

- 15: All materials furnished are in accordance with the manufacturers normal tolerance for color, color variation, thickness, size, weight, amount, finish texture and performance standards. Concrete and/or clay tile are also subject to being warped, misshapen and poorly fitted and are subject to color variation and efflorescing. All materials furnished are subject to the manufacturers warranty (copy upon request). The Company shall not be liable for any claims attributable to a material failure or color variation (especially on white painted tile) and shall have no responsibility for any delay or loss.
- 16: Bob Hilson & Company, Inc. will not accept any responsibility or liability for any work not specifically done by Bob Hilson & Company or its sub-contractor.
- 17: In no event shall BOB HILSON & COMPANY, INC (hereafter referred to as the Company) be liable for special, indirect, punitive, speculative, or consequential damages, including any damage caused by settlement, vibration, distortion, water intrusion or fall are of the foundation on which the roof rests, or damage caused by hail, hurricanes, gale winds, unusual weather conditions or acts of God, nor for any damage or delays due strikes, fires, accidents, local weather, or other causes beyond the Company's control, nor for inherent defects in the premises on which work is to be done, and in no event shall Company be responsible for interior or exterior damage to the building, its contents or surrounding property including the planter (such as cracks, small gaps or water damage), paint, furniture, personal belongings, lawns, shruberies, slide walks, driveways, sprinkler systems, water lines, septic tanks or lines, fiberglass or plastic roofs, screens or screen enclosures, pools, pool pumps, patios, washers, dryers, work vehicles, etc.
- 18: Except for the replacement of rotted or damaged wood which is performed under the woodwork clause above, the Company and the owner or its agent agree that this contract and price are based on the belief that the structure and/or deck on which the work is to be performed is sound and built in accordance with local codes. It is agreed that any work need to bring the deck or structure up to code will result in an equitable adjustment to the contract as per note #26.
- 19: Open beamed ceilings: Please be advised, in the areas where you have open beam ceiling dust, dirt & debris will infiltrate the interior of the structure. Please take precautions to protect any items that you do not wish to be soiled.
- 20: Any loose objects should be taken down or secured.
- 21: Vehicles should not be left in garage or driveway while the work is in progress.
- 22: Should the owner or tenant not be present a phone number where he or she can be contacted, in case of emergency, must be left with Bob Hilson & Company, Inc.
- 23: The owner will be responsible for painting or staining any new wood that is installed by Bob Hilson & Company, Inc.
- 24: We cannot assume responsibility for any damages done to the roof by plumbers, electricians, air conditioning men or any other tradesmen, or persons.
- 25: Owner to be responsible for notifying contractor as to the location of septic tank. Contractor will not take responsibility for damage to septic tank or drainage field.
- 26: Any changes in the scope of the work or alterations or diversions from the contract will result in an equitable adjustment to the contract. It is agreed that the changes will be based on a labor rate of \$60.00 per man hour and the cost of materials and other related items plus 15%.
- 27: This agreement constitutes the entire understanding of the parties, and no other understanding shall be binding unless in writing and signed by both parties.
- 28: Your roofing warranty may be affected by lack of maintenance.
- 29: Roof maintenance: Upon completion of the roofing system a preventative roof maintenance program should be initiated by the building owner to achieve normal life expectancy and performance. At least a yearly inspection prior to the rainy season to ascertain the condition of such items as counter-flashing, penetrations, metal edging, membrane defects, etc. or other observed unsatisfactory conditions should be immediately corrected. Check all drains for the flow of water, removing all debris from the roof. Worn and weathered reflective coatings should be re-coated.
- 30: Roof maintenance programs are available at an additional cost through Bob Hilson & Company, Inc.
- 31: Proper venting of your roof attic/system should be examined, approximately 1 square foot of venting per 150 sqft of attic area (enclosed space). If the existing venting does not meet this requirement, venting should be added to achieve this. This is the owner's responsibility and can be done at an additional cost.
- 32: Due to building code requirements, the nails used to install the roofing will penetrate the exposed deck and be visible from below.
- 33: The contract price is based upon a structurally sound deck. Dade County requires a field fastener pull test to be performed as per chapters 1521.7 & 1519.7.1 of the Florida Building Code on gypsum decks by a certified testing laboratory. The cost is additional to the above contract price and the responsibility of the owner. If the deck fails the fastener pull test the scope of work will change and the price of the contract will be adjusted accordingly.
- 34: The Company or its owners or management will not take responsibility for mold or other micro-organisms, air born or otherwise, that may currently or in the future reside in the building that this contract relates to. The owner of the property or its agent agrees that it is their responsibility to check on and eliminate any mold, fungus, mildew or other organisms that are in the property.
- Woodwork clause: Replacement of all rotted or damaged lumber or re-nailing of decking to meet current building code 1521.5 requirements is done strictly on a time and material basis of \$60.00 per man hour plus material and other related items plus 15%.

Any warranties under part of this contract will not be valid until entire contract is paid in full.

PRICE SUBJECT TO CHANGE AFTER 15 DAYS.

