

EXHIBIT "A"

**SL 1241-1251 N Dixie Hwy, LLC
POMPANO BEACH, FLORIDA**

**FAÇADE & BUSINESS SITE IMPROVEMENT
PROGRAM APPLICATION**



1241-1251 N Dixie LLC

1241-1251 N Dixie Hwy, Pompano Beach, Florida

**Façade & Business Site Improvement Program
Application**

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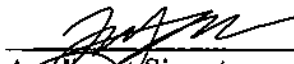
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Signed and completed application form

PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL

- Properties listed for sale may not apply. Properties sold within twenty-four months of receiving grant funding **must repay the full amount**.
- Prior to application submittal, a preliminary review of proposed renovations to property must be completed by the Planning Department.
- After approval process, the CRA will provide the applicant with an approved Grant Agreement for signature. It is recommended that **NO CONSTRUCTION** begin until the Grant Agreement is signed by all parties. Improvements completed prior to approval by the CRA Board, may not be eligible for reimbursement.
- If deemed necessary, the Community Redevelopment Agency (CRA) reserves the right to have the application and its contents evaluated and analyzed by an outside third party including but not limited to; the proposed business plan, partnership/ownership information with equity positions, mortgage on the property, lease agreements, letter of Intent from lending institution and any other documents provided by the applicant.
- If your site plan or application request includes landscaping, the landscaping must be a species and variety of native plants that are drought tolerant, require little irrigation and withstand the environmental conditions of Pompano Beach. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.
- Property to be improved must be free of all municipal and county liens, judgments or government encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the CRA Five Year Strategic Finance 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.

I have read completely and understand the program, including the application guidelines and grant reimbursement process.



Applicant Signature

06/17/2026

Date

N/A
Property Owner Signature (if different)

N/A
Date

FAÇADE & BUSINESS SITE IMPROVEMENT PROGRAM APPLICATION

Date of Application 06/17/2026

1. Address of project requesting incentive:

1241-1251 N Dixie Hwy, Pompano Beach, FL 33060

2. Name of Applicant:

SL 1241-1251 N Dixie, LLC

Address of Applicant:

550 N Andrews Avenue, Suite 400, Fort Lauderdale, FL 33301

Phone: (954)804-7987

Fax: (954)358-0901

Email: jforman@sandlakerealty.com

3. Does the applicant own property? X Yes No

If "No" box is checked, describe applicant's relationship to, or interest in the property receiving the improvement (indicate length of lease)?

N/A

Indicate the legal owner of the property (i.e. name on property title)

SL 1241-1251 N Dixie, LLC

4. **Project Description:**

Airpark Commerce Center is a 2-building, 29,427 square foot, 17-unit industrial facility located on Dixie Highway in a critical site within Pompano Beach's Community Redevelopment Area. Featuring industrial unit sizes ranging from 1,200 square feet to 3,500 square feet, the property caters to an underserved yet important segment of Pompano Beach's business community.

5. Total Project Cost \$320,110.75 Total Funding Request \$200,000

Authorized Representative



Applicant Signature

N/A

Property Owner Signature
(If different) Signature authorizes
participation in the program by
applicant.

William St John Forman

N/A

Print Name

Print Name

Please Note

Property 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 CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the Pompano Beach CRA Five Year Strategic Finance 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.

Executive Summary



Airpark Commerce Center is a two-building, 29,427-square-foot, 17-unit industrial facility located on Dixie Highway at a highly visible site within Pompano Beach's Northwest Community Redevelopment Area. Featuring industrial unit sizes ranging from approximately 1,200 square feet to 3,500 square feet, the property serves an underserved yet critical segment of Pompano Beach's small business community. Nearly all new ground-up industrial development in the market is targeting users requiring 30,000 square feet or more, resulting in occupancy costs that many local and regional businesses cannot afford. Airpark Commerce Center helps fill this gap by providing functional, affordable space for electricians, HVAC contractors, health and fitness businesses, industrial service providers, carpenters, plumbers, retailers, home improvement companies, moving services, construction-related businesses, distribution users, cleaning services, landscapers, and other similar enterprises.

The property is owned and operated by 1241-1251 N Dixie LLC, an affiliate of Sand Lake Realty, which acquired Airpark Commerce Center in April 2026. Sand Lake is a local owner-operator focused on small-bay industrial assets throughout South Florida and is supported by the vertically integrated Berger Commercial Realty platform, which provides in-house property management, leasing, construction management, and asset oversight. This structure gives the project a high likelihood of successful completion, as the same team

that owns the asset will directly manage design, permitting, contractor selection, and construction. Sand Lake intends to own and steward the property for the long term rather than reposition it for near-term sale.

Today, the property's appearance does not reflect either the quality of its location or the standards established for the Dixie Highway corridor. Under prior ownership, the property experienced years of deferred maintenance, resulting in deteriorated landscaping, a non-functioning irrigation system, outdated and inoperable exterior lighting, weathered building façades, aging signage, and paint that has not been refreshed in more than a decade.

These conditions have contributed to a visibly dated appearance that detracts from the surrounding corridor and reinforces perceptions of blight. Because the property occupies a contiguous, single-owned site spanning multiple addresses at 1241-1251 N Dixie Highway on a heavily traveled section of the corridor, its appearance has an outsized impact on the surrounding district. Improving the property directly advances the Northwest CRA Plan's core objective of eliminating slum and blight through investment in building conditions, appearance, and overall site quality.

The proposed project consists of a comprehensive exterior and façade renovation, including repainting the buildings, refreshing landscaping and irrigation, repairing and resealing the parking areas, upgrading exterior lighting, modernizing signage, installing hurricane-impact windows and doors, and other related site improvements. These enhancements fall squarely within the Program's list of eligible improvements. Collectively, they will transform an aging industrial property into a clean, professional, and inviting

business environment that elevates the appearance of the corridor and reinforces the redevelopment momentum already underway throughout the district.

In addition to improving the physical condition of the property, the project will support the continued evolution of the tenant base by attracting and retaining businesses that maintain high operating standards, comply with site requirements, and contribute positively to the appearance and economic vitality of the corridor. While the property will continue to serve a range of industrial and service-oriented users, ownership is committed to elevating property standards and encouraging a diverse mix of responsible businesses that complement the CRA's long-term redevelopment objectives.

Beyond the building itself, the project delivers a durable community and economic benefit. By preserving and improving genuinely affordable small-bay industrial space, Airpark Commerce Center allows local tradespeople, contractors, service providers, and small businesses to remain and grow in Pompano Beach at a time when many are being priced out of new construction. Because the property is fully subject to ad valorem taxation, it will continue contributing to both the City's and CRA's tax base. Against total eligible project costs of \$320,110.75 Sand Lake respectfully requests the program maximum grant award of \$200,000—the largest grant available for a contiguous, single-owned property comprising multiple addresses—on the Program's 80% reimbursement basis and will fund the remaining balance through private investment.

In short, Airpark Commerce Center is precisely the type of project the Façade & Business Site Improvement Program was designed to support: a privately funded, professionally

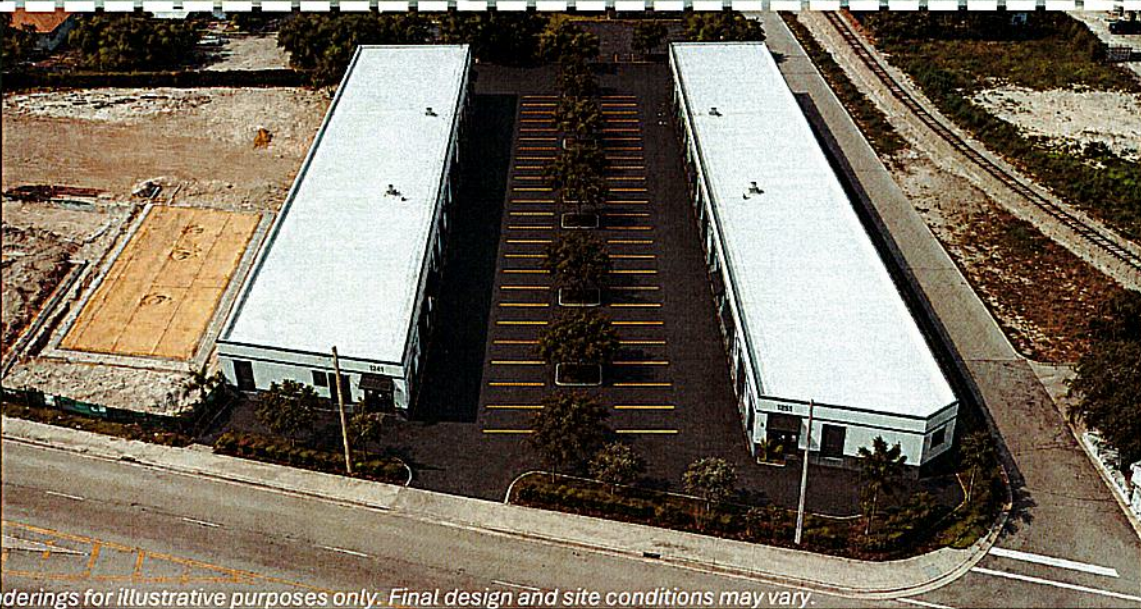
managed improvement to a highly visible, tax-paying property that removes blight, enhances the appearance of the Dixie Highway corridor, encourages reinvestment, and preserves affordable space for the small businesses that help drive Pompano Beach's economy. Detailed budgets, contractor proposals, renderings, and supporting exhibits are included in the attachments that follow.

Current Condition and Proposed Renderings

Current Condition



Proposed



Conceptual renderings for illustrative purposes only. Final design and site conditions may vary.

