P: 305.306.9055
O: 305.787.3175 | De la Rosa Law, P.A
850 NW 42 Ave
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Miami, FL 33126
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DE LA ROSA LAW
ATTORNEYS-AT-LAW

March 11, 2024

VIA E-MAIL

apernas@coralgables.com

Anna Pernas
Director of Historical Resources
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: Letter of Intent / 1258 Obispo Ave / Folio No: 03-4107-016-0260 (hereinafter the "Property") / Economic Hardship

To whom it may concern,

My office represents the owners of the Property described above. Mr. Javier Avila and his wife, Mrs. Jennifer Ruiz, purchased the Property in October of 2021 with the purpose of living in the home. Mr. Avila's intention was to renovate the home in the most efficient way possible without demolishing the current structure. However, after a structural engineer visited the property, Mr. Avila was informed that this would not be possible without enduring a significant economic burden. Therefore, after purchasing the Property, Mr. Avila set out to obtain the necessary permissions to complete a demolition through the City of Coral Gable's (hereinafter the "City") proper channels. Without any previous notice constructive or otherwise, Mr. Avila was informed by the City that any renovations to the home must be approved by the City's Historic Preservation Board.

Subsequently, Mr. Avila received the attached Historic Structure Form which explicitly states that "[the] building lacks sufficient architectural merit and historical import for individual local designation or NRHP listing…". (See attached Exhibit A). Despite this conclusion, Mr. Avila was told the demolition of the Property would not be permitted.

Instead of disputing the City's position outright, Mr. Avila has attempted to renovate the Property without demolishing it. However, in order to renovate the Property without demolishing it, Mr. Avila would need to expend over $600,000.00. (See attached Exhibit B). Furthermore, no contractor that Mr. Avila has contacted could even assure Mr. Avila that the work could be completed because of its complex nature. Considering that the land value of the Property was appraised at $990,000 according to the Miami Dade County Property Appraiser (See attached Exhibit C) and the required renovations would equate to over 60% of the Property's value, the renovation of the Property is simply not a viable option.

Therefore, I would like to request that the City reevaluate its position that the Property cannot be demolished. The City can do this in light of the fact that it has conceded that the Property itself has no

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ATTORNEYS-AT-LAW

historic features, while also taking into account the economic hardship Mr. Avila and his wife would need to endure in order to renovate the Property.

Mr. Avila and Mrs. Ruiz fully intend to live in this home and become part of the City's vibrant community. It is our sincere hope that the City will allow them to do so without enduring further delays.

Sincerely,

Oscar A. De la Rosa, Esq.
De la Rosa Law, P.A

Exhibit A
Historic Structure Form

HISTORICAL STRUCTURE FORM

DESCRIPTION (continued)

Window Descriptions: Metal casement; recessed

Main Entrance Description (stylistic details): Tiled stairs lead to landing, brick columns at front door

Porches: #open: 1 #closed: #incised: Location(s):

Porch Roof Types(s):

Exterior Ornament: Scuppers, wood shutters, planter boxes

Interior Plan: Unknown Other Interior Plan:

Condition: Fair

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features):

Archaeological Remains (describe):

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year: 1946

Architect (last name first): Merriam, William Builder (last name first): Stohn-Winters

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Unspecified;c1990;;Roof replaced			

Structure Use History

Use: Year Use Started: Year Use Ended: >> Residence--private;1946;

Other Structure Uses:

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods: >> Examine local property records

Other research methods:

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Name of Local Register if Eligible: Coral Gables

Area(s) of historical significance: >> Architecture

Other Historical Associations:

Explanation of Evaluation (required): This building lacks sufficient architectural merit and historical import for individual local designation or NRHP listing, but it does contribute to the Obispo Ave HD as an example of domestic architecture from the district's period of significance.

Exhibit B
Quotes Showing Economic Hardship

Table 1

Windows & Doors	$97,006.83					
Electrical	$28,900.00					
Stucco	$33,980.00					
Drywall	$72,566.00					
Paint	$41,200.00					
Kitchen & Bath	$49,562.00					
Roofing	$39,995.00					
A/C	$14,800.00					
Flooring	$44,136.00					
Plumbing	0					
Septic Tank	20000					
Trusses (Included)	$0.00					
Floor Joist (Included)	$0.00					
Structural	$175,857.50					
Engineering	15000					
Permit Fees	$17448.00					
Total						

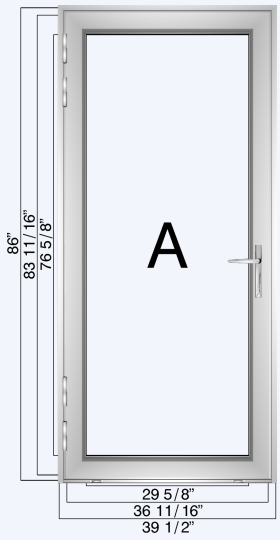
SIGNATURE
IMPACT
WINDOWS
AND DOORS

APRIL 10, 2023

PROPOSAL NUMBER
434962
PROPOSAL NAME
Jen & Javi Avila 1258
EXTERNAL PURCHASE ORDER ID

QUOTE ITEMS

LINE NUM	LINE NAME	ASSEMBLY SYSTEM	ASSEMBLY	UNIT PRICE	TOTAL QUANTITY	TOTAL PRICE
1	D1	ES-46T LMI - SWING DOOR	SINGLE LEAF	$4,901.38	1	$4,901.38



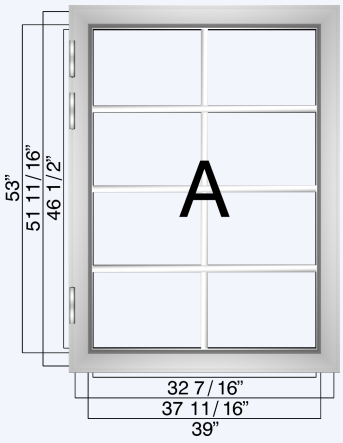
SIZE	39 1/2" X 86"
AREA	23.59 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	1/4" CLEAR HS SB70 + 0.09 PVB TRANSLUCENT WHITE + 3/16" CLEAR HS
MUNTINS	NO
OPENING	LEFT OPENING (XL)
TRANSOM	NO
LOCATION	SINGLE
SILL TYPE	STANDARD
HANDLE TYPE	ARIA
HANDLE COLOR	STANDARD
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
100.00	90.00

CODE FL 21835

2	W1	ES-P252 LMI - CASEMENT	CASEMENT	$3,032.42	1	$3,032.42



SIZE	39" X 53"
AREA	14.35 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

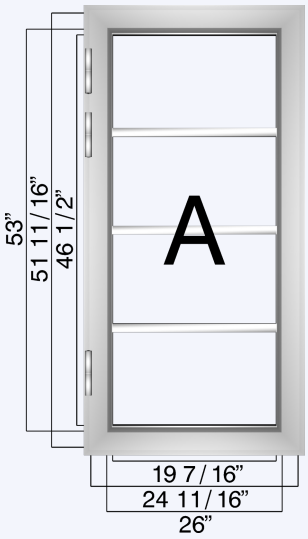
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	2
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

