification				424,900	388,490
NMB Blvd Maintenance	70,000	0	0	0	0
Debt service payments (capital imp.)	209,867	206,670	206,670	206,986	206,986
Debt service payments (property)	369,380	365,402	178,298		
Transfers out to others (attach list)					
Other Oper. Expenses (attach list)			3,392		
Repayment of Loan Proceeds (2007)			3,628,200		
(C) Subtotal Oper. Expenses	**1,000,782**	**3,389,322**	**5,007,554**	**1,168,896**	**1,190,938**
(D) Reserve/Contingency	**4,679,589**	**1,716,216**			
Expenditure Total (B+C+D)	**5,723,092**	**5,139,501**	**5,037,009**	**1,207,667**	**1,229,096**
Cash Position (Rev-Exp)					

Projects:	FY12-13 Actual Expenditures	FY13-14 Adopted Expenditures	FY13-14 Actual Expenditures	FY 14-15 Approved Expenditures	FY14-15 Proposed Amend Expenditures
Redevelopment & Infrastructure	5,000,000	4,277,475			
Capital Projects	11,000	130,000			
SR 826 Beautification			153,300		
Sewer NE 163rd & NE 21st Ave			214,885	214,885	214,885
Hanford Blvd Renovations	0			45,000	28,452
W. Dixie Hwy Improvments				424,900	388,490
NMB Blvd Maintenance	70,000	0	0	0	0
Total project dollars:	**5,081,000**	**4,407,475**	**368,185**	**684,785**	**631,827**
Year End Carry Over	**4,679,589**	**4,602,228**	**681,027**		

CITY OF NORTH MIAMI BEACH

COMMUNITY REDEVELOPMENT AGENCY

FISCAL YEAR 2014-2015 AMENDED BUDGET

cra
NORTH MIAMI BEACH
community redevelopment agency

CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY

The North Miami Beach Community Redevelopment Agency was created in 2005. A Tax-increment revenue funding mechanism was established to include both the City of North Miami Beach and Miami-Dade County. Additionally, the CRA initiated and received required approval from Miami-Dade County (R-1427-06, Dec. 19, 2006) for the issuance of two lines of credit totaling $8 million. One note, $3,000,000 for infrastructure improvements and reconstruction of streets within the CRA. The $5,000,000 was to be used to acquire property for a future Transit Oriented Development (TOD) in a public/private partnership with Miami Dade Transit (MDT). The project was not accomplished and as a result the CRA requested the funds be used for much needed infrastructure improvements and acquisition of commercial property for redevelopment. In April 2012, the Board of County Commissioners (BCC) approved the use of revenues from the line of credit for infrastructure improvements ($4,000,000) and land purchase ($1,000,000). In 2014, the CRA repaid the remaining loan proceeds of $3,672,500 from the 2007 line of credit.

NMBCRA FY 2013-2014 ACCOMPLISHMENTS

This past year, CRA staff and Redevelopment Management Associates accomplished the following:

- Completed the 2014 North Miami Beach CRA Implementation Plan.
- Inventoried and mapped development sites for sale or joint ventures within the CRA.
- Continued coordination with South Florida Regional Transportation Authority (SFRTA) relative to the location of a train station along the Florida East Coast Railway (FEC) future commuter rail line.
- Continued publication of a monthly CRA newsletter.
- Awarded and completed three Façade Improvement Grants.
- Worked with Community Development Department to facilitate land use and zoning changes along West Dixie Highway, 19th Avenue and Fulford City Center (FCC).
- Completed streetscape improvements along SR826/NE 163rd Street, from Biscayne Boulevard to NE 18th Avenue.
- Stabilized CRA finances through, repayment of the remaining loan proceeds of $3,672,500 from the $5,000,000 line of credit issued in 2007.
- Rescinded the Acquisition and Capital Improvement Grant Program.
- Conducted a broker event entitled NMB Now, to promote development opportunities within the NMB CRA.
- Contracted with Redevelopment Management Associates, LLC to provide Administration of the CRA, marketing and special events and public private partnership support.
- Finalized an Agreement with Miami Dade County to install sanitary sewer within select areas of the CRA.

NMBCRA 2014-2015 REVENUE

NMBCRA FY 2014-2015 Revenues

Tax increment revenue in FY 2014-2015 for the NMBCRA will total $538,069. The sources of revenue for FY 2014-2015 include tax increment revenue payments from the City of North Miami Beach of $343,597 and Miami-Dade County of $194,472 respectively and a carryover from FY 2013-2014 of $ 681,027 plus $ 10,000 projected interest on investments.