SANDLAKE
REALTY

Current Condition



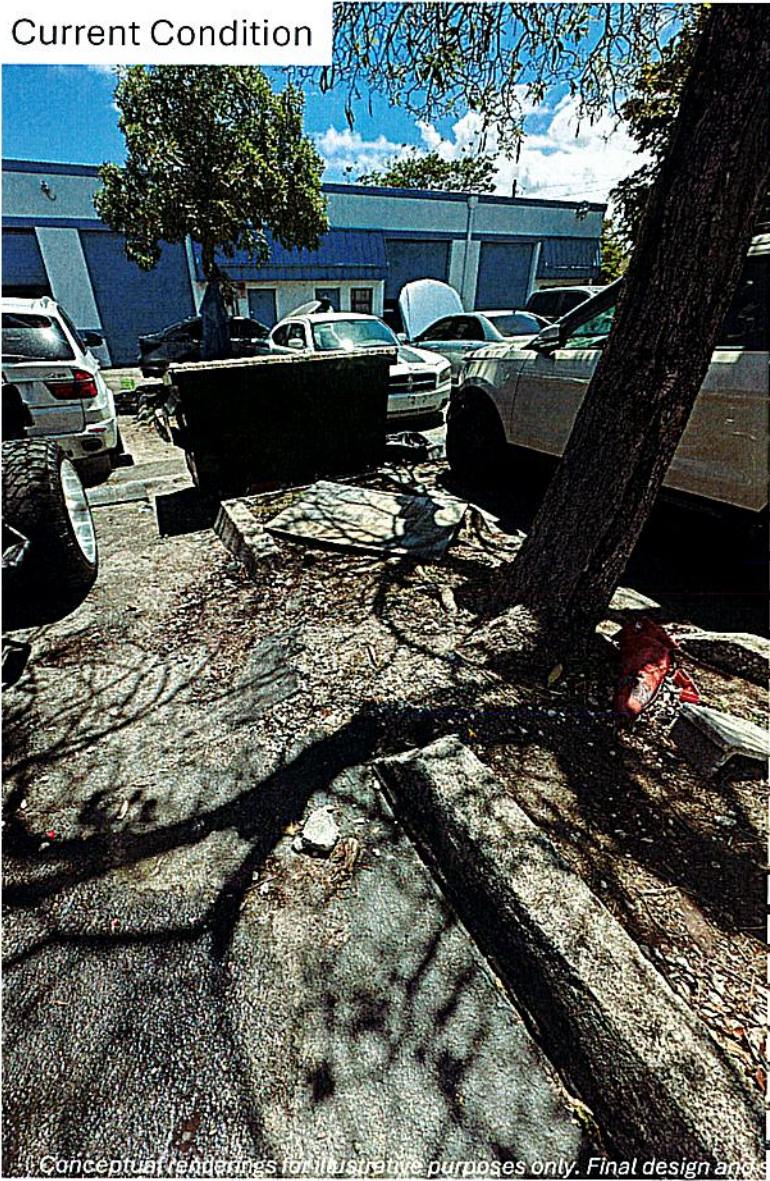
Proposed



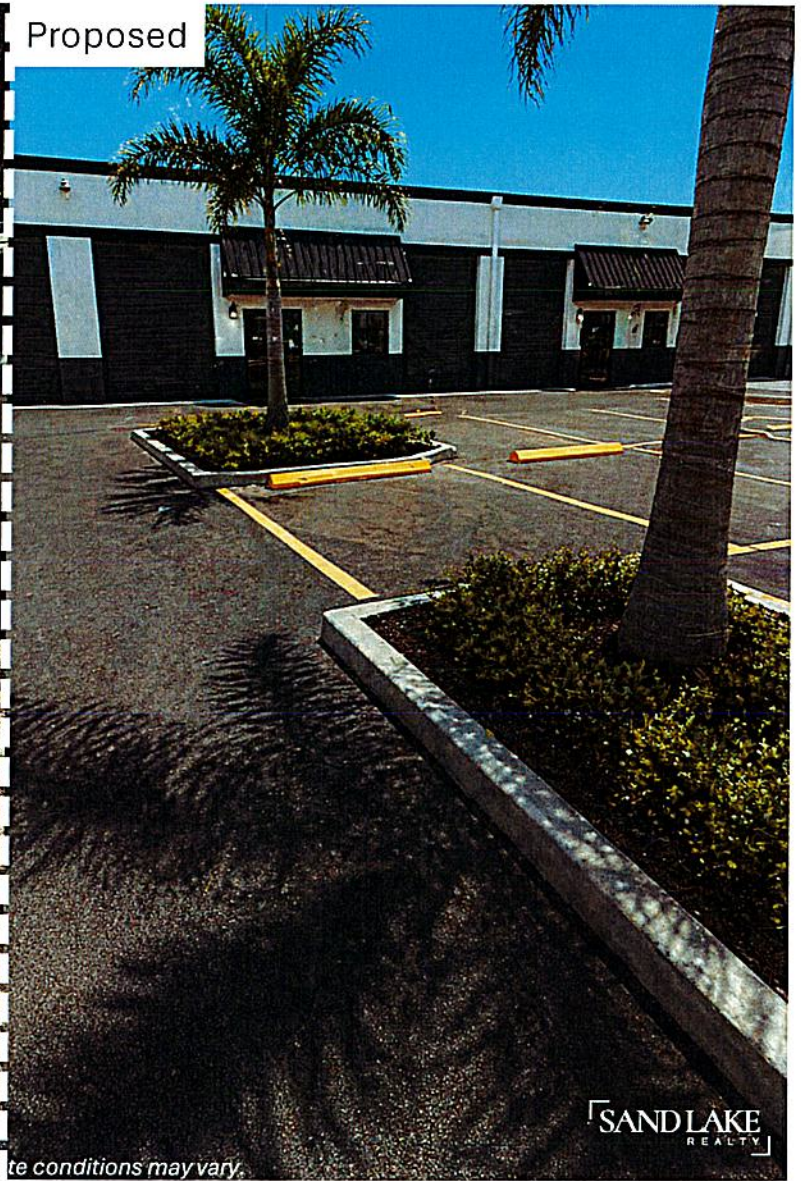
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Current Condition



Proposed



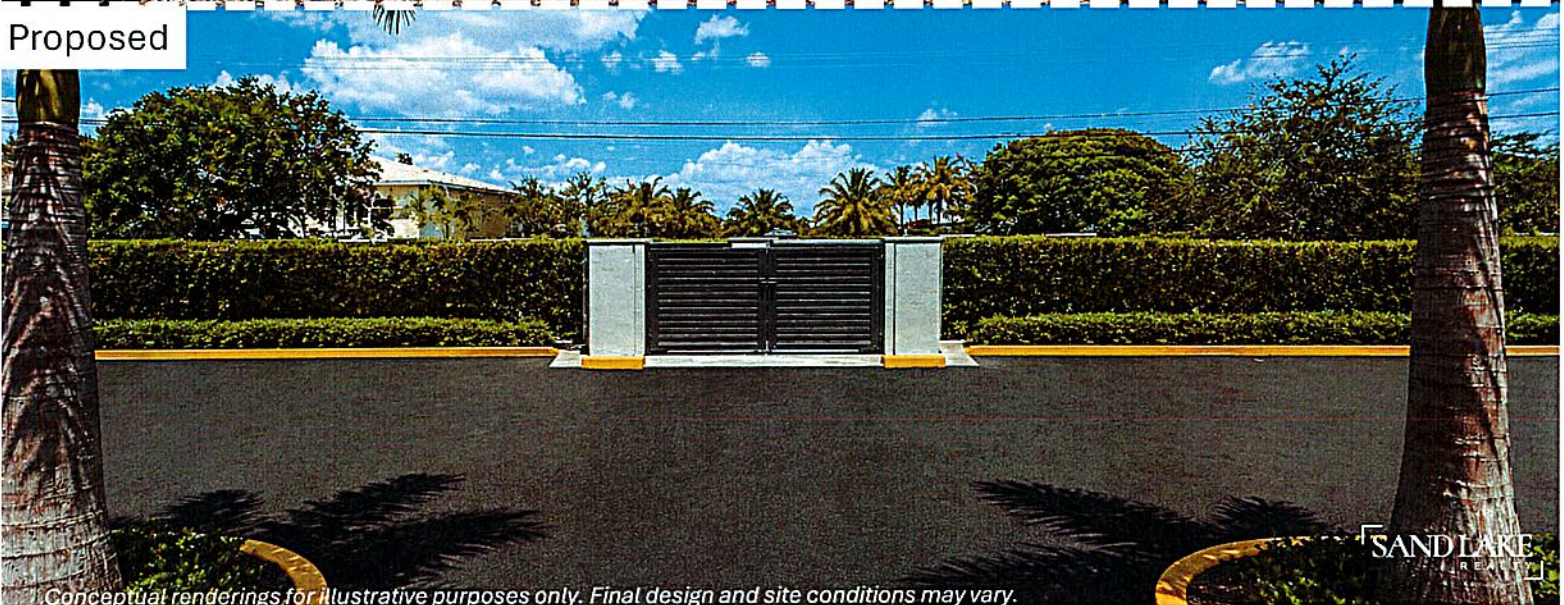
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Current Condition



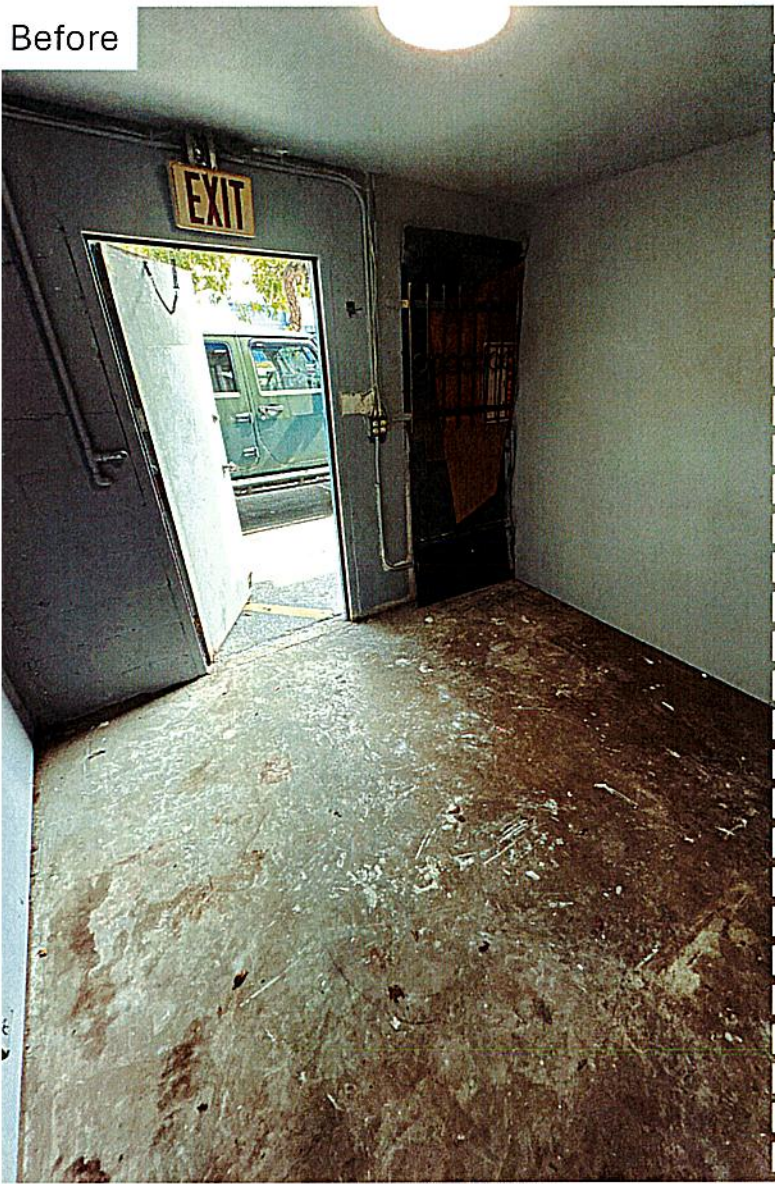
Proposed



Conceptual renderings for illustrative purposes only. Final design and site conditions may vary.

SANDLAKE
REALTY

Before



After



Before



After



Before



After



Warranty Deed

(Above space reserved for recording data)

Prepared By:
Joan I. Neuwirth, Esq.
Steinberg Garellek
200 E. Palmetto Park Rd., # 103
Boca Raton, FL 33432

Return to:
James Berger, Esq.
Berger Singerman LLP
201 E. Las Olas Blvd., Ste 1500
Fort Lauderdale, FL 33301

Parcel ID Number: 4842 35 56 0020

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this ____ day of April, 2026, between **SEVA FLORIDA PROPERTIES LTD.**, a Florida limited partnership ("**Grantor**"), and **SL 1241-1251 N Dixie, LLC**, a Florida limited liability company ("**Grantee**"), having an address of 550 S. Andrews Avenue, Suite 400, Fort Lauderdale, FL 33301 (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the real property described on *Exhibit "A"* attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (the "**Property**").

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, together with all the improvements, tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns, forever in FEE SIMPLE.

GRANTOR hereby warrants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby warrant the title to the Property and will forever defend the right and title to the Property unto the Grantee against the claims of all persons claiming, owning or holding by, through or under Grantor (and not otherwise) subject to, but without by implication expanding the limited warranty of title referenced herein, taxes and assessments for the year of closing, and subsequent years, not yet due and payable, and all of the permitted encumbrances set forth on *Exhibit "B"* attached hereto and made a part hereof and without reimposing same.

Signature page follows

[SIGNATURE PAGE – SPECIAL WARRANTY DEED]

In Witness Whereof, the Grantor has executed this Special Warranty Deed, effective as of the date first above written.

Signed, sealed and delivered
in the presence of:

SEVA FLORIDA PROPERTIES LTD., a
Florida limited partnership

Signature of Witness 1

Printed Name: Joan Neuwirth

By: Seva Properties GP LLC, a Florida limited
liability company, its General Partner

Printed Address: 200 E. Palmview PK
Rd, Boca Raton FL 33432

By: Issie Wiseman, Manager

Signature of Witness 2

Printed Name: Ank Neuwirth

Printed Address: 200 E. Palmview PK Rd
Boca Raton FL 33432

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 17 day of April, 2026 by Issie Wiseman as Manager of Seva Properties GP LLC, a
Florida limited liability company, as General Partner on behalf of SEVA FLORIDA PROPERTIES
LTD., a Florida limited partnership, who (☒) is personally known to me or (☐) produced the
following identification: _____.

{ Seal }



Notary Public/Commissioners of Oaths

Printed Name: _____

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

Lot 2, GMMR SUBD, according to the Plat thereof recorded in Plat Book 125, Page 32, of the Public Records of Broward County, Florida.