3	W2 - LEFT	ES-P252 LMI - CASEMENT	CASEMENT	$2,470.36	1	$2,470.36



SIZE	26" X 53"
AREA	9.57 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

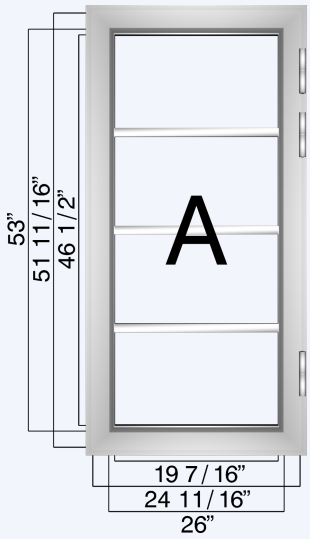
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	1
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

4	W2 - RIGH	ES-P252 LMI - CASEMENT	CASEMENT	$2,470.36	1	$2,470.36



SIZE	26" X 53"
AREA	9.57 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	RIGHT OPENING (XR)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

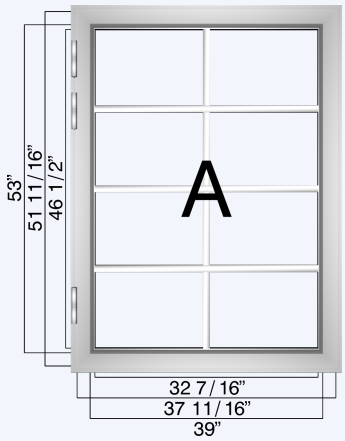
PANEL	A
PATTERN	GRID
LITES ACROSS	1
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

5	W2 MULL	MULLION	1 X 4 X 1/8	$95.78	1	$95.78

SIZE	1" X 53"
AREA	0.37 FT^2
FINISH	AAMA 2605 BLACK
GLASS	
MULLION TYPE	1 X 4 X 1/8
PRE-GLAZED?	NO

NO NOA
NO FBC

6	W3	ES-P252 LMI - CASEMENT	CASEMENT	$3,032.42	1	$3,032.42



SIZE	39" X 53"
AREA	14.35 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

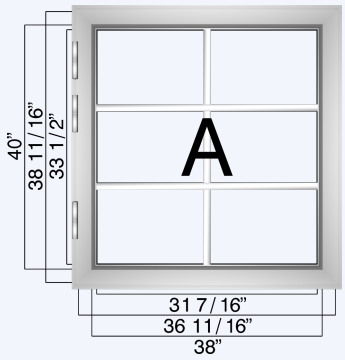
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	2
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

7	W4	ES-P252 LMI - CASEMENT	CASEMENT	$2,542.59	1	$2,542.59



SIZE	38" X 40"
AREA	10.56 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

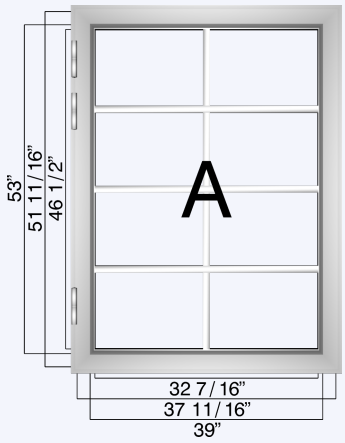
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	2
LITES DOWN	3
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

8	W5	ES-P252 LMI - CASEMENT	CASEMENT	$3,032.42	1	$3,032.42



SIZE	39" X 53"
AREA	14.35 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

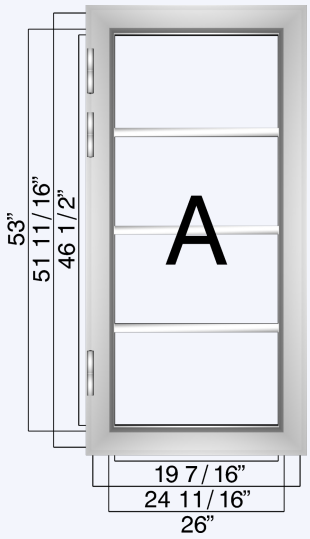
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	2
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

9	W6 - LEFT	ES-P252 LMI - CASEMENT	CASEMENT	$2,470.36	1	$2,470.36



SIZE	26" X 53"
AREA	9.57 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

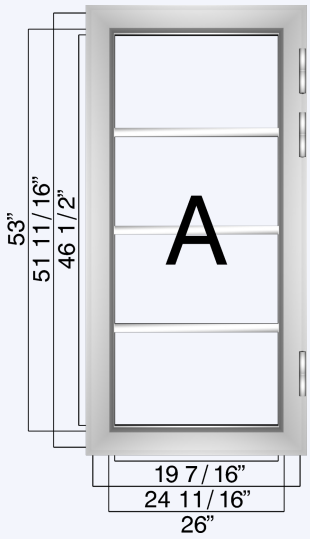
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	1
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

10	W6 - RIGH	ES-P252 LMI - CASEMENT	CASEMENT	$2,470.36	1	$2,470.36



SIZE	26" X 53"
AREA	9.57 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	RIGHT OPENING (XR)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	1
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

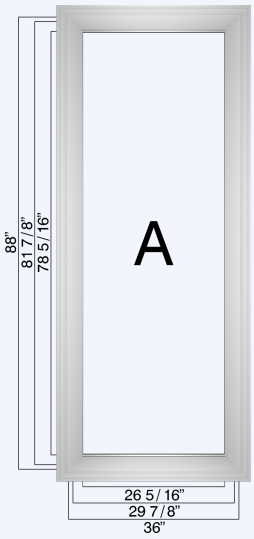
11	W6 MULL	MULLION	1 X 4 X 1/8	$95.78	1	$95.78

SIZE	1" X 53"
AREA	0.37 FT^2
FINISH	AAMA 2605 BLACK
GLASS	
MULLION TYPE	1 X 4 X 1/8
PRE-GLAZED?	NO

NO NOA

NO FBC

12	W7	ES-P252 LMI - FIXED WINDOW	FIXED	$2,846.81	1	$2,846.81



SIZE	36" X 88"
AREA	22.00 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 SGP CLEAR + 3/16" CLEAR HS
MUNTIN	NO
POSITION	SINGLE
RECEPTOR	NO
FRAME TYPE	FLANGE
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
PRE-GLAZED?	YES

FBC CERTIFICATION

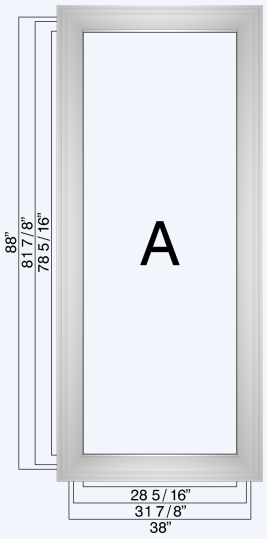
INTERNAL PSF	EXTERNAL PSF
150.00	110.00

CODE FL-26359.1

NFRC CERTIFICATION

U FACTOR	SHGC	VT
0.87	0.30	0.47

13	W8	ES-P252 LMI - FIXED WINDOW	FIXED	$2,977.28	4	$11,909.13



SIZE	38" X 88"
AREA	23.22 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 SGP CLEAR + 3/16" CLEAR HS
MUNTIN	NO
POSITION	SINGLE
RECEPTOR	NO
FRAME TYPE	FLANGE
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
135.00	110.00