Tax Increment Revenue Payments

	(FY 13-14)	*(FY 14-15)*
TIF City Contribution	$ 222,266	$ 343,597
TIF County Contribution	$ 202,346	$ 194,472
Carryover	$4,602,228	$ 681,027
Projected Interest on Investments	$ 10,169	$ 10,000
Total Revenues:	**$5,037,009**	**$1,229,096**

***The FY 2014/2015 reflects the repayment of loan proceeds of $3,672,500 reducing the amount of Carryover.**

NMBCRA FY2014-2015 EXPENSES

Focus of the NMB CRA for the Fiscal Year 2014/2015 will be on the following objectives:

- Update the NMBCRA Plan and create a 5-year financing plan to be consistent with strategic priorities and goals, urban design guidelines and future land use and zoning. Zoning Overlays, Comprehensive Plan are expected to be approved by City Council by March 17th, 2015
- Amend TIF Rebate Guidelines to incorporate zoning incentives for redevelopment. Proposed Tax Rebate Incentives are proposed as follows:

Incentive Option	Tax Rebate	Requirement
1.	50 Percent	Properties that contribute to Mixed Used/Town Center Public Infrastructure and Streetscape Improvement Fund
2.	Up to 50 Percent	Properties that obtain LEED Certification of Equivalent Green Certification
3.	25 Percent	Properties that contribute to the Public Open Space Fund
4.	25 Percent	Properties that provide public parking
5.	25 Percent	Properties that provide public art
6.	15 Percent	Properties that provide green roofs
7.	10 Percent	Properties that develop and maintain in perpetuity new dedicated public open spaced a minimum of 4,800 sq. ft.

- Continue assisting existing and new businesses through the CRA's existing Façade and Commercial Improvement Programs creating target areas in conjunction with development and where visual impact can be made. Additionally, create other incentive programs to assist businesses in connection to sanitary sewer
- Complete Miami-Dade County sewer extension project along 163rd Street and NE 21st Avenue
- Conduct a feasibility analysis of West Dixie Highway streetscape improvements
- Complete a capital improvements and facilities Master Plan for the targeted CRA sub areas of Hanford Boulevard, West Dixie Highway and 19th Avenue
- Implement a marketing and special events program

ADMINISTRATIVE EXPENSES

1. Employee Salary and Fringe ($ 16,875)

25% Administrative personnel costs charges to the CRA for CRA Coordinator

Total for Salary/Fringe: $ 16,875

2. Annual Audit ($ 3,150)

The CRA is audited as a part of the City of North Miami Beach's annual audit (CAFR) and, as with all funds, pays its pro-rata share of the cost of the audit.

3. Advertising and Notices ($ 700)

Legal Notices placed for CRA Workshops / Budget Meetings.

4. Travel ($ 1,000)

Travel for conventions / seminars and developer meetings.

5. Other Administrative Expenses ($ 13,516)

Overhead expenses include but are not limited to operating supplies, bank fees, postage, professional organization membership dues, cell phone, subscriptions to publications, and maintenance agreements. Specifically this amount includes professional memberships for Urban Land Institute, Florida Redevelopment Agency, International Downtown Association subscriptions and publications for South Florida Business Journal.

6. County Administrative Charge ($ 2,917)

Required County Fee @ 1.5% of County's tax increment contribution.

Total Administrative Expenses including salary/fringe $ 38,158

OPERATING EXPENSES

1. Employee Salary and Fringe ($ 50,625)

75% of Coordinator's salaries and fringes

2. Contractual Services/Economic Development/Branding ($60,000)

The Redevelopment Management Associates consultants will continue to assist with, but not limited to, updating the redevelopment plan, negotiating public/private partnerships and the West Dixie Highway feasibility study.

3. Printing and Publishing ($ 5,000)

Covers the cost of producing agendas / annual reports and other documents required by the CRA Board, the Redevelopment Advisory Board and the Economic Development Commission Board. Also included are developer recruitment packages, welcome packages including annual public information and other documents needed to provide economic overview of the City & CRA.

4. Marketing ($10,000)

Through promotional activities, the CRA will promote its services and activities to new businesses and developers interested in doing business and applying for existing programs and incentives.

5. Legal Services Costs ($ 21,500)

Outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board & Redevelopment Advisory Board Meetings. The law firm shall provide continuous services as General Counsel and additional services consisting of representation of the CRA, counseling, giving legal advice, formulating legal strategy, and acting as legal counsel with respect to the governance and operations of the CRA. "Legal services" shall include review of contracts and agreements, and the rendering of legal opinions as requested by the CRA or members of its governing board.

A Recorder is contracted to transcribe meeting minutes.

6. Property Improvement Grant Program ($75,000)

Commercial Improvement Grant funds encumbered for projects that were not completed by FY13-14.

7. Property Improvement Grant Program ($130,000)

Commercial Façade Improvement and Commercial Improvement Programs

Through the Façade Improvement & Commercial Improvement Grant Programs, the NMBCRA will target properties on – West Dixie Highway between NE 163rd Street & 172nd Street to enhance their visibility, attract new business and new development for that area. The grant will pay for 50% of the total cost of an approved project up to a maximum cost of $25,000. All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami Beach. Every project must be approved by the CRA, and is subject to fund availability.

8. Debt Service ($206,986)

The repayment of borrowed funds for one (1) $3,000,000 tax exempt loan drawn down in 2007. The loan will expire on 2/1/2027.