EXHIBIT B

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. Dedications, restrictions, limitations, easements and other matters contained on the Plat of GMMR SUBD recorded in Plat Book 125, page 32, of the Public Records of Broward County, Florida.
3. Matters on the Plat of Monticello Park, recorded in Plat Book 5, page 29, of the Public Records of Broward County, Florida.
4. Matters on the Plat of Amended Plat of Blocks A and B Monticello Park, recorded in Plat Book 10, page 68, of the Public Records of Broward County, Florida.
5. Ordinance 85-70 of the City of Pompano Beach, filed August 12, 1985, in Official Records Book 12743, page 86, of the Public Records of Broward County, Florida.
6. Terms and provisions of Agreement with Broward County Relating to Nonvehicular Ingress and Egress Lines filed December 30, 1988 in Official Records Book 16075, page 339, of the Public Records of Broward County, Florida.
7. Reservations for Oil, gas, minerals, and metals, contained in Deed No. 5532 from the Board of Commissioners of the Everglades Drainage District filed September 12, 1946, in Deed Book 553, Page 333 of the Public Records of Broward County, Florida. Note: Canal and Drainage Reservations released by Release of Reservations No. 13507, filed June 28, 1983 in Official Records Book 10957, page 909, of the Public Records of Broward County, Florida.
8. Reservations for Oil, gas, minerals, and metals, contained in Deed No. 5239 from the Board of Commissioners of the Everglades Drainage District filed June 13, 1946, in Deed Book 542, Page 128, of the Public Records of Broward County, Florida. Note: Canal and Drainage Reservations have been released by Release of Reservations No. 13507, filed June 28, 1983, in Official Records Book 10957, page 909, of the Public Records of Broward County, Florida.
9. Reservations for Oil, gas, minerals, and metals, contained in Deed No. 4266 from the Board of Commissioners of the Everglades Drainage District filed November 30, 1945 in Deed Book 508, Page 26, of the Public Records of Broward County, Florida. Canal, Drainage, and State and County Road right-of-way reservations have been released by Release of Reservations No. 13506 filed June 28, 1983 in Official Records Book 10957, page 906, of the Public Records of Broward County, Florida.
10. Reservations for petroleum and petroleum products and all other minerals and State road right-of-way contained in Deed No. 2920 from the Trustees of the Internal Improvement Fund of the State of Florida dated June 22, 1946, in Deed Book 547, Page 382, of the Public Records of Broward County, Florida.
11. Existing unrecorded leases or rental agreements, as exist on the attached rent roll (Exhibit "B"), with no right of first refusal or right or option to purchase of the lessees to any part of the property, rights of lessees are limited to the right of possession for the term of the lease.

Budget

Capital Improvement Budget



Address: 1241-1251 N Dixie Hwy, Pompano Beach, FL

SF: 29,427

Vendors	Quote:	Notes:
MA Construction	\$ 15,000.00	Repair curbs, reseal asphalt, and re-stripe
Chuck's Painting, Inc.	\$ 25,550.00	Paint both buildings
DKW	\$ 5,850.00	Install new parking lot lights
DKW	\$ 24,500.00	Lights at each door
Fast Signs	\$ 27,367.39	Refresh monument Sign
Fast Signs	\$ 4,975.50	Create a Master Sign Plan
Ingtek	\$ 80,696.03	Install all new Hurricane Impact Windows and Doors throughout
Briggs	\$ 5,352.97	Well and pressure pumps for irrigation
Briggs	\$ 1,205.00	Irrigation Repair
Sutter	\$ 8,098.86	Filtration System
MA Construction	\$ 35,000.00	Build Trash Enclosure
Greensward	\$ 18,500.00	Cost to install new trees, sod, and hedging throughout
AR Architecture	\$ 7,850.00	Architectural services for trash enclosure
craven Thompson LA	\$ 53,165.00	Site Plan and Landscape architectural services for Project.
Total	\$ 313,110.75	

Bids from all Contractors



PO Box 460802, Ft. Lauderdale, FL 33346
www.maconstructiongroup.com
Ph: 786-475-6411 Lic: CGC1520962

PROJECT ESTIMATE

DATE	ESTIMATE #
10/14/2025	25-2713

BILL TO	SITE ADDRESS	CUSTOMER INFORMATION
Sand Lake Realty 550 South Andrews Avenue #400 Fort Lauderdale, FL 33004	1241 Plaza 1241 North Dixie Highway Pompano Beach, FL 33060	John Forman 954-804-7987 JForman@sandlakerealty.com
SCOPE OF WORK		

IN-GROUND TRENCH CURB: Approximately 350 Linear Feet.

1. Sawcut, jackhammer and remove the existing extruded curbing.
2. Excavate a 6" wide x 6" deep trench along the edge of the pavement for the new footing.
3. Place new 3000 PSI concrete into excavated trench.
4. Place 3000 PSI concrete for new 6" high curb using a power slip form curb machine onto the newly poured footing.
5. Provide hand work as necessary and apply sponge or broom finish.
6. Remove and haul away related debris from the site.

PATCHING: Approximately 900 Square Feet Of Damaged Asphalt.

1. Sawcut and remove damaged asphalt where required prior to patching.
2. Clean areas to be patched.
3. Tack areas with RC-70 or SS1h primer tack.
4. Install hot plant mixed asphalt, Type S-III.
5. Roll and compact with a 3-5 ton metal roller.
6. Load, haul and dispose of related debris from the site.



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SEALCOATING AND STRIPING: Approximately 31,872 Square Feet, Two Coats With Sand

1. Thoroughly clean the entire asphalt area with power air brooms.
2. Treat heavy oil spots with latex based oil spot primer.
3. Apply the first coat of coal tar pitch emulsion sealer, with latex additive, strictly to manufacturer's specifications with 3-4 pounds of sand added per gallon. Sealer will be mechanically agitated and applied at the rate of 1/6 gallon per square yard.
4. Apply a second, separate coat of coal tar sealer with latex and sand in the same quantities and proportions as the first coat.
5. Restripe to existing layout using DOT approved traffic white and yellow latex paints to include: carstops, parking stall lines and linear footage.

SEALCOATING WILL BE COMPLETED IN (1) MOBILIZATIONS.

THE JOB SITE WILL BE CLOSED TO TRAFFIC DURING THE WORK.

M.A. CONSTRUCTION GROUP WILL NOT BE RESPONSIBLE FOR VEHICLE TIRE MARKS ON THE NEWLY SEALCOATED SURFACE, PERSONS ENTERING THE CLOSED WORK AREAS TRACKING PAINT OR SEALER, DAMAGE TO CARS OR PERSONS TRESPASSING IN THE WORK AREAS.

M.A. CONSTRUCTION GROUP WILL NOT BE RESPONSIBLE FOR FUTURE SETTLING OR STANDING WATER OR DAMAGE TO UNDERGROUND UTILITIES IN WORK AREA. M.A. CONSTRUCTION GROUP WILL NOT BE RESPONSIBLE FOR VEHICLES OR PERSONS ENTERING THE CLOSED WORK AREAS DAMAGING NEW CURBS OR FOR DAMAGE TO CARS OR PERSONS TRESPASSING IN THE WORK AREAS.

THE DISABLED PARKING STALLS ARE BEING RESTRIPE AS THEY PRESENTLY EXIST.

M. A. CONSTRUCTION GROUP MAKES NO CLAIM THAT THEY WILL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS FOR DISABLED PARKING.

PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.

Payment Terms	20% Deposit; Net on Invoicing	Total	\$15,000.00
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If during the performance of this contract, the price of materials significantly increases, through no fault of Contractor, the price of said materials under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding 10% experienced by Contractor from the date of the contract signing. Such price increases shall be documented through quotes, invoices, or receipts.

Due to increases in the cost of materials, this project estimate may be withdrawn if not accepted within 30 days. This contractor will not be responsible for damage to underground utilities, the creation or elimination of standing water. A certificate of insurance will be issued upon request prior to commencement of work.

The undersigned acknowledges that all accounts are due and payable within 30 days of the invoice date. In the event of default, you agree to pay all costs of collection including interest at a rate of 1.5% per month, court costs and attorney fees, whether suit is filed or not. Venue will be Broward County, Florida.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. I hereby authorize M. A. Construction Group, LLC to perform the work as specified. Payment will be made as outlined above.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written change orders and will become an extra charge. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Customer is responsible for job site security.

Signature

Printed Name

Ian Applebaum

Date

Title

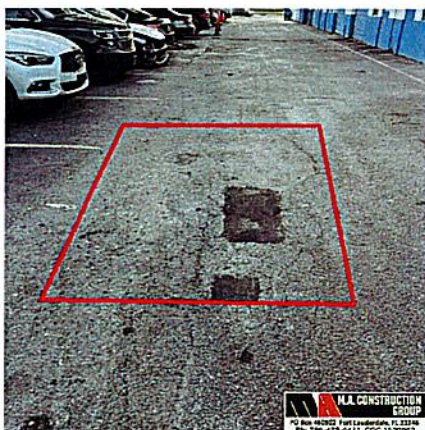
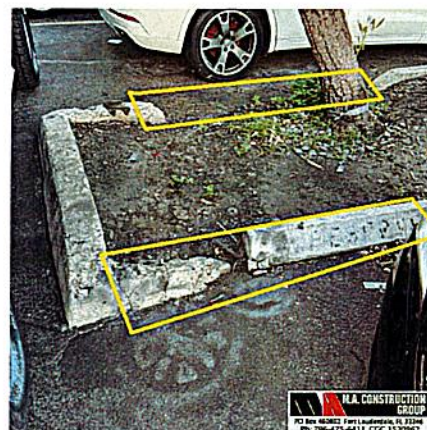
Sales Rep



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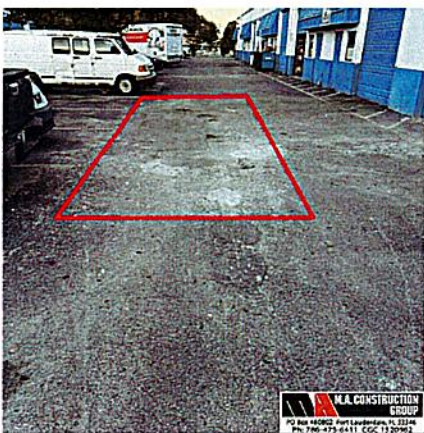
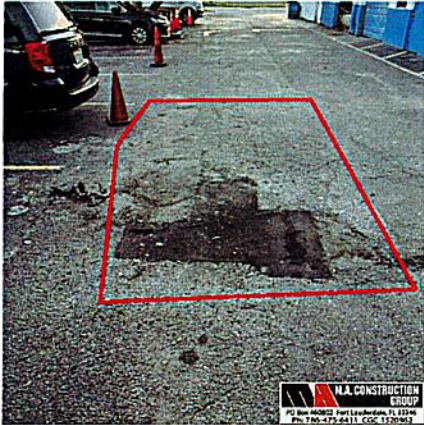
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"Service and Quality beyond your Expectations"

(954)-923-8409

Licensed and Insured # 97-8297 PU-X # 10BS00303

June 15, 2026

1241-1251 N. Dixie, LLC.

1241-1251 N. Dixie Highway Pompano Beach, FL. 33060

C/o Josh Ybern 954-830-9943 jybern@bergercommercial.com

Scope of Work for the exterior of (2) Buildings

A) Painting Scope

- 1) All exterior stucco of building
- 2) Metal canopies, soffits and overhangs
- 3) Solid metal pedestrian doors and metal roll up doors (one side only)
- 4) Conduit and pipes

B) Pressure cleaning scope

- 1) All exterior stucco of building, trim, gutters and downspouts
- 2) Ceilings, soffits and overhangs
- 3) Solid metal doors and roll up doors (one side only),
- 4) All areas mentioned above

C) Areas to be caulked

- 1) Around all windows (where needed)
- 2) Around doors (where needed)
- 3) Under soffits where soffits meet the fascia boards (where needed)
- 4) Above all stucco bands (where needed)

Preparations

***Pressure cleaning**

- 1) All masonry surfaces and will be pressure cleaned at a minimum of 4000psi. This will include fascia boards, gutters, downspouts, exterior doors, and stucco walls. Any loose paint or caulk that remains after pressure cleaning will be scraped clean. These areas include stucco walls, and around windows and doors.