CODE FL-26359.1

NFRC CERTIFICATION

U FACTOR	SHGC	VT
0.87	0.30	0.47

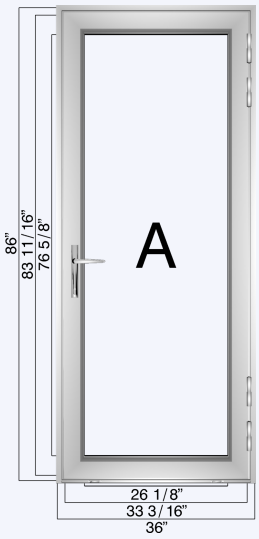
14	W8 MULL	MULLION	1 X 4 X 1/8	$151.84	3	$455.52

SIZE	1" X 88"
AREA	0.61 FT^2
FINISH	AAMA 2605 BLACK
GLASS	
MULLION TYPE	1 X 4 X 1/8
PRE-GLAZED?	NO

NO NOA

NO FBC

15	D2	ES-46T LMI - SWING DOOR	SINGLE LEAF	$4,665.13	1	$4,665.13

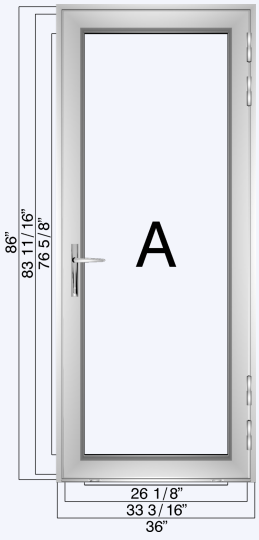


SIZE	36" X 86"
AREA	21.50 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	1/4" CLEAR HS SB70 + 0.09 PVB TRANSLUCENT WHITE + 3/16" CLEAR HS
MUNTINS	NO
OPENING	RIGHT OPENING (XR)
TRANSOM	NO
LOCATION	SINGLE
SILL TYPE	STANDARD
HANDLE TYPE	ARIA
HANDLE COLOR	STANDARD
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
100.00	90.00
CODE	FL 21835

16	D3	ES-46T LMI - SWING DOOR	SINGLE LEAF	$4,665.13	1	$4,665.13

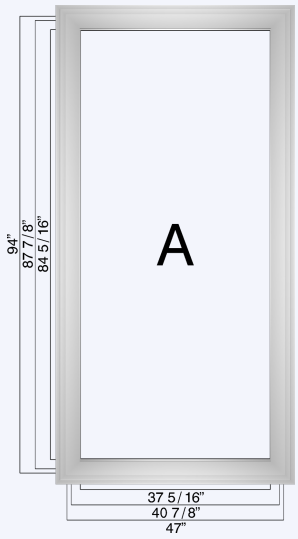


SIZE	36" X 86"
AREA	21.50 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	1/4" CLEAR HS SB70 + 0.09 PVB TRANSLUCENT WHITE + 3/16" CLEAR HS
MUNTINS	NO
OPENING	RIGHT OPENING (XR)
TRANSOM	NO
LOCATION	SINGLE
SILL TYPE	STANDARD
HANDLE TYPE	ARIA
HANDLE COLOR	STANDARD
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
100.00	90.00
CODE	FL 21835

17	W9	ES-P252 LMI - FIXED WINDOW	FIXED	$3,786.95	1	$3,786.95



SIZE	47" X 94"
AREA	30.68 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 SGP CLEAR + 3/16" CLEAR HS
MUNTIN	NO
POSITION	SINGLE
RECEPTOR	NO
FRAME TYPE	FLANGE
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
PRE-GLAZED?	YES

FBC CERTIFICATION

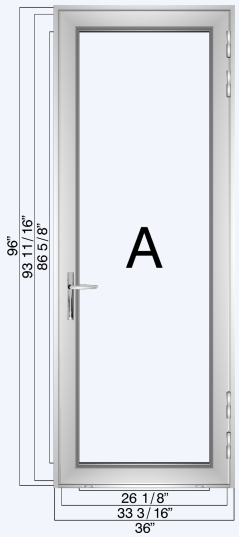
INTERNAL PSF	EXTERNAL PSF
135.00	110.00

CODE FL-26359.1

NFRC CERTIFICATION

U FACTOR	SHGC	VT
0.87	0.30	0.47

18	D4	ES-46T LMI - SWING DOOR	SINGLE LEAF	$5,015.50	1	$5,015.50



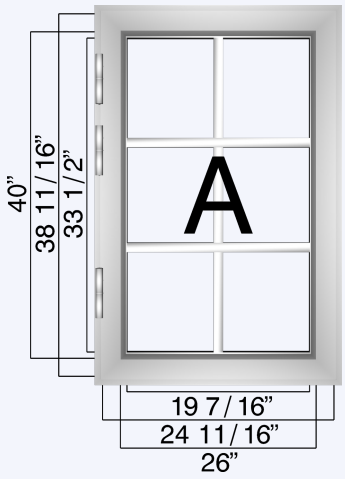
SIZE	36" X 96"
AREA	24.00 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	1/4" CLEAR HS SB70 + 0.09 PVB TRANSLUCENT WHITE + 3/16" CLEAR HS
MUNTINS	NO
OPENING	RIGHT OPENING (XR)
TRANSOM	NO
LOCATION	SINGLE
SILL TYPE	STANDARD
HANDLE TYPE	ARIA
HANDLE COLOR	STANDARD
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
100.00	90.00

CODE FL 21835

19	W10 - LEFT	ES-P252 LMI - CASEMENT	CASEMENT	$2,142.19	1	$2,142.19



SIZE	26" X 40"
AREA	7.22 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

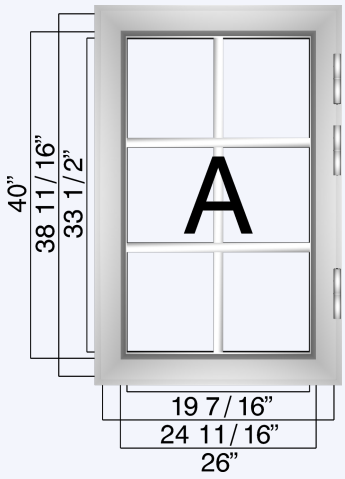
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	2
LITES DOWN	3
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

20	W10 - RIGH	ES-P252 LMI - CASEMENT	CASEMENT	$2,142.19	1	$2,142.19



SIZE	26" X 40"
AREA	7.22 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	RIGHT OPENING (XR)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