Total Operating: $ 559,061

9. Capital and Infrastructure Improvements ($684,786)

The following is recognized as ongoing and potential future infrastructure improvements within the CRA District:

- Miami Dade County sewer extension project along 163rd Street and NE 21st Avenue $ 214,885
- Renovations to Hanford Boulevard including new and additional landscaping, pressure cleaning and repairs $ 28,452
- Feasibility analysis of West Dixie Highway, facilities Master Plan and improvements for for the targeted CRA sub areas of Hanford Boulevard, West Dixie Highway and 19th Avenue $ 388,490

Total Capital: $ 631,827

	(FY 13-14)	*(FY 14-15)*
Total Administrative Expenses:	**$ 33,963**	**$ 38,158**
Total Operating Expenses:	**$ 3,389,322**	**$ 559,061**
Capital Improvement	**$ 1,716,216**	**$ 631,827**
Total CRA Budget:	**$ 5,037,009**	**$1,229,096**

CRA POLICY RESOLUTION NO. 2015-1

A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2014-2015 AMENDED BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2014-2015 AMENDED BUDGET TO THE CITY OF NORTH MIAMI BEACH AND MIAMI-DADE COUNTY; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2014-2015 AMENDED BUDGET WITH THE CITY OF NORTH MIAMI BEACH AND MIAMI-DADE COUNTY; AUTHORIZING APPROPRIATION OF CARRY FORWARD REVENUES AND INTEREST FROM FISCAL YEAR 2013-14 BUDGET; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 7, 2005, the Miami-Dade Board of County Commissioners adopted Resolution R-611-05 approving the Interlocal Cooperation Agreement ("Agreement") among Miami-Dade County ("County"), the City of North Miami Beach ("City"), and the North Miami Beach Community Redevelopment Agency ("CRA"); and

WHEREAS, the Agreement requires that the CRA approve and adopt an annual budget, and transmit its annual budget to the City for approval prior to transmitting said budget to the County for approval; and

WHEREAS, the Fiscal Year 2014-2015 CRA Budget was previously approved by the CRA, the City and the County; and

WHEREAS, the CRA desires to amend the Fiscal Year 2014-2015 CRA Budget in certain respects; and

WHEREAS, the amended Fiscal Year 2014-2015 CRA Budget is attached hereto as Exhibit "A" (the "Fiscal Year 2014-2015 Amended CRA Budget"); and

WHEREAS, the CRA Board desires to approve the Fiscal Year 2014-2015 Amended CRA Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval and Adoption of Amended Budget. The Fiscal Year 2014-2015 Amended CRA Budget attached hereto as Exhibit "A" is hereby approved and adopted.

Section 3. Transmittal of Budget. The CRA Executive Director is hereby authorized to transmit the Fiscal Year 2014-2015 Amended CRA Budget to the City and the County for review and approval.

Section 4. Authority of Executive Director. The CRA Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2014-2015 Amended CRA Budget with the City and the County.

Section 5. Carry Forward. All revenues and interest carried forward from Fiscal Year 2013-14 shall be appropriated according to established guidelines and applicable law.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a _____ vote of the Board of the North Miami Beach Community Redevelopment Agency, this 26th day of February, 2015.

ATTEST:

NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY

_____

CITY CLERK

_____

GEORGE VALLEJO, CHAIRMAN

APPROVED AS TO FORM:

_____

GRAY ROBINSON, P.A.
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chairman George Vallejo	_____ (Yes)	_____ (No)
Board Member Anthony F. DeFillipo	_____ (Yes)	_____ (No)
Board Member Barbara Kramer	_____ (Yes)	_____ (No)
Board Member Marlen Martell	_____ (Yes)	_____ (No)
Board Member Frantz Pierre	_____ (Yes)	_____ (No)
Board Member Phyllis S. Smith	_____ (Yes)	_____ (No)
Board Member Beth E. Spiegel	_____ (Yes)	_____ (No)

INCENTIVES FOR REDEVELOPMENT:
Section 24 – 58.1 (O)(1-2)
Tax Rebate Incentives

Table X – 6 Tax Rebate Incentives		
Incentive Option	Tax Rebate	Requirement
1	50 percent	Properties that contribute to the MU/TC Public Infrastructure and Streetscape Improvement Fund in accordance with Section 24-58.1 (P).
2	Up to 50 percent	Properties that obtain LEED Certification or Equivalent Green Certification in accordance with Section 24-58.1(O)(2)(a).
3	25 percent	Properties that contribute to the Public Open Space Fund in accordance with Section 24-58.1 (P).
4	25 percent	Properties that provide public parking in accordance with Section 24-58.1(O)(2)(b).
5	25 percent	Properties that provide public art in accordance with Section 24-58.1(O)(2)(d).
6	15 percent	Properties that provide green roofs in accordance with Section 24-58.1(O)(2)(c).
7	10 percent	Properties that develop and maintain in perpetuity new dedicated public open spaces a minimum of 4,800 square feet in accordance with Section 24-58 Mixed Use District.