***Surfaces to be primed and sealed**

- 1) All metal surfaces (doors, drip caps,) where paint has peeled will be scraped/sanded and primed with Sherwin Williams Pro Block Primer.
- 2) All previously painted stucco surfaces will receive one coat of SW Loxon Clear Sealer. Applied by pump sprayer at the rate of 250 sq. ft. Per gallon.

Please note: Previously painted stucco surfaces will receive SW Loxon Clear Sealer instead of a primer. Primer will not eliminate the chalkiness breakdown of old existing paint.



"Service and Quality beyond your Expectations"

(954)-923-8409

Licensed and Insured # 97-8297 PU-X

***Repair of cracks in masonry**

- 1) All cracks in masonry (1/16") or smaller will be scraped clean of debris and filled with Sherwin Williams Vertical Wall Patch. Patch will be applied liberally around cracked area to ensure correct coverage and eliminate shrinkage.

Please note: We will try to match existing texture as much as possible and to the best of our ability.

- 2) All cracks in masonry greater than (1/16") will be scraped clean of debris and filled Pre-Mixed Stucco Patch. Patch will be applied liberally around cracked area to ensure correct coverage and eliminate shrinkage.

Please note: We will try to match existing texture as much as possible and to the best of our ability.

Paint Application

***Stucco and Masonry Surfaces**

- 1) All stucco and masonry surfaces will have **one finish coat** of Sherwin Williams Super Paint applied by roller and brush at the rate of 280 sq. ft. per gallon.

***Metal/Aluminum Surfaces**

- 1) All metal surfaces (doors, roll up doors.) will have **one finish coat** of Sherwin Williams Pro Industrial Sher-Cryl Paint applied by sprayer, brush, or roller at the rate of 225-250 sq ft per gallon.

***Wood Surfaces**

- 1) All wood surfaces will have **one finish coat** of Sherwin Williams Super Paint applied by brush and roller at a rate of 225-250 sq ft per gallon.

Please Note:

These specifications are prepared based on the application of one coat of Sherwin Williams Loxon Clear Sealer and one finish coat of Sherwin Williams Super Paint. In the event that the proper coverage is not achieved once the above-mentioned is completed an addition cost will be charged to the owner to apply a third finish coat of paint.

In the event that there is improper coverage to spotted areas an additional cost of \$65.00 per hour plus material will be charged to the owner to apply a third coat of paint to these areas.



"Service and Quality beyond your Expectations"

(954)-923-8409

Licensed and Insured # 97-8297 PU-X

Standard Procedures

Access

All work on this contract will be conducted from the exterior of the building. The contractor shall clean up and restore all evidence of his operation.

Parking

The contractor shall supply his own mobile trailer to store paint, equipment, and materials needed to perform work. Owner will assign parking spots.

Security Access

If it is necessary, the contractor will register his staff with security so they can gain access to the property.

Cleanliness

All areas of the grounds, building, windows, parking lots, cars and patios shall be left clean of any overspray, paint drippings and splatter. All shrubbery and trees shall be protected when possible.

Electricity and Water supply

Owner agrees to supply the contractor with the necessary electricity and water required to operate his equipment and perform/complete the job.

General

The intent of the Technical Specifications is to describe all work required, conditions of performance, and materials for the building complex.

Exclusions

Metal window frames, interior of building, light fixtures, sidewalks, decks, pool deck, removal or cutting back of landscaping, permits and anything not listed above. Please read this proposal carefully if you do not see it written in the body of this proposal it is not included in the price. Anything added to this written proposal will result in additional charges.



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Contractor's Responsibilities

- 1) The contractor is responsible for carrying Liability Insurance Policy, written by carrier, Workers Comp Policy written by carrier, and Automobile Insurance Policy written by carrier. Contractor shall provide certificates of Insurance to the Owner prior to the commencement of work. Such policy shall specifically protect the Owner, its agents, and employees by listing them as additional insured.
- 2) Contractor shall have a valid Painting License
- 3) The Owner shall obtain all necessary permits (if needed). The cost of the permits is the responsibility of the Owner.
- 4) The Contractor shall comply with all Fire and OSHA safety regulations throughout the project's duration.
- 5) Contractor shall notify the Owner three days in advance of starting the painting/pressure cleaning process so that the owners/tenants can move their cars and all necessary items on their patios, porches, and walkways that will interfere with the painting/pressure cleaning process.
- 6) Contractor shall furnish a list of preexisting conditions located at the contract site. This list will protect the Contractor in the event he is questioned about these issues that were present prior to the start of the project.
- 7) Contractor shall take all precautions not to damage or break roof tiles or shingles. In the event a tile is damaged or broken the Contractor will repair the tile with tile caulk/adhesive. The contractor is **not** responsible for preexisting roof leaks or damage to tile or shingles.
- 8) Once the work has started the Contractor shall continuously proceed and perform necessary duties until the project is completed.
- 9) All ladders and equipment that can not fit in trailer provided by contractor will be safely secured at the end of each workday.
- 10) Contractor will lay plywood planks on the grass in the rear of the building to avoid damage to the lawn caused by the Boom Lifts
- 11) Contractor **shall not be responsible** for carpet cleaning upon completion of pressure cleaning.

Contractors Warranty

- 3 Year Warranty on all Workmanship, all reported issues will be inspected within 3 business days from the day it was reported.



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Owners' Responsibilities

- 1) Owner/tenant is responsible for the removal of plants and personal items located in areas that will interfere with the painting/pressure cleaning process i.e., (patios, balconies, driveways, and walkways). In the event any of these items are damaged or broken the contractor **will not** be responsible for the cost of repair or replacement of these items.
- 2) Owner or Association is responsible for the trimming of the shrubbery and trees to provide access to the contractor to areas occupied by these obstacles. Shrubby/trees shall be trimmed no less than two feet away from paintable surface. Contractor **is not** responsible for the cost of this process.
- 3) Contractor will work with owner/tenants to have their cars moved in advance so that it does not interfere with or slow the painting process.
- 4) Owner/tenant shall supply the water and electricity necessary for the contractor to perform the contracted job. The contractor **is not** responsible for the cost of the water and electricity.
- 5) Owner to pay for all permits (If applicable)
- 6) Chuck's Painting, Inc. will not be responsible for damage to lawn, trees or bushes that may be caused by Aerial Boom Lifts

Paint Warranty

Chuck's Painting, Inc. and the Sherwin Williams Company an advisor of Chuck's Painting, Inc. will warranty the **Super Paint** for (7) years against peeling, flaking, chipping, and excessive chalking as a direct result material failure, stucco and masonry surfaces only.

Excluded from warranty: Peeling, blistering, chalking, fading or loss of adhesion resulting directly or indirectly from causes other than faulty workmanship and/or material failure. Excessive heat or moisture, hail, mold, mildew, flood, hurricanes, windstorm and other acts of nature, mechanical, or electrical damage, abrasion, collision, environmental pollution, condensation or other moisture under or from within the building surface, settling or movement of building structure, seepage or leakage through undercoated areas of building causing delaminating of new system, or any damages caused by water intrusion to the interior of the property, whether direct or indirect, incidental, consequential, or otherwise.

Submittals

- 1) Color selection shall be determined by Owner or representative of the owner.
 - A. Color samples will be applied to building surface prior to the start of the project for approval.
 - B. Once colors are determined, color swatches will be made and signed off on by Owner or representative of the owner.

Please note:

Color selections and color schemes are the responsibility of the Owner or representative of the owner. In the event the Owner is not satisfied or content with color selection that was approved, Chuck's Painting, Inc. will not be responsible for corrections



"Service and Quality beyond your Expectations"

(954)-923-8409

Licensed and Insured # 97-8297 PU-X

Timely Completion of Work

Contractor shall commence work once a start time is agreed upon. Contractor shall work diligently, professionally, and in a workmanlike fashion to complete the project in a timely fashion. Contractor is not responsible for delays beyond his control such as weather, other vendors not affiliated with Chuck's Painting, Inc., construction or repair by other not affiliated with Chuck's Painting, Inc., or other act of nature or act by other.

Approximate Completion Time: 15 to 17 Days

Contract Payments

The schedule of payments called for under the terms of the contract is attached hereto and incorporated herein as Exhibit "A". Upon completion by contractor of any stage of work requiring payment under this contract, contractor shall receive payment no later than (5) days after receipt of invoice. Any outstanding balance that exceeds (30) days from receipt of invoice will be subject to a 2% finance charge per month.

Payment Schedule

\$25,550.00 (Application of one finish coat of Sherwin Williams **Super Paint** (7 yr. Manufacturer warranty), including entire scope of work written in the body of this proposal.

A 40% deposit is required to begin the job, and the balance will be divided into 2 payments. A payment is due at the completion of each building. The final payment will be held by the owner until final inspection is completed by the owner or representative selected by the owner. Once the final inspection is completed, the final payment is due upon receipt of invoice. Any outstanding balance that exceeds (30) days can be subject to a 2% finance charge per month.

Punch List Items

Any objection to work performed shall be given in writing to Contractor within (7) days of the final inspection. If no objections are made within this period, then payment shall be made to Contractor and Contractor will submit affidavit for release of liens. Contractor will create a punch list during the final inspection and correct the items found during the final inspection within (3 to 5) days.



"Service and Quality beyond your Expectations"

(954)-923-8409

Licensed and Insured # 97-8297 PU-X

Conditions of Contract

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Owner to carry fire, tornado, hurricane, and other necessary insurance. Contractor is responsible for injuries to his employees.

Please read this proposal carefully if you do not see it written in the body of this proposal it is not included in the price. Anything added to this written proposal will result in additional charges.

Note:

This proposal may be withdrawn by us if not accepted within 60__ days.

Acceptance of Proposal:

The prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Signature: _____

Date: _____

Approval of Proposal:

Chuck's Painting, Inc.

Signature: _____

Date: _____



INDUSTRIES, INC.
STATE CERTIFIED ELECTRICAL CONTRACTORS
3041 NW 23rd Way
Oakland Park, FL 33311
(954) 714-8199 • Fax (954) 714-8181

Quote

Quote Reference:
Quote Date: 5/4/2026
Reference: 66702 - Building Lighting
Scheduled Date:

Billing address:

Berger Commercial Realty Corp.
550 South Andrews Suite 400

Fort Lauderdale, FL. 33301

Site address:

Berger Commercial Realty
1241-1251 N. Dixie Hwy

Pompano Beach, FL. 33060

Scope of Work

PROVIDE ELECTRICAL CONTRACTOR SERVICE AS FOLLOWS:

dkw Industries, Inc. will supply materials, labor and equipment as shown below and limited to the following scope:

Location: Building Lights LED Upgrade

1. Provide technicians to upgrade the lights out side of the building to light up parking area.
2. Remove and disposed all lights that are not working in the outside of the building.
3. Supply and install (10) new LED lights to improve lighting in parking area from the building.
4. Supply and install adapters to mount new fixtures to wall.
5. Make all appropriate terminations.
6. Test for functionality.
7. Work to be performed during normal working hours.

Items Not Included:

1. Permit fees and/or shop drawings.
2. Engineer's drawings and fees.
3. Repairs to existing and/or unforeseen code violations.
4. Repairs and/or any changes required by the inspector and/or engineer.
5. Underground tracing.
6. Private or emergency locate costs.
7. Repairs to existing and/or unforeseen wiring problems.
8. Repairs to existing damages to piping.
9. Replacement and/or repairs to brooks boxes.
10. Replacement and/or repairs for landscaping.
11. Any additional changes made by the customer.
12. Return and/or restocking charges incurred by customer changes.
13. Replacement and/or repairs for any other items not included in the above scope of work.

Payment Terms:

1. All quoted jobs require 50% of the total amount to be paid prior to commencement.
2. Remaining 50% due at completion.

Item Description

Summary		Total(\$)
QUOTE	LABOR AND MATERIALS - VALID FOR 15 DAYS	\$5,850.00
Subtotal Labor:		\$5,850.00
Total:		\$5,850.00

Rep. Name Edwin Contreras

Date: 5/4/2026

Signature: *Edwin F. Contreras*

I hereby propose the above described work.

Client Name: _____

Date: _____

Signature: _____

I hereby accept the terms of the above described work.