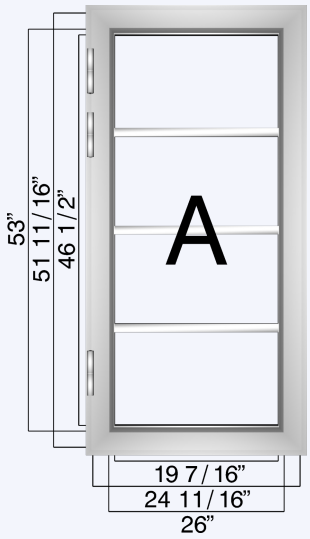
PANEL	A
PATTERN	GRID
LITES ACROSS	2
LITES DOWN	3
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

21	W10 MULL	MULLION	1 X 4 X 1/8	$74.99	1	$74.99

SIZE	1" X 40"
AREA	0.28 FT^2
FINISH	AAMA 2605 BLACK
GLASS	
MULLION TYPE	1 X 4 X 1/8
PRE-GLAZED?	NO

NO NOA
NO FBC

22	W11 - LEFT	ES-P252 LMI - CASEMENT	CASEMENT	$2,470.36	1	$2,470.36



SIZE	26" X 53"
AREA	9.57 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

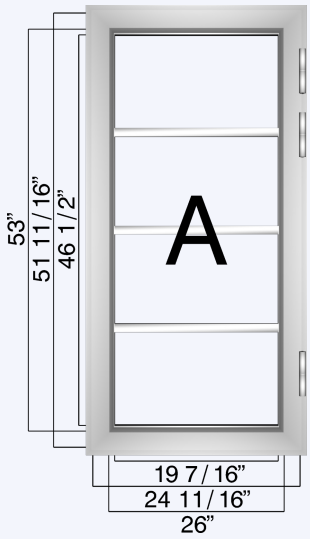
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	1
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

23	W11 - RIGH	ES-P252 LMI - CASEMENT	CASEMENT	$2,470.36	1	$2,470.36



SIZE	26" X 53"
AREA	9.57 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	RIGHT OPENING (XR)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

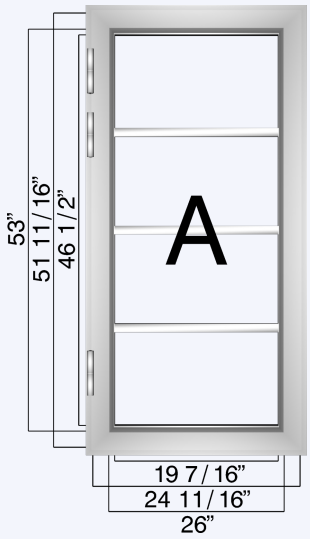
PANEL	A
PATTERN	GRID
LITES ACROSS	1
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

24	W11 MULL	MULLION	1 X 4 X 1/8	$95.78	1	$95.78

SIZE	1" X 53"
AREA	0.37 FT^2
FINISH	AAMA 2605 BLACK
GLASS	
MULLION TYPE	1 X 4 X 1/8
PRE-GLAZED?	NO

NO NOA
NO FBC

25	W12 - LEFT	ES-P252 LMI - CASEMENT	CASEMENT	$2,470.36	1	$2,470.36



SIZE	26" X 53"
AREA	9.57 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

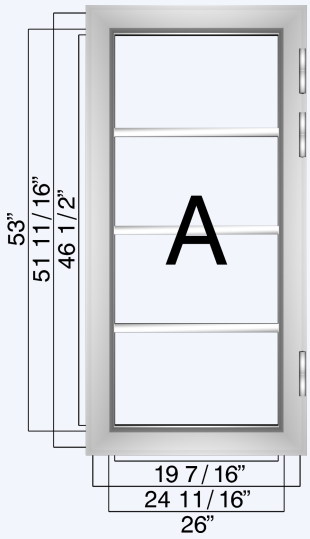
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	1
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

26	W12 - RIGH	ES-P252 LMI - CASEMENT	CASEMENT	$2,470.36	1	$2,470.36



SIZE	26" X 53"
AREA	9.57 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	RIGHT OPENING (XR)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

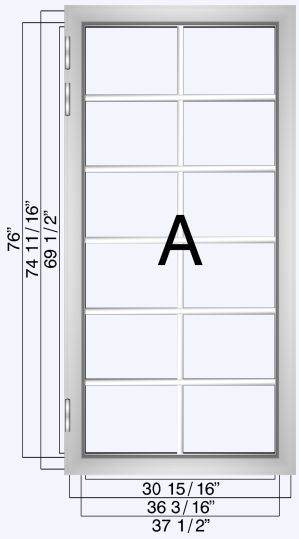
PANEL	A
PATTERN	GRID
LITES ACROSS	1
LITES DOWN	4
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

27	W12 MULL	MULLION	1 X 4 X 1/8	$95.78	1	$95.78

SIZE	1" X 53"
AREA	0.37 FT^2
FINISH	AAMA 2605 BLACK
GLASS	
MULLION TYPE	1 X 4 X 1/8
PRE-GLAZED?	NO

NO NOA
NO FBC

28	W13 - LEFT	ES-P252 LMI - CASEMENT	CASEMENT	$3,741.71	1	$3,741.71



SIZE	37 1/2" X 76"
AREA	19.79 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	LEFT OPENING (XL)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

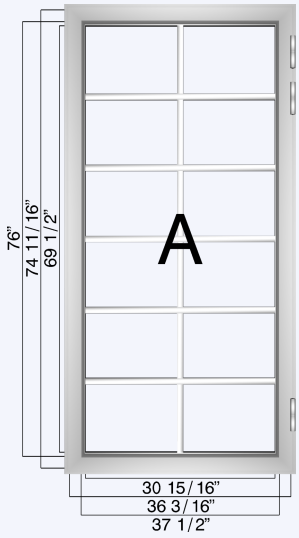
FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	2
LITES DOWN	6
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

29	W13 - RIGH	ES-P252 LMI - CASEMENT	CASEMENT	$3,741.71	1	$3,741.71



SIZE	37 1/2" X 76"
AREA	19.79 FT^2
FINISH	AAMA 2605 BLACK
INTERIRO FINISH	AAMA 2605 BLACK
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB CLEAR + 3/16" CLEAR HS
SCREEN	YES
MUNTINS	YES
OPENING	RIGHT OPENING (XR)
STACKING	STANDARD
FRAME TYPE	FLUSH
GLAZING TYPE	LMI
STRAP ANCHOR	NO
PROTECTIVE FILM	BOTH
EXTERNAL BEAD TYPE	STANDARD (45GRADE)
PRE-GLAZED?	YES