All for the sum of \$43,627.03, plus woodwork and option chosen on the front of this contract.

Terms: To be paid 10% deposit, 15% upon commencement, 45% upon mop in & readiness for tile, 20% upon tile delivery, balance in full upon completion.

1) Do not sign this contract before you read it or if it contains any blank spaces.

2) You are entitled to an exact copy of the contract you sign.

3) This contract is not enforceable after three days unless agreed to in writing by both parties. In the event of any default of this contract by owner or agent for owner-owner agrees to pay all costs, profits and reasonable attorney fees incurred by Bob Hilson & Company North, Inc. As a result of said default.

In the event the balance due is not paid within fifteen (15) days of completion or as specified in writing on this contract the account shall be in default. The acceptor of this agreement agrees to indemnify the company harmless from any costs of expenses incurred in the collection of the defaulted account or any part thereof, including attorneys fees, and further agree that the defaulted account will bear interest at the maximum lawful rate of 1 1/2% per month, not to exceed 13% per year, on the unpaid balance.

Executed in triplicate, two copies of which were delivered to and receipt is hereby acknowledged by the buyer this
 _____ day of _____, 2006.

Approved and Accepted:

(Owner/Purchaser Agent for Owner sign here)

Bob Hilson & Company, Inc. By

(Authorized agent only sign here)

9/21/06
 Date

ASTIN BROTHERS PAINTING INC.
 14270 SW 97 Avenue • Miami, Florida 33175
 Office: (786) 573-5100

PROPOSAL SUBMITTED TO: <i>Mr. Sando</i>	PHONE: <i>790 1800</i>	DATE: <i>3/24/06</i>
STREET: <i>111 Salamanca Ave</i>	JOB NAME: <i>Renov / Repair</i>	
CITY, STATE AND ZIP CODE: <i>Coastal Groves</i>	JOB LOCATION: <i>Same</i>	JOB PHONE: <i>405-1975</i> <i>633-3554</i>

I hereby propose to furnish materials and labor necessary for the completion of

- ① TO *PREPARE* Clean Etching of Building walls, floor, Sides, walkways & porches.
 - ② TO *Repair* new and existing *Waterproofing* *Beach*, patch *Seal* and *Repair* *two coats* *Stucco* *within* *24hrs* *later*, *each*, *Sides*, *Decorative* *work* & *doors*.
 - ③ TO *Repair* *Stucco* *surfaces* *two coats* *Stucco* *within* *24hrs*.
 - ④ TO *Install* *Exterior* *Window* *Frames* *(white)* *also* *Decorative* *work*.
- Extra* *Paintwork* *Apply* *for* *Coastal* *Paints* & *Notice* *to* *Draw* *400*.

I PROPOSE hereby to furnish material and labor complete in accordance with above specifications, for the sum of <i>Thirty two thousand five hundred</i> dollars (\$ <i>32,500.00</i>).	
Payment to be made as follows:	
<i>30%</i>	<i>Deposit</i>
<i>30%</i>	<i>Completion</i>
<i>10%</i>	<i>Work shown</i>
All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per 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 accidents or delays beyond our control.	
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.	Authorized Signature: <i>[Signature]</i> Note: This proposal may be withdrawn if not accepted within <i>70</i> days. Signature: _____ Date of Acceptance: _____ Signature: _____

ALL PAINTING SOLUTIONS INC.
14850 SW 158 STREET
MIAMI, FLORIDA 33187-0607
(305) 338-4240/ FAX (305) 255-5220
EMAIL: ferroallover@bellsouth.net

April 26, 2006

Estimate made for:

Caribbean Inter Trade Group Inc.

Attn: C. Michael Saenz

111 Salamanca Coral Gables

Cell (305) 790-1892/ (305) 633-4200/ Fax (305) 633-3554

This job includes the following:

- To pressure clean building, walkway, patio floors, windows, shutters etc.
- One coat primer and two coats of paint.
- Patching and caulking where ever needed.
- To prime and caulk 12 French doors which are in really bad condition.
- To paint 5 doors.
- To paint 26 awnings inside and out.
- To paint the iron rails and gates in black color.
- Customer will work with contractor in order for tenants to allow us to go into some screen in balconies to paint the doors.
- It is agreed that contractor shall not be held liable and/or responsible for any spatter paint on park or moving vehicle. It is the owner responsibility to clear the area to be worked on.
- Materials used will be Sherwin Williams.
- Warranty: for a period of 12 years there will be no chipping or flaking on stucco walls. However contractor is not responsible for any structural fault.
- In the event of any money owed to the contractor remains unpaid for more than 7 days after the date of such sums becomes due, owner shall pay the company and interest of 3%/month and all unpaid sums together with all collection fees including attorney fees.

Total cost of this job.....\$ 9,250.00
 Deposit at the start.....\$ 4,600.00
 Balance at the end.....\$ 4,650.00
 All materials are included in price above.

Please make check payable to: ALL PAINTING SOLUTIONS INC.

Thank you,
 J.T.Ferro