INDUSTRIES, INC.
STATE CERTIFIED ELECTRICAL CONTRACTORS
3041 NW 23rd Way
Oakland Park, FL 33311
(954) 714-8199 • Fax (954) 714-8181

Quote

Quote Reference:
Quote Date: 5/4/2026
Reference: 66701 - Wall Sconce
By Door
Scheduled Date:

Billing address:

Berger Commercial Realty Corp.
550 South Andrews Suite 400

Fort Lauderdale, FL. 33301

Site address:

Berger Commercial Realty
1241-1251 N. Dixie Hwy

Pompano Beach, FL. 33060

Scope of Work

PROVIDE ELECTRICAL CONTRACTOR SERVICE AS FOLLOWS:

dkw Industries, Inc. will supply materials, labor and equipment as shown below and limited to the following scope:

Location: Tenants front doors

1. Provide technicians to install one new light outside of each tenant front door.
2. Supply and install a total of (21) new LED lights.
3. Supply and install pipe and wire from tenant existing power behind the wall.
4. Supply and install new box outside as per code to install new LED lights.
5. Make all appropriate terminations.
6. Test for functionality.
7. Work to be performed during normal working hours.

Items Not Included:

1. Permit fees and/or shop drawings.
2. Engineer's drawings and fees.
3. Repairs to existing and/or unforeseen code violations.
4. Repairs and/or any changes required by the inspector and/or engineer.
5. Underground tracing.
6. Private or emergency locate costs.
7. Repairs to existing and/or unforeseen wiring problems.
8. Repairs to existing damages to piping.
9. Replacement and/or repairs to brooks boxes.
10. Replacement and/or repairs for landscaping.
11. Any additional changes made by the customer.
12. Return and/or restocking charges incurred by customer changes.
13. Replacement and/or repairs for any other items not included in the above scope of work.

Payment Terms:

1. All quoted jobs require 50% of the total amount to be paid prior to commencement.
2. Remaining 50% due at completion

Item Description

Summary		Total(\$)
QUOTE	LABOR AND MATERIALS - VALID FOR 15 DAYS	\$24,500.00
Subtotal Labor:		\$24,500.00
Total:		\$24,500.00

Rep. Name Edwin Contreras

Date: 5/4/2026

Signature: *Edwin F. Contreras*

I hereby propose the above described work.

Client Name:

Date:

Signature:

I hereby accept the terms of the above described work.

fastsigns.com/2142

Payment Terms: 50% Deposit/COD

Created Date: 5/20/2026

DESCRIPTION: Pylon Sign

Bill To: Sandlake Realty c/o Berger Commercial Realty
550 S. Andrews Ave
Suite#400
Fort Lauderdale, FL 33301
US

Installed: Sandlake Realty c/o Berger Commercial Realty
1241 N Dixie Highway
Pompano Beach, FL 33060
US

Requested By: John Forman
Email: JForman@sandlakerealty.com
Work Phone: (954) 686-4001
Cell Phone: (954) 804-7987

Salesperson: Matthew Blank
Email: matthew.blank@fastsigns.com
Work Phone: (754)529-8442
Entered By: Matthew Blank

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Pylon Sign Refurbish Refurbish DOUBLE SIDED Pylon Sign As Follows: Remove and Dispose of TWO(2) Header Panels Remove and Dispose of ALL Tenant Panels Rebuild All Retainers and T-Bars Paint All new Retainers Provide TWO(2) New Header Panels and TWENTY FOUR(24) New Tenant Panels - .177 White Lexan with Custom Contour Cut Vinyl Graphics Paint Structure and Pole Shorten Pole and Sign to be in Accordance with Pompano Beach Codes Fabricate and Install Skirt for sign approx. 8'x 8' x 12" Deep Price is for Refurbish Monument ONLY-Price does NOT include any Electrical Work or Structural Work to Sign Box	1	\$20,105.00	\$20,105.00
2	LED Retrofit FUL Led Retrofit of Pylon Sign Price Includes • ALL Commercial Grade LED Sticks • ALL Power Supplies Necessary • All LED Drivers Necessary	1	\$5,472.00	\$5,472.00

Price does NOT include Running Electricity to Sign-To be Performed by Licensed Electrician

Terms and Conditions:

Your sign is designed and fabricated to your unique and custom specifications, therefore cancellations are not permitted. To proceed with order, a 50% deposit is required (all orders under \$200 require full payment). A late charge of \$25 plus interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law can be assessed on past due invoices at the sole discretion of the vendor. Customer shall be liable for all costs related to collection of delinquent invoices, including court costs and attorneys fees. If customer does not take possession of completed work within (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed.

Subtotal: \$25,577.00

Taxes: \$1,790.39

Grand Total: \$27,367.39

THANK YOU IN ADVANCE FOR YOUR BUSINESS!

Signature: _____ **Date:** _____

Contact Us:
2142@FastSigns.com

Created Date: 5/19/2026

DESCRIPTION: Drafting of Master Sign Plan**Bill To:** Sandlake Realty c/o Berger Commercial Realty
550 S. Andrews Ave
Suite#400
Fort Lauderdale, FL 33301
US**Pickup At:** FASTSIGNS CORAL SPRINGS
550 S. Andrews Ave
Suite#400
Fort Lauderdale, FL 33301
US**Ordered By:** John Forman
Email: JForman@sandlakerealty.com
Work Phone: (954) 686-4001
Cell Phone: (954) 804-7987**Salesperson:** Matthew Blank
Email: matthew.blank@fastsigns.com
Work Phone: (754)529-8442
Entered By: Matthew Blank

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Drafting of Master Sign Plan Master Sign Plan Preparation, Drafting and Acquisition Fee Price includes: - Drafting of Plan - Digital Photographs of Location, including all Tenant Locations and Common Areas - Measurements of Location, including all Tenant Locations and Common Areas - Measurements and Assessment of Existing Pylon Sign - Assessment of Existing Electrical Connections to Pylon Sign and Signage(if any) - Aerial Photographs of Buildings and Property - All Engineering, Plans and Preparation of Forms associated with MSP - Attendance at all CAB Meetings Price does not Include SITE SURVEY-Client to Provide *ALL CITY/MUNICIPALITY FEES TO BE ADDED AT END OF JOB, AT ISSUANCE OF SIGN PLAN*	1	\$4,650.00	\$4,650.00

Terms and Conditions:

Your sign is designed and fabricated to your unique and custom specifications, therefore cancellations are not permitted. To proceed with order, a 50% deposit is required (all orders under \$200 require full payment). A late charge of \$25 plus interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law can be assessed on past due invoices at the sole discretion of the vendor. Customer shall be liable for all costs related to collection of delinquent invoices, including court costs and attorneys fees. If customer does not take possession of completed work within (30) days from notification of completion, then the work will be considered lost or forgotten,

Subtotal:	\$4,650.00
Taxes:	\$325.50
Grand Total:	\$4,975.50
Amount Paid:	\$0.00
BALANCE DUE:	\$4,975.50

Ingtekh Engineering Group Inc
 13640 Southwest 88th Street
 #1169
 Miami, Florida 33186
 United States
 Phone: 786-5054667
 Mobile: 786-5568247

BILL TO

Berger Commercial Realty Corp
 550 S Andrews Ave #400
 Fort Lauderdale, FL 33301

Quote Number: 585
Customer Ref: 1251 N Dixie Hwy
Quote Date: June 16, 2026
Valid Until: July 16, 2026

Grand Total (USD): \$80,696.03

Mark	Products & Services	Quantity	Price	Amount
A	MG200 SINGLE HUNG	22	\$ 842.01	\$ 18,524.25
B	MG500 FRENCH DOOR	22	\$ 2,744.17	\$ 60,371.78
ENG	ENGINEERING & PERMIT RUNING	1	\$ 1,800.00	\$ 1,800.00

Sub Total (USD): \$ 80,696.03

Frame Color: White
 Glass Color: Gray

Notes / Terms

Include: Windows & Doors, Labor, Engineering & Permit running
 Not Included: Waterproof. This may be quoted separetely
 Delivery Time 8-12 weeks after permit approval, this can change at factory discretion.
 Prices may change without notice due factory changes.
 City Fees are not included and must be paid by customer

Payment Terms

60% Downpayment: \$48,417.62
 30% One week prior to the scheduled delivery of materials: \$24,208.81
 10% At Completion: \$8,069.60

Briggs Well Drilling&Pump

931 NE 58TH CT
Oakland park
FL 33334

Estimate

Date	Estimate #
5/8/2026	3419

Name / Address
1241 N Dixi Hwy Pompano Beach Fl

			Project
Description	Qty	Rate	Total
Drill 2 inch galvanized well to depth of 60-75 Ft.		0.00	0.00
New 220 v intermatic time clock .		0.00	0.00
1 1/2 Hp goulds jet pump		0.00	0.00
Pressure tank 40 Gallon		0.00	0.00
Pour concrete pad to set pump on		0.00	0.00
New 20 amp breaker, new whip and wire.		0.00	0.00
Total		5,352.97	5,352.97
Permit from BCHD		0.00	0.00
		Total	\$5,352.97

Briggs Well Drilling&Pump

931 NE 58TH CT

Oakland park

FL 33334

Estimate

Date	Estimate #
5/8/2026	3420

Name / Address
1241 N Dixi Hwy Pompano Beach Fl

			Project
Description	Qty	Rate	Total
Repair sprinklers		0.00	0.00
Fix indexing valve 4 couplings mis PVC fittings.		25.00	25.00
Repair 2 broken 1 inch pipes under trees.		20.00	20.00
Replace approximate 8 -10 mist heads.		80.00	80.00
2 Men 6 hours		1,080.00	1,080.00
		Total	\$1,205.00

Sutter Filtration Systems

4613 N. University Drive

281

CORAL SPRINGS, FL 33067

USA

Voice: (954) 746-5700

Fax: (954) 793-7778

QUOTATION

Quote Number: 10731

Quote Date: Feb 3, 2026

Page: 1

Quoted To:

CASH SALES

, FL

Customer ID	Good Thru	Payment Terms	Sales Rep
CAS1	3/5/26	Net 30 Days	C

Quantity	Item	Description	Unit Price	Amount
2.00	CLA-SOF4	14 x 65" WATER SOFTENER WITH CLACK TWIN WS1.25 DIGITAL METERED VALVE HEAD, BYPASS, 3 CU.FT PREMIUM SOFTENING RESIN, 40 LBS TANNIN RESIN, BRINE TANK.	1,635.00	3,270.00
1.00	RT120	120 GALLON CONTACT TANK - CLACK CORP.	951.04	951.04
1.00	CT3	35 GALLON HIGH DENSITY POLYETHYLENE CHEMICAL TANK WITH CHILDPROOF CAP	127.77	127.77
1.00	LMI	LMI CHEMICAL PUMP; 24 GALLON PER DAY, ADJUSTABLE.	454.78	454.78
2.00	CF1665	16 x 65" CARBON FILTER WITH CLACK WS1.25 DIGITAL TWIN VALVE HEAD, BYPASS, 4 CU.FT PREMIUM 12X40 MESH CARBON, 50 LBS FLINT GRAVEL	1,157.72	2,315.44
5.00	SER	INSTALLATION & PARTS	90.00	450.00

Subtotal	7,569.03
Sales Tax	529.83
TOTAL	8,098.86



PO Box 460802, Ft. Lauderdale, FL 33346
www.maconstructiongroup.com
Ph: 786-475-6411 Lic: CGC1520962

PROJECT ESTIMATE

DATE	ESTIMATE #
6/17/2026	26-2470

BILL TO	SITE ADDRESS	CUSTOMER INFORMATION
Sand Lake Realty 550 South Andrews Avenue #400 Fort Lauderdale, FL 33004	1241 Plaza 1241 North Dixie Highway Pompano Beach, FL 33060	John Forman 954-804-7987 JForman@sandlakerealty.com
SCOPE OF WORK		

6' DUMPSTER ENCLOSURE:

1. Excavate and prepare the area for the installation of a dumpster enclosure per site layout.
2. Supply and install three concrete block walls that will measure at least 6' tall.
3. Ensure walls are plumb and level, providing full visual screening of the dumpster area.
4. Install 8 6" diameter bollards.
5. Form and pour new concrete slab.
6. Clean up construction debris and leave site in a neat, finished condition.
7. Inspect all components to ensure enclosure is secure, functional, and meets local code requirements.