FBC CERTIFICATION

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL-20692.1

MUNTIN DETAILS

PANEL	A
PATTERN	GRID
LITES ACROSS	2
LITES DOWN	6
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1014

30	W13 MULL	MULLION	1 X 4 X 1/8	$132.63	1	$132.63

SIZE	1" X 76"
AREA	0.53 FT^2
FINISH	AAMA 2605 BLACK
GLASS	
MULLION TYPE	1 X 4 X 1/8
PRE-GLAZED?	NO

NO NOA
NO FBC

PRODUCT TOTALS

PRODUCT TOTAL	$82,006.83
TAX RATE	0.00%
TAX AMOUNT	$0.00

TERMS AND SERVICES

INSTALLATION PRICE	$15,000.00
PERMIT PRICE	$0.00
MISCELLANEOUS	$0.00

TOTALS

TOTAL	$97,006.83

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ORION ELECTRIC
State Certified Electrical Contractor

Electrical Proposal
Orion Electric, Inc
EC 13007661
Ph: 305-521-9091 | Fax: 1-305-507-9083
www.orionelectricinc.com

April 11, 2023

BILL TO:		JOB SITE:	
Company Name:	Javier Avila	**Job Site Name:**	Javier Avila
Address:	1258 Obispo Ave	**Address:**	1258 Obispo Ave
City, State, Zip:	Coral Gables, Fl 33134	**City, State, Zip:**	Coral Gables, Fl 33134
Contact:		**Onsite Contact:**	
Title:		**Title:**	
Phone:		**Phone:**	
Email:		**Email:**	
		Client PO:	

JOB REFERENCE:	PROPOSAL NUMBER
Electrical	**S-OBI041123**

In accordance with your request, we are pleased to submit a proposal to perform the following work for the above referenced project. Orion Electric, Inc.'s General Terms and Conditions for Professional Electrical Services are made available to you via the following line: https://orionelectricinc.com/terms-and-conditions/ (the "Terms and Conditions"). You hereby acknowledge that you have reviewed the Terms and Conditions in their entirety. The Terms and Conditions are hereby incorporated herein by reference and made a part hereof. This proposal, together with the Terms and Conditions, constitute the entire agreement between us with respect to the Scope of Work defined below and the matters indicated herein and therein.

The Scope of Work below is included in this proposal.

1. Standard insurance coverage.
2. Demolition of the existing service and cloth wiring and existing boxes in the home.
3. Provide and install new 400Amp service with main breaker.
4. Provide and install new underground conduit from the service over to the utility pole.
5. Provide and install new grounding system for service.
6. Provide and install new 200amp panel on the inside of the home.
7. Provide and install new conduit and feeders from the panel over to the service.
8. Provide and install new conduit and wiring from the panel to the devices, switches, and light fixtures.
9. Provide and install new smoke detectors.
10. Provide and install new GFCI and AFCI devices.
11. Provide and install standard closet lights and light fixtures.

The following work is NOT included in this proposal:

1. Permits unless otherwise stated in this proposal.
2. Permit fees and expediter costs, if required, shall be invoiced separately at face value.
3. Drawings, Surveying and engineering certification unless otherwise stated in this proposal.
4. Patching and or refinishing of any asphalt, concrete, drywall etc. unless otherwise stated in this proposal.
5. Overtime (regular work week is Monday through Friday from 8:00AM to 4:30PM)
6. Corrections of code violations for work not installed by this contractor.
7. Repairs to existing wiring and/or electrical systems not specifically included in this proposal.

General Conditions

1. All applicable taxes are included in our submission.
2. Unless included in this proposal, all bonding and/or special insurance requirements are supplied at additional costs.
3. Owner or contractor shall provide specification for all appliances and lighting not provided by Orion Electric, Inc
4. Adjustments to fees may apply according to the terms and conditions.
5. Payments made by credit card shall be subject to an additional 3% process fee.
6. Upon acceptance of contract a deposit will be requested to purchase all materials at current supplier market conditions.
7. INCREASES IN MATERIAL COST. In the event, during the construction of the improvement described in this Quote, Orion Electric, Inc costs for materials used or to be used herein are increased by more than 3% over Orion Electric, Inc costs for the same at the time this quote was signed, for any cause(s) beyond the control of Orion Electric, Inc then, and in such event(s), Orion Electric, Inc shall have the right to pass the entire amount of material costs increase(s) along to signee by adding the total amount(s) thereof to the Quote Total.
8. Permit Fees are not included in this price, due to the variance in prices from City to City we will provide you with a copy of
9. the invoice.
10. A $1,000.00 dollar deposit is required to pull the permit. Any difference in the price of the permit and the deposit
11. will be credited/debited towards the open balance of the project.
12. Runner fee is not included in the price, a flat rate of $250.00 will be charged to process the plan with the city.
13. Fire Alarm inspection or additional fees towards re-inspections are not part of the $1,000.00 deposit and must be paid at the time of the reinspection by the contractor.

Total: $28,900.00

Payment Terms:
50% deposit
40% upon request
10% upon completion.

ORION ELECTRIC
State Certified Electrical Contractor

Electrical Proposal
Orion Electric, Inc
EC 13007661
Ph: 305-521-9091 | Fax: 1-305-507-9083
www.orionelectricinc.com

April 11, 2023

BILL TO:		JOB SITE:	
Company Name:	Javier Avila	**Job Site Name:**	Javier Avila
Address:	1258 Obispo Ave	**Address:**	1258 Obispo Ave
City, State, Zip:	Coral Gables, Fl 33134	**City, State, Zip:**	Coral Gables, Fl 33134
Contact:		**Onsite Contact:**	
Title:		**Title:**	
Phone:		**Phone:**	
Email:		**Email:**	
		Client PO:	

JOB REFERENCE:	PROPOSAL NUMBER
Electrical	**S-OBI041123**

The undersigned expressly agree and warrant that they are authorized to sign and enter into this Agreement on behalf of the party for which they sign. UNDERSIGNED ACKNOWLEDGES THAT UNDERSIGNED'S REVIEW, ACCEPTANCE AND ELECTRONIC SIGNATURE OF THIS PROPOSAL, CONSTITUTE OWNER'S AGREEMENT AND INTENT TO BE BOUND BY THE TERMS AND CONDITIONS MADE AVAILABLE TO OWNER AT [https://orionelectricinc.com/terms-and-conditions/], AND THIS PROPOSAL. AND AGREEMENT TO PAY THE FEES SET FORTH IN THIS PROPOSAL AS CONSIDERATION FOR THE PERFORMANCE OF THE SERVICES BY ORION ELECTRIC, INC. REVIEW, ACCEPTANCE AND ELECTRONIC SIGNATURE OF THE TERMS AND CONDITIONS THROUGH THE LINK PROVIDED BELOW AND PAYMENT OF ANY PORTION THE SERVICE FEES DUE AS A DEPOSIT OR ADVANCE PAYMENT AS INDICATED ABOVE IN THIS PROPOSAL ARE EACH A CONDITION PRECEDENT TO ORION ELECTRIC, INC.'S OBLIGATION TO PERFORM ANY SERVICES INDICATED HEREIN.

We thank you for the opportunity to submit this proposal and hope we may have the privilege of completing this work for you. If accepted, please sign and date both copies of this proposal and return it to our office. This proposal is based upon our entering into a contract with you in a form that is mutually satisfactory. Permit fees and sales tax, if applicable, must be added to the amount.

Signature of Legal Owner/Agent:

By: _____

Print Name: _____

Dated: _____

Ozzie@Boldcsi.com
305.962.8424

Jennifer & Javier Avila
Artifex Construction

April 12, 2023

We submit the specifically described bid for **1258 Obispo Ave, CG**

Scope:
The scope of the project shall include the specified Drywall, Paint and Stucco work. Proper work space preparations shall be completed before any DW work is performed and all areas will be inspected to achieve desired appearance.

General Conditions:
Bold Construction Specialties **(BCSI)** shall furnish all labor, materials, tools, and equipment necessary for cleaning, preparation and execution of all described work to the specified surfaces. All work will be performed in a professional manner by skilled workers and carried out without inconveniences to the occupants. BCSI shall use the utmost care in protecting the occupants' property.

The contractor shall be responsible for the safety of its operations and its employees. The contractor shall take all reasonable safty precautions with respect to its work and will comply with applicable laws, regulations and local ordinances.

Specific work to be performed:
Prior to commencement of work, an inspection and preconstruction meeting will be performed **by** a **BCSI** representative to determine guidelines of work and schedules.

Drywall Scope: $72,566.00

We will do the interior drywalls and framer work as follows:
Exterior walls:

- Install 1/5/8" 20 ga Studs, 2"Foil Face Insulation, Framing, hang drywall and finish per plans

Partition walls:

- Install 3 5/8" Studs, hanging and finish w/ 3 1/2" Sound Blanquette per plans

Soffits and ceilings:

- Install Framing, hanging and finish. Sealant caulking and fire caulking per plans

We will provide materials, labor and equipment/tools necessary to complete this work.

Note: Level 5 Drywall Finish included

Stucco Scope: $33,980.00

- Stucco in accordance with contract document specifications
- Supply/Install all equipment required to access work areas
- Apply 5/8“smooth stucco finish as per plans
- Supply/install all accessories and ¾ control joints as per plans
- Apply 5/8 smooth stucco finish at low planters
- Smooth stucco finish at eyebrows and balcony under slab
- Tooled score drip edge at slabs and balconies as per plans

Paint Scope: $41,200.00

- Cover and protect all personal and commercial property
- Provide all material, equipment to complete assigned tasks
- Prime exterior stucco surfaces with SW Luxon Masonry Primer
- Paint all exterior masonry surfaces SW Super Paint 7- Year Warranty
- Interior surfaces to receive 1 coat primer and 2 coats paint
- Interior apartment doors, casings and wood baseboards to receive primer/1 coats Semi Gloss
- Prime and paint all interior stairwell walls and ceilings
- Caulk all exterior doors and windows as per specs

BCSI will adhere to ALL Specifications, Warranty and Product Requirements. GC's responsible for all permits. BCSI will work under GC's master permit. Exclusions include anything not detailed on bid.

Authorized Signer: _____ Date: _____
BCSI Representative

Authorized Signer: _____ Date: _____
Project Representative

pannellis

Sales Order

1660 NW 82nd Ave
Doral, FL 33126
(786) 817-2350

Date	S.O. No.
4/12/2023	18788

Name / Address	Ship To
Javier Avila 305.215.9601	

P.O. No.

Item	Description	Ordered	U/M	Rate	Amount
	Project : Avila Residency Address: 1258 Obispo Ave, Coral Gables 33134 Owner : Javier Avila / Jen Avila			0.00	0.00
Custom Kitchen	Custom Made Kitchen All Material Included - Interior: Particle Board Moisture resistant cabinets & drawers Exterior : MDF Super Matt doors and fronts , hardware and counter top			36,200.00	36,200.00T
Custom Bath	Custom Made Bathroom Vanity All Materials Included Interior and exterior : Moisture resistant particle board, drawers, doors and fronts, hardware and sink			10,120.00	10,120.00T
	All of designs are included in this quote. Terms : 50% Deposit / 40% installation / 10% Finished				
	Sales Tax			7.00%	3,242.40

Total $49,562.40

ATLAS ROOFING

Certified Roofing Contractors

9245 SW 118th Terr.

Miami, Florida 33176

Tel: 305-733-7659 Office 786-406-9206

www.atlasroofingmia.com ● roofing@atlascco.com ● CCC 1328901

Submitted To: Owner of Record	**Date: 04/11/23**
Address: 1258 Obispo Avenue	**Phone: 305-215-9601**
Coral Gables, Florida	**Fax:**
Re-Roof Flat Tile 13" Concrete	**E-mail: javi@signatureimpactwindows.net**

We propose to furnish the following at the above referenced project:

1	Remove existing sloped roof to wood deck.	$39,995.00
2	Supply & Install 1 layer of ASTM D 226 #30 felt tin capped to roof deck. 3/4 & 1 1/4 ring shank nails.	
3	Supply & Install new 3X3 (Galvanized) eave drip metal to all eave lines and rakes.	
4	Supply & Install new 16 inch valley metal to all valleys.	
5	Supply & Install new lead stack flashings over plumbing stacks.	
6	Supply & Install new 26 gauge galvanized roof vents. Prime all metal.	
7	Supply & Install polyglass TU Plus mid ply (#90) to roof deck to create water tight seal.	
8	Supply & Install Flat Tile 13" to entire sloped roof, set in poly foam adhesive. (Owner chooses color)	
9	Supply & Install galv 26 GA 5X7 w/ stucco stop 26GA 5" w/lip to all necessary areas on the roof.	
10	Uplift test done by a private company in order for final inspection to be approved is included.	
11	Supply & Install up to 100 linear feet of fascia at no extra cost if necessary.	
12	Supply & Install up to 200 sqft of Tongue & Groove and or Plywood at no extra cost if necessary.	
13	Twelve year workmanship warranty included for work mentioned above on this proposal.	

WOODWORK & DECK RE-NAILING - Standard Lumber

In the event woodwork damage is encountered, this proposal includes 200' of sheathing or 6 sheets of plywood included at no cost. Additional woodwork pricing is as follows; Plywood - $105.00 per sheet; Tongue & groove wood $8.75 per linear foot; Fir strips - $3.00 per linear foot; Fascia - $9.75 per linear foot and rafter tails replaced at $4.00 per foot; In the event stucco is needed to be applied to a flashing we charge $4.00 per foot 12" wide. Please be aware if you have an open ceiling - due to the nail pattern required by the current code, the wood decking may crack, split or damage at the time of installation of #30. In the event the wood decking gets damage, please contact our office immediately so we can replace the damage wood. If any ac lines get punchured while renailing wood it will not be Atlas Roofing responsibility. The warranty can be transferrable for 20% of the contract price. Atlas Roofing Inc will not be responsible for any existing rain gutters or downspouts to be damaged in the process of tearing off or re-roofing the property.

Proposal Includes - Permits, Inspections, debris removal & Liability Insurance.
Homeowner is responsible for having Solar Panels and/or Cable Dish removed/replaced.