M. A. CONSTRUCTION GROUP WILL NOT BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES IN AREAS OF CONSTRUCTION.

LATENT DAMAGE EXPOSED DURING THE PERFORMANCE OF THIS WORK WILL BE BROUGHT TO MANAGEMENT'S ATTENTION AND A CHANGE ORDER WILL BE SUBMITTED FOR FURTHER REPAIRS NOT COVERED BY THIS PROJECT ESTIMATE BEFORE WORK COMMENCES.

PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.

Payment Terms	BUDGET ESTIMATE ONLY	Total	\$35,000.00
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If during the performance of this contract, the price of materials significantly increases, through no fault of Contractor, the price of said materials under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding 10% experienced by Contractor from the date of the contract signing. Such price increases shall be documented through quotes, invoices, or receipts.

Due to increases in the cost of materials, this project estimate may be withdrawn if not accepted within 30 days. This contractor will not be responsible for damage to underground utilities, the creation or elimination of standing water. A certificate of insurance will be issued upon request prior to commencement of work.

The undersigned acknowledges that all accounts are due and payable within 30 days of the invoice date. In the event of default, you agree to pay all costs of collection including interest at a rate of 1.5% per month, court costs and attorney fees, whether suit is filed or not. Venue will be Broward County, Florida.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. I hereby authorize M. A. Construction Group, LLC to perform the work as specified. Payment will be made as outlined above.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written change orders and will become an extra charge. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Customer is responsible for job site security.

Signature

Printed Name

Ian Applebaum

Date

Title

Sales Rep

Greensward of Florida, Inc.
4491 NW 20 Ave
Oakland Park, Florida 33309
Telephone 954-485-9700 • Cell 954-649-8709
Complete Tree and Landscape Service

John Forman
550 S Andrews Ave, Suite 400
Fort Lauderdale, FL 33301
JForman@sandlakerealty.com

June 12, 2026

Job Description: Landscape installation at 1241 N Dixie Hwy, Pompano Beach, FL

Remove existing vegetation and prepare site for landscaping	\$4500
7 - 30 gallon Florida number 1 10' Silver Buttonwood	\$5200
1 - 30 gal Yellow Tabebuia 12'	\$ 750
200 - 3 gallon Cocoplum	\$2000
90 - 3 gallon Green Island Ficus	\$ 900
8 pallets St. Augustine sod	\$4000
160 grade B Cypress Mulch	\$1150

All trees will have 3 guide posts and strapped.

Total Cost \$18,500.00

Robert G. Brosseau is the owner and operator of Greensward of Florida since 1979 providing total lawn and landscape maintenance in the South Florida region. Tiernan Brosseau is a certified ISA Arborist. References are available upon request.

ACCEPTED:

Robert Brosseau

Robert G. Brosseau, President/Owner

ACCEPTED:

Signature

Date

AR Architecture, LLC.

7700 Congress Ave., Suite #3204 Boca Raton, Florida 33487 Phone 561.241.6376 E-mail adam@ar-architecturefirm.com

SHORT FORM CONTRACT AGREEMENT FOR PROFESSIONAL SERVICES

AGREEMENT:

Offered on the Seventh Day of May in the year Two Thousand Twenty-six.

BETWEEN THE CLIENT:

Sand Lake Realty

550 S. Andrews Ave., Suite #400
Fort Lauderdale, FL 33301

AND THE FIRM:

AR Architecture, LLC

7700 Congress Ave., Suite #3204
Boca Raton, FL 33487

AR ARCHITECTURE PROJECT NO: 26-142

AND THE FOLLOWING PROJECT:

Provide architectural, structural and limited civil engineering design services for this project. This project is located at 1241-1251 N Dixie Hwy, Pompano Beach, FL 33060. The scope of work includes design of dumpster enclosure at existing industrial park. Civil scope is limited to new curbs around the dumpster. Landscape architecture is not included. Required note about landscape screening of this enclosure will be provided on architectural site plan. Client needs to provide AutoCad file of survey that is not more than 6 months old.

Scope of basic Services:

Prepare construction documents for project.

The Fee for this project shall be:

\$7,850.00 (Seven Thousand Eight Hundred Fifty dollars and zero cents)

Payment schedule to be as follows:

- Initial Retainer Payment (50%) **\$3,925.00**
(Due upon execution of this contract)
- Construction Documents Phase (50%) **\$3,925.00**
(Due upon completion of construction documents)

An initial payment of \$2,425.00 shall be made upon execution of this Agreement and is the minimum payment under this Agreement. Subsequent payments for services shall be made monthly, and where applicable, shall be in proportion to services performed on the basis set forth in this Agreement.

Seven Thousand Eight Hundred Fifty dollars (\$7,850.00) is the complete compensation for the above-described professional services, which the client agrees to pay firm in full upon completion of

Client: _____
Initial: _____

Firm: _____
Initial: _____

1

Date: _____

Date: _____

Construction Documents. If fees billed are not paid within thirty (30) calendar days of receipt of the statement, it is understood that the firm will suspend services on the project until the firm has been paid in full of amounts due. The owner hereby agrees that the amount represented by unpaid invoices shall accrue interest until paid at 8% per annum from the day the invoice is mailed or otherwise delivered to the owner.

The issuance of a change orders may increase the cost of the firms' services. Accordingly, each change order will be evaluated on an individual basis and payment to firm for any increase due to change orders

Inclusions as part of basic services is limited to the following:

- Provide Architectural, Structural and limited Civil engineering services for the project described above.
- (3) Signed and sealed copies of Construction Documents for permitting or digital PDF format.
- Prepare revised plans per building department comments (if required).
- Review shop drawings (if applicable).

Services Specifically Excluded:

- ADA ACCESSIBILITY TO THE SUITE AND ACCESSIBLE ROUTE FROM PARKING LOT NOT INCLUDED IN THIS FEE. ASSUMPTION IS THAT THE EXISTING CONDITIONS WILL BE ACCEPTABLE TO THE CITY.
- G.C. to provide specifications and NOA's for all required roof curbs, stands and equipment enclosure.
- Fire Alarm (design, shop drawings and any supporting documents by subcontractor).
- Fire Sprinkler (design, shop drawings and any supporting documents by subcontractor).
- Any changes made by Client or Tenant once design development phase has been approved will be considered an additional service.
- Landscaping architecture services.
- Geo-technical/soils engineering services.
- Interior design services.
- Racking permit.
- Temporary storage permit.
- Specifications of any office or manufacturing equipment.
- Specification of low voltage, computer networking or audio/visual equipment.
- Acoustical Engineering Services.
- Illumination Engineering Services.
- Special inspection services.
- LEED Design, Administration or Commissioning
- Processing construction permit drawings through the city.
- Any and all permit fees.
- **Any and all site planning/zoning approvals if required by the City or the Park's association.**
- Any and all Architectural Appearance Review Committee approvals if required by the City or the Park's Association.
- Any and all 3-d or color renderings.

Additional Services

Rates for authorized Hourly and Additional Services are:

Principal/ Associate	\$275.00
Designer/ P.M.	\$200.00
Drafter	\$100.00

Client: _____
Initial: _____

Firm: _____
Initial: _____

Date: _____

Date: _____

Any changes done by G.C. or client during constructions requiring plans revisions or as-builts drawings will be considered an additional services resulting in an increase of this contract.

Any coordination in person meetings or zoom calls with client's/tenant's interior designer will be considered an additional services resulting in an increase of this contract.

Tenant separation and any new tenant needs driven revisions will be considered an additional services resulting in an increase of this contract.

***Any additional services must be approved in writing by the client prior to commencement. ***

Reimbursable Expenses

It is understood and agreed that the client/owner will be responsible for any and all costs such as surveys, reports, printing, photographs, and transportation in connection with the project; including mailing, impact fees, permit fees, applications fees, permit processing/expediting fees, courier costs, express mail, and any other similar items related to this project. It is understood and agreed that the firm will not be required to advance costs on behalf of the client, and the client agrees to forward such additional costs as necessary to pay for out-of-pocket costs in connection with this agreement.

Compensation for reimbursable expenses shall be computed as a multiple of (1.20) times the expense incurred by the Architect and the Architect's employees and/or consultants.

Photographs

The firm reserves the right to access the project for the purpose of promotional and portfolio photography. These times will be scheduled with the client's approval to minimize any inconvenience. Additionally, the firm reserves proprietary rights to the design of this project and reserves the right to publish the project for promotional purposes. Once full payment is made to firm, the firm will provide drawings to client solely for the use of this project. Client is prohibited from re-using any of the firm's drawings for any other projects.

Miscellaneous

- A. Law Governing: This agreement shall be governed by and construed in accordance with laws in the State of Florida.
- B. In providing services under this Agreement, the Consultant (firm) shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. The Consultant (firm) makes no warranty, either express or implied, as to the professional services rendered under this Agreement.
- C. The Client agrees that the Consultant (firm) is not responsible for damages arising directly or indirectly from any delays for causes beyond the Consultant's control. For purpose of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fire; riots, war or other emergencies; failure of government agency to act in timely manner; failure of performance by the Client or the Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by the Consultant (firm) to perform its services in an orderly and efficient manner, the Consultant shall be entitled to a reasonable adjustment in

Client:
Initial: _____

Firm:
Initial: _____

3

Date: _____

Date: _____

schedule and compensation.

- D. To the maximum extent permitted by law, the Client agrees to limit the Architect's liability for Client's damages to the sum of \$100,000.00 or the Architect's fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.
- E. Severability: If any portions of this agreement shall be held invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof, and this agreement shall be construed and enforced as if such provisions had not been included.
- F. Entire Agreement and Amendments: This Agreement, including any and all Exhibits referred to herein if any which are a part hereof, contains the entire understanding of the parties hereto with respect to the subject matter contained herein and may not be modified, amended or terminated nor may any term hereof be waived except by a written instrument executed by all parties hereto or their respective successors or assigns.
- G. No oral representation made by the firm, or its employees or agents shall be binding on the firm unless such representations are reduced to writing.
- H. Certify, Certification: A statement of the Consultant's (firm's) opinion, based on his or her observation of conditions, to the best of Consultant's professional knowledge, information, and belief. Such a statement of opinion does not constitute a warranty or guarantee, either express or implied. It is understood that the Consultant's certification shall not relieve the Client or the Client's contractors of any responsibility or obligation they may have by industry customs or under any contract.
- I. Inspect, Inspection: The visual observation of construction to permit the Consultant (firm) as an experienced and qualified professional, to determine that the Work, when completed by the Contractor, generally conforms to the Contract Documents. In making such an inspection, the Consultant makes no guarantees for, and shall have no authority or control over, the Contractor's performance or failure to perform the Work in accordance with Contract Documents. The Consultant shall have no responsibility for the means, methods, techniques, sequences, or procedures selected by the Contractor or for the Contractor's safety precautions and programs nor for failure by the Contractor to comply with any laws or regulations relating to the performance or furnishing of the Work by the Contractor.
- J. Record Documents: Drawings prepared by the Consultant (firm and firm's consultants) upon the completion of construction based upon the drawings and other data furnished to the Consultant by the Contractor and others showing significant changes in the Work made during construction. Because Record Documents are prepared using unverified information provided by others, the Consultant makes no warranty of the accuracy or completeness of the drawings.
- K. Limitation of Liability – In recognition of the relative risks and benefits of the project to both Client and Consultant, Client agrees to the fullest extent permitted by law, to limit the liability of Consultant and/or its employees, officers, directors, partners, agents and/or representatives to Client and/or entity claiming by and/or through Client for any and all claims, losses, costs, damages or claim's expenses from any cause or causes, including, but not limited to, attorney fees and costs resulting from Consultant's negligent acts, errors and/or omissions. The total liability of Consultant to Client shall in no event exceed \$100,000.
- L. Client agrees to pay full contract amount upon completion of construction documents regardless if project moves forward or not. Full payment is not contingent on obtaining a building permit or any other approvals.
- M. Pursuant to Florida statute 558.0035, no individual employee or agent of AR Architecture may be held

Client: _____
Initial: _____

Firm: _____
Initial: _____

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Date: _____

Date: _____

individually liable for negligence arising from the performance of professional services under this contract (Emphasis in accordance with the statute).