**** 12 Year Warranty included** **TOTAL: $39,995.00**

Exclusions: As per new hurricane mitigation and retrofitting for structures undergoing alteration or re-roofs, new procedures have been in effect as per October 1st, 2007. The repairs for the structure (Roof to Wall Connection) are not part of this proposal. Cost of this work may be up to 20% of roof contract amount.

Proposal based upon site visit.

We Propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of: ___ Thirty Nine Thousand Nine Hundred Ninty Five DOLLARS and 00/100_ ($ 39,995.00_).

Payment to be made as follows: 35% Deposit, 35% after 30# & tin-cap inspection, 15% once Tiles are delivered, balance on final inspection. **** Payments made by credit card are subject to a 3.5% merchant fee. ****

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

Authorized

Signature: *Javier Bencomo*

Javier Bencomo

President

Note: This proposal may be withdrawn by us if not accepted within _30_ days.

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

Signature: _____

Date of Acceptance: _____

Proposal

Date: Monday April 17, 2023

Job Name: Javier Avila
1258 Obispo Ave
Coral Gables,FL
33134

We are proposing to supply and install a complete AC system as per our scope of work.

Scope of work:

1. Purchase and install one (1) 3.5 ton Rheem split system unit, 14.30 SEER2 with 7 Kw electric
strip heater.
2. Provide and install ten (10) supplies and three (3) return air made with fiberglass duct (R-6 insulation) and flex connection.
3. Provide and install regular diffuser with standard white finish.
4. Condensate drain line final connection.
5. Provide and install 50 cfm bathroom exhaust fans.
6. Provide and install one (1) digital thermostat.
7. Condenser unit slab with tie downs for hurricane protection.
8. Provide normally closed low voltage condensate overflow shut-off switch protection.
9. Provide 18” inch aluminum stand and aluminum protection pan.
10. Run refrigeration lines (7/8 and 3/8) with insulation.
11. Equipment will have ten (10) years manufacturer’s warranty on the compressor and on all other
parts with homeowner manufactured registration within sixty days of installation, if not registered with the manufacturer it will have five (5) years manufacturer’s warranty on all parts.
12. Free service labor for a period of one (1) year from date of Start-up by RC Appliances. Service will be performed
during normal working day and hours only, unless authorized by the purchaser at additional charge.
Note: If during this year another company or mechanic works on the units our free services labor is voided.

We propose hereby to furnish materials and labor-complete in accordance with above specifications, for the sum of: Fourteen Thousand Eight Hundred Dollars **($14,800)**

2201 Yeehaw Ave, Clewiston, FL– Ph. 786-449-8404 - E-mail: rcat@hotmail.com

Payment to be made as follows:

1. 40% Upon acceptance of proposal.
2. 50 % Rough
3. 10% Final.

Title to the above merchandise remains with RCAT Appliances Corp (seller) until paid in full. In case of default in any terms of this contract, the seller shall have the right to take immediate possession of said merchandise and full amount of the purchase price then unpaid shall become immediately due and payable at the seller's option without notice or demand. All monies paid shall remain with the seller as liquidated damages. All amounts due under this Proposal or subsequent invoice shall bear interest at rate of 1.5% per month. In the event this account and/or any invoices referred to the attorney for collection customer purposes, the customer shall be responsible for the payment of all attorney's fees, cost (including but not limited to those recoverable under section 57.041, Florida Statues), and all incurred expenses, including but not limited fees/cost/expenses. In the event the purchaser refuses to allow seller to commence work after the contract has been executed, purchase shall be responsible to the seller for 25% of the total price as liquidated and agreed damages. Seller shall not be responsible for any existing building or electrical code violations.

All materials are guaranteed to be as specified. The above work is to be performance in accordance with drawings and specifications provided to us and reviewed by us in preparing this Proposal. The work subject to this Proposal will be performed in workmanlike manner. Any changes to the scope of work set forth in the Proposal alterations will be performed only upon receipt of an executed written change order that reflects the price for the subject change work requested forth in the Proposal alterations will be performed only upon receipt of an executed written change order that reflects the price for the subject change work requested. The work subject to this Proposal is contingent upon strikes, accidents, acts of God and delays that are beyond the control of RCAT Appliances Corp. Owner/Contractor (whichever is applicable) shall carry liability fire, tornado, and other casualty insurance. RCAT Appliances Corp. employees are covered by Workman's Compensation Insurance. RCAT Appliances Corp shall be responsible to the owner only for the materials and services described above and the owner shall save RCAT Appliances Corp. harmless, and release RCAT Appliances Corp from any and all consequential damage of any king or description resulting from malfunction or non-operation of the air conditioning equipment, water or fire damage to the property of furnishings contained therein, or from incorrect power, wiring, fuses or drainage facilities.

Authorized Signature_____

Note: This proposal may be withdrawn if not accepted within 90 days

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

_____ _____

Signature Date of Acceptance

2201 Yeehaw Ave, Clewiston, FL– Ph. 786-449-8404 - E-mail: rcat@hotmail.com

ATLAS CONSTRUCTION COMPANY

13275 SW 136 St #14
Miami, Florida 33186
Tel. 305.310.9929 ● Fax 305.663.5700
www.atlascco.com ● info@atlascco.com ● CGC 1516267

Proposal Submitted To: Javier Avila	**Date: 4/18/2023**
Address: 1258 Obispo Ave	**Phone: 305-215-9601**
Coral Gables, Florida	**Fax:**
Project Name: Structural Repairs	**E-mail: javi@signatureimpactwindows.net**
Address:	**Fax:**
Architect:	**Phone:**
	Fax:

We propose to furnish the following at the above referenced project:

1 Remove all damaged Plywood , subfloor joists, & Roof Joists
2 Provide & install new Wood subfloor joists
3 Provide & Install new plywood subfloor
4 Provide & install new Roof Joists in damamged areas
5 Provide & install new wood sheathing
6 Brace the exterior CMU walls to the ground floor wood joists w/ some metal hurricane proof
7 Fill cells in CMU walls

TOTAL: $175,857.50

Exclusions: Permits

Proposal based upon site visit.

We Propose 50% Deposit To Commence & 50% Upon Completion. Engineering must be completed prior to commencing any work. Atlas construction will not be held responsible for any damage caused during the process.

Payment to be made as follows: Draws as per percentage of work completed, based upon predetermined Schedule Of Values.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. If during the performace of the contract the price of the materials signifincally increases, through no fault of the contractor, the price should be equitibly adjusted by an amount reasonably necessary to cover any such significant price increases.
ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. **Note:** This proposal may be withdrawn by us if not accepted within _90_ days.

Authorized
Signature: *Reinaldo Aquit*

Reinaldo Aquit

President

Signature:

Date of Acceptance:

PROJECT INFORMATION
1258 Obispo Avenue
Coral Gables, FL 33134

DR Equipment Inc.
13422 SW 128 Street, Miami Fl 33186
P: (305) 766-3442
Date: 6/7/2023

SCOPE OF WORK	**$25,000.00**	
Mobilization	1	ls
Remove & Replace Existing Septic Tank and Drain Field	1	ls

Layout and as-builts to be provided by others.
Above scope is limited to the above work description.

Project Total $25,000.00

Geotechnical Report was not provided. Current price is assuming that existing soils are suitable for the proposed construction.

DR Equipment Inc. does not assume liability or responsibility for costs arising out of design errors or omissions requiring additional architectural or engineering calculations and/or design modifications.

Labor, Equipment, Material, Sales Tax, and Overhead/Profit for the specified work above is included.

Payment & Performance Bond, if required, is not included in above price.

DR Equipment Inc. is not liable nor responsible for any hazardous, toxic, or contaminated waste existing on-site.

Processing permit documentation and paying for permit fees, density & proctor fees are excluded.

One Mobilization included. Unforeseen demobilizations requested by GC/Developer/Owner are subject to equipment freight charges (TBD at time of demobilization)

Proposal is valid for 30 Days

Signature_____

Date of Acceptance:_____

Title_____

RED FINE HARDWOOD FLOORS, CORP.

Committed To Excellence

www.redfinehardwoodfloors.com
redhardwoodfloors@yahoo.com
Tel: 305-302-2654

ESTIMATE

JAVIER AVILA
1258 OBISPO AVE
305-215-9601
javi@signatureimpactwindows.net

QUOTE#:041423
APRIL 14, 2023

RED FINE HARDWOOD FLOORS is pleased to quote the following charges
For complete installation / sand & finish procedures at the above mentioned address:

removal and disposal of existing damaged ¾" subfloor
1,300 sq. ft. @ $3.00/ft. = $3,900.00

Removal and disposal of existing damaged ¾" wood floors
1,300 sq. ft. @ $3.00/ft. = $3,900.00

Installation of new 1x8 subfloor
1,300 sq. ft. @ $3.00/ft. = $3,900.00

Installation of new ¾" x 4" white oak flooring
1,300 sq. ft. @ $3.25/ft = $4,225.00

Complete sand & finish / staining procedures
Procedures include the following:

- Belt sanding (40,60,80 grit / 1 application of ea.)
- Edger [edge sanding] (40,60,80 grit / 1 application of ea.)
- Orbital sanding (80 grit)
- Staining procedure

Refinish your hardwood floors without the dust.
(All sanding equipment is 99% dust free)

RED FINE HARDWOOD FLOORS, CORP.

Committed To Excellence

www.redfinehardwoodfloors.com
redhardwoodfloors@yahoo.com

Tel: 305-302-2654

- 2 coats of polyurethane (TRAFFIC water base)

1,300 sq. ft. @ 8.50/ft. = $11,050.00

Additional (3rd) coat of polyurethane, if required
1,300 sq. ft. @ $1.50/ft. = $ 1,950.00

Materials:

1x8 yellow pine	2,400 lineal ft.	@	$2.00/ft.	=	$4,800.00
¾" x 4" white oak flooring	1,390 sq. ft.	@	$7.00/ft.	=	$10,411.00 (incl. tax)

Total: $44,136.00

Payment terms:
50% deposit required to commence work
50% balance due upon completion

Refinish your hardwood floors without the dust.
(All sanding equipment is 99% dust free)

Exhibit C
Property Appraiser's Land Valuation

PROPERTY INFORMATION

Folio: 03-4107-016-0260

Sub-Division:
CORAL GABLES SEC E PB 8-13

Property Address
1258 OBISPO AVE

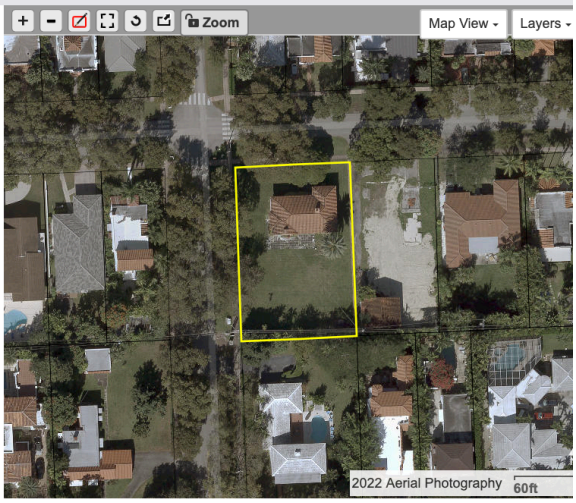
Owner
JAVIER AVILA
JENNIFER RUIZ

Mailing Address
343 MAJORCA AVE 410
CORAL GABLES, FL 33134

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,343 Sq.Ft
Living Area	1,343 Sq.Ft
Adjusted Area	1,343 Sq.Ft
Lot Size	15,000 Sq.Ft
Year Built	1946



Featured Online Tools

Comparable Sales | Glossary | PA Additional Online Tools | Property Record Cards | Property Search Help | Report Discrepancies | Property Taxes | Report Homestead Fraud | Special Taxing Districts and Other Non-Ad valorem Assessments | Tax Comparison | Tax Estimator | TRIM Notice | Value Adjustment Board

ASSESSMENT INFORMATION

Year	2022	2021	2020
Land Value	$990,000	$795,000	$795,000
Building Value	$14,746	$17,985	$17,985
Extra Feature Value	$6,197	$6,277	$6,357
Market Value	$1,010,943	$819,262	$819,342
Assessed Value	$1,010,943	$819,262	$819,342

BENEFITS INFORMATION

Benefit	Type	2022	2021	2020
Homestead	Exemption		$25,000	$25,000
Second Homestead	Exemption		$25,000	$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION

CORAL GABLES SEC E PB 8-13
LOTS 1 & 2 BLK 3
LOT SIZE 100 X 150

TAXABLE VALUE INFORMATION

	2022	2021	2020
COUNTY			
Exemption Value	$0	$50,000	$50,000
Taxable Value	$1,010,943	$769,262	$769,342
SCHOOL BOARD			
Exemption Value	$0	$25,000	$25,000
Taxable Value	$1,010,943	$794,262	$794,342
CITY			
Exemption Value	$0	$50,000	$50,000
Taxable Value	$1,010,943	$769,262	$769,342
REGIONAL			
Exemption Value	$0	$50,000	$50,000
Taxable Value	$1,010,943	$769,262	$769,342

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1	Previous Owner 2
03/31/2022	$100	33102-1950	Unable to process sale due to deed errors		
02/17/2022	$100	33041-0772	Corrective, tax or QCD; min consideration	CATALYST SOLUTIONS GROUP INC	
12/10/2021	$100	32921-0078	Corrective, tax or QCD; min consideration	JAVIER AVILA	JENNIFER RUIZ
10/01/2021	$1,025,000	32796-0276	Qual by exam of deed	IGOR NUNEZ	
04/03/2017	$750,000	30486-1044	Qual by exam of deed	JULIUS LOSTAL	DIANA MARITZA BRAVO LOSTAL
12/06/2013	$260,000	28943-5004	Affiliated parties	OSCAR J LOSTAL	

For more information about the Department of Revenue's Sales Qualification Codes.