AR Architecture LLC looks forward to the opportunity of delivering this project to you in a prompt and professional manner. If the above agreement meets your approval, please sign and date below and mail/fax back to our office. Should you have any questions or comments feel free to contact our office.

This agreement entered into as of the day and year last written below, read, accepted, and approved.

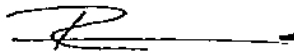
Sand Lake Realty
550 S. Andrews Ave., Suite #400
Fort Lauderdale, FL 33301

AR Architecture, LLC
7700 Congress Ave., Suite #3204
Boca Raton, Florida 33487

Date:

Date: May 7th, 2026

By:

By: 

John Forman (or Authorized Agent)

Adam Rydzewski - Principal

Client: _____
Initial: _____

Firm: _____
Initial: _____

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Date: _____

Date: _____

May 20, 2026

Mr. John Forman
SL 1241-1251 N Dixie, LLC
550 S. Andrews Avenue, Suite #400
Fort Lauderdale, FL 33301

RE: **1241-1251 N DIXIE HIGHWAY**
CITY OF POMPANO BEACH, FLORIDA
CTA PROPOSAL NO. 2026-H11.159

Dear Mr. Forman,

The firm of Craven Thompson & Associates, Inc. (CTA) is pleased to provide you with the following proposal for professional Civil Engineering, Planning, and Landscape Architectural Services for the proposed site improvements associated with the warehouse buildings located at 1241-1251 North Dixie Highway in Pompano Beach, Florida. It is anticipated that the proposed site improvements will be approved through the building permit process and that formal submittals to DRC, AAC, and P&Z are not required or included. The scope includes the following:

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

I. **PLANNING AND LANDSCAPE ARCHITECTURAL SERVICES**

1.1 **Site Processing** (CTA Task No. 21020)

Prepare and submit CPTED waiver request letter to the Development Services Director for the proposed dumpster enclosure location, as well as prepare and submit "No Objection" letter requests to the various Utility Companies. Coordinate required info needed on site/civil/landscape plans for waiver request. Review and respond to any additional changes or revisions to the request as needed.

Hourly, Not to Exceed.....\$3,300.00

1.2 **Site Plan** (CTA Task No. 21015)

Prepare a site plan per the proposed site improvements, which includes a new dumpster enclosure, parking layout with handicap spaces, and landscape islands. Task includes the preparation of a Site Plan layout that will be submitted to the City of Pompano Beach for permitting approval. Dumpster details to be provided by others.

Lump Sum.....\$2,800.00

1.3 **Landscape Plan** (CTA Task No. 21030)

CTA will prepare a set of Landscape Plans permitting through the City of Pompano Beach. The package will include a comprehensive plant list that will supply quantity and plant specifications for all trees and shrubs suitable for bidding and construction.

Lump Sum.....\$3,000.00

3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954) 739-6400
Fax: (954) 739-6409

- 1.4 Tree Disposition Plan (CTA Task No. 21040)
Prepare tree disposition plan for all existing trees on site. Task includes one (1) site visit to verify the tree species and to perform an individual tree analysis as required by the City for permitting. Plans are to include details and specifications suitable for bidding and construction. **This does not include an arborist's report.**

Lump Sum..... \$2,750.00

- 1.5 Attendance at Meetings (CTA Task No. 24000)
Task includes the preparation for and attendance at meetings and conference calls with the Client, City, Architect, and/or other team members for project coordination during the design process, waiver request, and permitting. This task includes staff level meetings at the City as well as the various team members.

Hourly, Not to Exceed \$6,405.00

II. CIVIL ENGINEERING SERVICES

- 2.1 Demolition Plans (CTA Task No. 31011)
Prepare demolition plans which indicate the demolition or removal of existing curbing, mill and overlay, and existing areas where asphalt requires repair.

Lump Sum..... \$2,750.00

- 2.2 Final Paving, Grading and Drainage Plans(CTA Task No. 31030)
Prepare final paving, grading and drainage plans including details. This task shall include the design and grading of all affected green areas, internal roadways, sidewalks, and perimeter grading. In particular, it is our understanding handicap stalls will be added to the site which must comply with ADA grading requirements.

Lump Sum..... \$4,250.00

- 2.3 Prepare Pavement Marking & Signage Plan (CTA Task No. 31035)
Prepare Final Pavement Marking and Signage Plans per local standards. Monument and Artistic designs of street signs and stop signs, if requested, shall be supplied by Client.

Lump Sum..... \$1,450.00

- 2.4 Prepare and Process On-Site Permit Applications (CTA Task No. 31080)
Prepare and process permit applications and supporting documents through state and local agencies including:

- City of Pompano Beach Engineering Permit

Lump Sum..... \$3,500.00

- 2.5 Meetings with Client, Architect and Agencies (CTA Task No. 31100)
Prepare for and attend coordination meetings and conference calls regarding the proposed project. This task shall include meetings with the Client, site planners, environmentalists, local permitting agencies, and the public. This task assumes design meetings as well as miscellaneous meetings with the City, Utility companies, Permitting Agencies, and all of the sub-consultants. This task includes 1 site visit to determine the extent of asphalt repairs.

Hourly, Not to Exceed \$5,500.00

III. **LANDSCAPE ARCHITECTURE CONSTRUCTION RELATED SERVICES**

- 3.1 Landscape Permitting Assistance (CTA Task No. 21075)
Assist client, contractor, and or permit expeditor in the processing of the landscape plan for permit approval. Task includes providing required plans and responses to building permit comments.

Hourly, Not-to-Exceed \$4,160.00

- 3.2 Shop Drawing Review (CTA Task No. 21060)
Review shop drawings for the landscape portions of the project.

Hourly, Not to Exceed \$2,100.00

- 3.3 Construction Observation (CTA Task No. 21065)
Perform construction observation for the landscape portion of the project. This will include responding to Contractor's RFI's and prepare necessary paperwork to document site visits. Task estimates one (1) progress site visit, one (1) final inspection, and one (1) punch list follow up inspection for a total of three (3) site visits. Task does not include any weekly or bi-weekly construction calls or meetings.

Hourly, Not to Exceed \$5,200.00

IV. **CIVIL ENGINEERING CONSTRUCTION RELATED SERVICES**

- 4.1 Construction Observation (CTA Task No. 31120)
Provide construction observation for the on-site proposed improvements as required during the course of construction of the project. This includes inspections required by regulatory agencies and principal Governments, observation of testing and reporting of results and final inspection. Inspections will be part-time, approximately two (2) hours per day, two and a half (2.5) days per week for an anticipated construction schedule of four (4) weeks to complete construction of all utilities, and roadways. In addition to site inspections construction services will also include attendance at pre-construction conferences and site meetings, review of shop drawings for specified materials and equipment and determination if the improvements are in substantial conformance with the contract plans. Provide project partial and/or final certifications, final close out documents, and submit as-built drawings to appropriate agencies. This does not include preparation of survey information for as-builts.

Hourly, Not to Exceed \$4,500.00

- 4.2 Project Final Certifications (CTA Task No. 31125)
 Item includes review, preparation, and submittal of final certification packages as required for water, sewer, and drainage acceptance by their respective governing agencies. This does not include preparation of as-built drawings or easements.
- Lump Sum*.....\$1,500.00

V. MISCELLANEOUS

- 5.1 Reimbursable (CTA Task No. 31140)
 Reimbursable expenses such as courier services, progress prints, permit prints, set of reproducible Mylar, etc.
- Estimated Budget*.....\$1,000.00

SUMMARY OF FEES

I.	PLANNING AND LANDSCAPE ARCHITECTURAL SERVICES	\$18,255.00
II.	CIVIL ENGINEERING SERVICES	\$17,450.00
III.	LANDSCAPE ARCHITECTURE CONSTRUCTION RELATED SERVICES	\$11,460.00
IV.	CIVIL ENGINEERING CONSTRUCTION RELATED SERVICES.....	\$6,000.00
	GRAND TOTAL (Reimbursable Expenses are not included)	\$53,165.00

SERVICES NOT INCLUDED

1. Other Planning Services (LUPA, Rezoning, Vacations, Variances, Easements, etc.)
2. Planning Due Diligence
3. CPTED/ Security Plans
4. Site Lighting / Photometric Plans
5. Landscape Lighting
6. Site Amenity and Hardscape Plans
7. Walls, Fountains, and Pool designs
8. Structural Services
9. Environmental Services
10. Arborist Services
11. Site Plan Processing and Approvals (DRC, P&C, or City Commission).
12. Phasing of Drawings.
13. Phasing of Construction.
14. Design of water and sewer facilities
15. Additional permit processing for permits not specifically listed
16. Material Testing.
17. Services required by additional governmental regulations which might be put into effect after the date of this agreement.
18. On-site soil testing and geotechnical services.
19. Traffic studies and analysis.
20. Public Participation/Outreach meetings, public notices, etc.
21. Any additional services requested by Client.

The following is a list of items which are to be provided by Client:

1. Current survey in AutoCAD format.
2. All applicable application and permit fees and bonds.

Scope of Services

The scope of services is limited by the specific terms of this proposal. Except as stated specifically herein, no other service will be provided except as "extra work", subject to the fees hereinafter set forth.

In reviewing this proposal for professional services, it should be understood, that the above proposal items and their corresponding fees do not necessarily represent the full scope of services required for the project. Rather, it represents our best effort to set forth those services which we believe to be those requested by you, the Client, and/or those we can determine to be needed to accomplish a particular objective. However, we recognize, and we ask that the Client recognize, that as a project progresses the scope of service as originally defined may change in content to include work not initially identified. Several factors will cause this to happen:

1. Additional requirements identified by the Client.
2. New laws or governmental agency requirements.

As these influences occur and are identified, we will advise you of same and seek your direction as to how you wish to proceed.

Work required as a result of the above will be "extra work" outside of the original scope of services. Upon your direction, we will perform the work under the "**Hourly Fee Schedule**" section of this proposal, or we can provide you with a separate proposal should the scope so indicate.

Hourly Fee Schedule

Civil Engineering Services

Principal Engineer	\$325/Hour
Senior Supervising Engineer	\$285/Hour
Senior Engineer	\$205/Hour
Project Engineer	\$175/Hour
Engineering Senior CADD Technician	\$135/Hour
Engineering Technician	\$90/Hour

Land Surveying & Mapping Services

Principal Surveyor	\$260/Hour
Professional Land Surveyor	\$205/Hour
Project Surveyor	\$175/Hour
Survey CADD / GIS Tech	\$130/Hour
Survey Field Crew (1-Man Crew)	\$135/Hour
Survey Field Crew (2-Man Crew)	\$190/Hour
Survey Field Crew (3-Man Crew)	\$260/Hour
Survey Crew with Laser Scan	\$360/Hour

Landscape Architecture and Planning Services

Principal Landscape Architect / Principal Planner	\$260/Hour
Senior Supervising Landscape Architect	\$235/Hour
Senior Landscape Architect	\$195/Hour
Senior Planner	\$180/Hour
Landscape Architect	\$180/Hour
Project Landscape Designer	\$170/Hour
Land Planner	\$170/Hour

Construction Administration Services

Director of Construction Management	\$200/Hour
Construction Manager	\$185/Hour
Senior Field Representative	\$155/Hour
Field Representative	\$130/Hour

Miscellaneous

Clerical	\$100/Hour
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Hourly Charges

Hourly work will be billed at our current prevailing rates; however, these are subject to change due to increasing labor and material costs. Hourly work performed outside of normal business hours will be billed at one and a half times the current rates for overtime. No notice of change in prevailing rates shall be required. The firm's normal business hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Lump Sum Fees

The Lump Sum Fees set forth above are applicable for a period of six (6) months from the date of this proposal. If the work on any item to which a lump sum fee shall apply is not commenced within said period, the firm reserves the right to terminate this Agreement as it relates to said item. If the work is initiated but not concluded within said period, regardless of the reason therefore, the balance of the fee due shall be increased at the rate of one percent (1%) per month for each month the work continues until the work is complete. No prior notice of such adjustment shall be required.

Cost Estimates

In that our firm does not have control over the cost of labor and materials, or over competitive bidding and marketing conditions, the estimates of construction costs provided by our firm will be made based on our experience and qualifications, but our firm does not guarantee the accuracy of the estimates of probable cost as compared to the contractor's bids. The firm recommends that you consult with the other professionals which you have employed in connection with the project.

Ownership of Documents

All documents including, but not limited to, drawings and specifications prepared in connection with the project constitute the work product of the firm and a portion of the instruments of service with respect to the project. Such documents and/or specifications constitute a portion of the integral services provided by the firm and, as such, are not intended or represented to be suitable for reuse by you or others or for extensions of the project or in connection with any other project. The firm specifically disclaims any responsibility and/or liability for or in connection with the reuse of such documents and/or specifications or any use thereof beyond the scope of the Project as set forth herein. By your execution of this proposal, you agree to indemnify and hold the firm harmless from all claims, damages, losses, and expenses including, but not limited to, attorney's fees arising out of or resulting from the reuse or extended use of such documents or specifications.

Permits and Approvals

The permits and agency approvals mentioned above are those known to us to be required for projects of this kind, and we will apply for them as indicated. However, our experience has shown us that agencies and regulatory authorities do not always communicate new regulations and legislation properly and that the enforcement of policies can vary. The Client is therefore cautioned that additional permits or approvals other than those presently identified may be required. Should this arise, we will notify you and respond promptly to the requirement.

Construction Requirements

At the time that the firm is authorized by you to perform professional engineering services involving design plans and permit requiring approval by governmental agencies, the firm will be required to provide certificates of compliance to those agencies with regards to the performance of certain aspects of the work, which performance will be rendered by others. It will be necessary, therefore, for the firm to perform full-time observation regarding some items and to make periodic site visits for other items to determine whether or not the improvements are in "substantial compliance" with the relevant contract documents.

It shall be your responsibility to notify the firm of the commencement of any work so that the firm may perform the necessary inspections and observations. The amount of time required for such inspections and observations and for the completion of the applicable certifications will be dictated by the performance of the contractor. Moreover, and in addition to the required site visits, the firm must also prepare and review the as-built drawings during and at the end of the construction period. All of the services described in this paragraph constitute "extra work", unless otherwise specifically set forth in the "Scope of Services". The cost of providing these services is not included in the Lump Sum fee, unless specifically indicated.

The firm shall not be responsible for the quality or quantity of the work, the execution thereof, the techniques or sequences of construction, the safety and security of the project or the maintenance thereof. The firm is not a guarantor or insurer of the work of others and assumes no duty in connection therewith. In performing the services required of it, the firm will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended by the firm by virtue of the

undertakings or of its performance of the service hereunder. Absent bad faith in the performance of the work hereunder, the firm shall not be liable for any damages resulting from misfeasance in the performance of any work with regards to the project. No person other than you shall have the right to rely on the expertise of the firm or the performance of the matters set forth herein. The firm reserves the right to record a memorandum hereof in the public records of the County.

The above stated services are the minimum level of services that the firm is obligated to perform. The firm currently provides a complete range of construction-related services which it will be happy to discuss with you at the time that your project is ready for construction.

Permit Fees; Application Fees; Outside Consultant Fees

The service fees set forth herein do not include the payment of governmental agency submittal fees, review fees or permit fees, or any other charges assessed by said agencies. Further, the service fees do not include the cost of services provided by others. These fees shall be paid for by the Client. Should our firm find it necessary to advance fees for the Client, said fees shall be reimbursed along with a service and handling fee upon receipt of the invoice for same.

Direct Charges

Unless otherwise specified, the above service fees do not include the following direct charges:

1. Blueprints, mylars and xeroxing will be billed at current price schedule per print copy. These prices are available upon request.
2. Postage, Federal Express, photographic services for enlargements, reductions, etc.: At Cost plus 10% handling charge.

Assignment

It should be expressly understood that this proposal is for the use of the executing Client and is not assignable or assumable by any third party.

LIABILITY

PURSUANT TO F.S. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Invoicing and Payment

Work will be invoiced at the end of each month based on a proration of work completed to date, with payment expected upon receipt of the invoice by the Client. Client shall notify firm within ten (10) days of receipt of invoice should invoice be found to be unacceptable. Any invoice for which firm is not so notified shall be deemed to be acceptable for purposes of payment by Client.

If payment is not received within 45 days of the invoice date, Consultant may terminate this agreement or suspend work under the agreement without further notice, and a late charge of one and one-half percent (1-1/2%) per month on outstanding balance shall accrue until delinquent balance is paid. Client agrees to pay all costs of collection, including reasonable Attorney fees, should such action be required.

Client's Responsibilities

1. The Client shall provide full information regarding requirements for the project including a program, which shall set forth the design objectives, constraints and expendability, special equipment and systems and site requirements.
2. The Client shall furnish the services of soil engineers or other consultants when such services are deemed necessary. Such services shall include test borings, test pits, soil bearing values, percolation tests, air and water pollution tests, ground corrosion and resistivity tests, including necessary operations for determining subsoil, air and water conditions, with reports and appropriate professional recommendations.
3. The Client shall furnish structural, mechanical, chemical, and other laboratory tests, inspections and reports as required by law or the Contract Documents.
4. The Client shall furnish a Legal Description of the property and the appropriate Title Information.
5. The Client shall execute all permit applications. As "Permittee", or "applicant" or "holder", Owner shall be responsible for complying with the conditions of all permits issued. Client shall be responsible for the safety of the General Public during construction.

Acceptance

This proposal and fee schedules are based on acceptance within 30 days of the date of preparation. If not accepted by you within that time-period, we reserve the right to re-evaluate the terms and conditions contained herein.

If the proposed work and fees contained herein are agreeable with you, please sign the enclosed copy of this letter and return same to our office. Should you have any questions regarding the above, please do not hesitate to call.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



SCOTT W. PEAVLER, P.L.A.
Vice President, Planning and Landscape Architecture

SWP/tg

ACCEPTANCE OF PROPOSAL: The above fees, terms, conditions, and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

THIS PROPOSAL ACCEPTED BY:

Name & Title

Firm Name

Date

Telephone Number

AP e-mail address for Invoices

CRAVEN THOMPSON & ASSOCIATES INC.

PROPERTY DESCRIPTION AND INFORMATION



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	1241-1251 N DIXIE HIGHWAY, POMPANO BEACH FL 33060	ID #	4842 35 56 0020
Property Owner	SL 1241-1251 N DIXIE LLC	Millage	1512
Mailing Address	550 S ANDREWS AVE #400 FORT LAUDERDALE FL 33301	Use	27-04
Abbr Legal Description	GMMR SUBD 125-32 B LOT 2		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$1,146,090	\$2,440,670	\$3,586,760	\$3,189,020	
2025	\$458,440	\$2,440,670	\$2,899,110	\$2,899,110	\$75,812.11
2024	\$458,440	\$2,440,670	\$2,899,110	\$2,884,860	\$74,602.21

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,586,760	\$3,586,760	\$3,586,760	\$3,586,760
Portability	0	0	0	0
Assessed/SOH	\$3,189,020	\$3,586,760	\$3,189,020	\$3,189,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,189,020	\$3,586,760	\$3,189,020	\$3,189,020

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/17/2026	SWD-Q	\$6,325,000	120829026	\$17.50	65,491	SF
1/28/2016	WD-Q	\$2,350,000	113488205			
12/8/1999	D	\$100	30099 / 1798			
2/9/1995	SWD	\$680,000	23150 / 63			
6/1/1993	CET					
				Adj. Bldg. S.F. (Card, Sketch)		29005
				Eff./Act. Year Built: 1987/1986		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
15								
C								
29005								



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Detail by Entity Name

Florida Limited Liability Company
SL 1241-1251 N DIXIE, LLC

Filing Information

Document Number L26000002452
FEI/EIN Number NONE
Date Filed 01/05/2026
State FL
Status ACTIVE

Principal Address

550 S. ANDREWS AVENUE, SUITE #400
FORT LAUDERDALE, FL 33301

Mailing Address

550 S. ANDREWS AVENUE, SUITE #400
FORT LAUDERDALE, FL 33301

Registered Agent Name & Address

BERGER, MCCOY
550 S. ANDREWS AVENUE, SUITE #400
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

BERGER, MCCOY T
550 S. ANDREWS AVENUE, SUITE #400
FORT LAUDERDALE, FL 33301

Title MGR

FORMAN JOHN, WILLIAM, ST
550 S. ANDREWS AVENUE, SUITE #400
FORT LAUDERDALE, FL 33301

Annual Reports

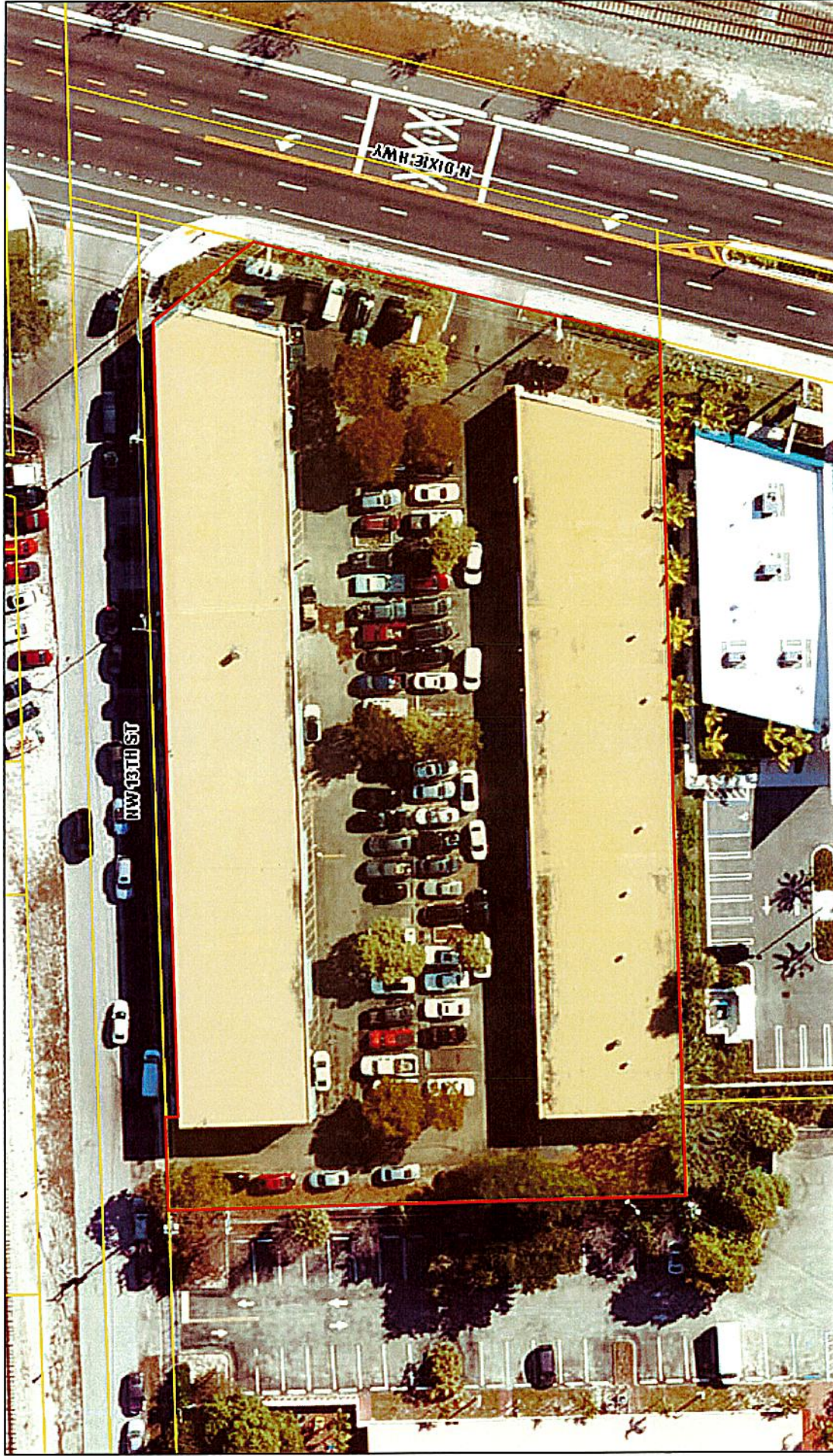
No Annual Reports Filed

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Property Id: 484235560020

**Please see map disclaimer



July 15, 2026

