

Grant Agreement Documentation Order: Property Improvement Program (PIP)

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Property Improvement Program (PIP) Application

Name: 801-803 SOUTH 21ST AVE LLC

Name of Business/Property to be Renovated: SAME

Address: 801-803 S 21ST AVE, Hollywood 33020

Telephone Number: 347 680 7169

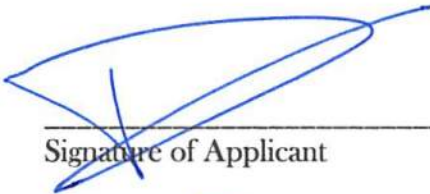
Are you the Property Owner or Business Owner? YES

Type of Improvement(s) Planned: COMPLETE RESTORATION OF INT & EXTERIOR WINDOW, OPENINGS, STUCCO, PAINT, LIGHTING, SIDEWALK, LANDSCAPE

Incentive Amount: \$ ~~50,000~~ **\$ 72,900**

Total Cost of Project: \$ ~~125,000~~ **\$145,800**

I hereby submit the attached plans, specification and color samples for the proposed project and understand that these must be approved by the Hollywood, Florida Community Redevelopment Agency ("CRA"). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approved by the CRA Board, funding will not be paid until the project is complete.



Signature of Applicant

10/15/23
Date

Jim Pershin
Print Name

801-803 South 21st Ave LLC

801 S 21st Ave
Hollywood FL 33020

October 15, 2023

Hollywood CRA
1948 Harrison Street
Hollywood FL 33020

RE: letter of Intent

Hollywood CRA:

We are scheduling a full remodel of the exterior of our property at 801-803 S 21st Ave.

These upgrades will include new window storefront facing 21st ave, new window openings and windows facing Adam st, complete new stucco, complete new paint, restoring soffit and signage, new lighting, restoring sidewalk and new landscaping.

The cost is estimated at \$125,000. We are seeking \$50,000 toward this project from the CRA PIP Grant funding

We own and operate this office space and have recently expanded our operations from Hallandale to Hollywood purchasing this property last year while we grow our workforce and add to the local retail community on the blvd

This work will considerably upgrade the block transforming the once desolate area to a new vibrant working space

Thank You

801-803 SOUTH 21st Ave LLC





BUSINES-01

BNEDELKOVSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/19/2023

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Riemer Insurance Group, Inc. P O Box 250 Hallandale, FL 33008	CONTACT NAME: Amanda Sullivan PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A : Nautilus Insurance Co. INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 17370
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COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NN1562746	6/1/2023	6/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Location #1, Building #1: 801 South 21st Avenue Hollywood, FL 33020

Certificate Holder is named as an Additional Insured with respect to General Liability

CERTIFICATE HOLDER Hollywood CRA 1948 Harrison Street Hollywood, FL 33020	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Endorsement - For Certificate of Liability

Hiscox Insurance Company Inc.



Named Insured : ██████████ **Endorsement Effective : Nov 6 2021**

Policy Number : [REDACTED]

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – AUTOMATIC STATUS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. Section II – Who Is An Insured** is amended to include as an additional insured any person(s) or organization(s) for whom you are performing operations or leasing a premises when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
1. In the performance of your ongoing operations; or
 2. In connection with your premises owned by or rented to you.

A person's or organization's status as an additional insured under this endorsement ends when your operations or lease agreement for that additional insured are completed.



PROPERTY SUMMARY

Tax Year: 2024	Property Use: 11-02 Retail up to 4,999 sq. ft.	Deputy Appraiser: Commercial Department
Property ID: 514215010010	Millage Code: 0513	Appraisers Number: 954-357-6835
Property Owner(s): 801-803 SOUTH 21 AVE LLC	Adj. Bldg. S.F: 3674	Email: commercialtrim@bcpa.net
Mailing Address: 3001 S OCEAN DR STE 525 HOLLYWOOD, FL 33019	Bldg Under Air S.F:	Zoning : DH-3 - DIXIE HIGHWAY HIGH INTENSITY
Physical Address: 801 S 21 AVENUE HOLLYWOOD, 33020	Effective Year: 1960	MULTI-FAMILY DISTRICT
	Year Built: 1959	Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 1 BLK 1
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$59,400	\$711,360	0	\$770,760	\$770,760	
2023	\$59,400	\$711,360	0	\$770,760	\$770,760	
2022	\$59,400	\$509,470	0	\$568,870	\$499,560	\$12,353.91

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$770,760	\$770,760	\$770,760	\$770,760
Portability	0	0	0	0
Assessed / SOH	\$770,760	\$770,760	\$770,760	\$770,760
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$770,760	\$770,760	\$770,760	\$770,760

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
06/01/2022	Warranty Deed Qualified Sale	\$900,000	118184079	\$11.00	5,400 SqFt	Square Foot
11/11/2003	Warranty Deed	\$267,500	36728 / 194			
12/01/1997	Warranty Deed	\$80,000	27403 / 388			
09/01/1989	Warranty Deed	\$100	16805 / 831			
08/01/1980	Warranty Deed	\$45,000				

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514215013650	09/12/2023	Warranty Deed	Qualified Sale	\$685,000	119103058	1933 TAYLOR ST HOLLYWOOD, FL 33020
514215015870	08/10/2023	Warranty Deed	Qualified Sale	\$430,000	119039589	1925 JEFFERSON ST HOLLYWOOD, FL 33020
514215015970	07/28/2023	Special Warranty Deed	Qualified Sale	\$725,000	119062363	1934 MADISON ST #1-5 HOLLYWOOD, FL 33020
514215017840	07/27/2023	Special Warranty Deed	Disqualified Sale	\$1,500,000	119010814	1845 HOLLYWOOD BLVD HOLLYWOOD, FL 33020
514215016420	07/26/2023	Warranty Deed	Qualified Sale	\$831,600	119014906	1940 ADAMS ST #1-3 HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Hollywood Central Elementary: C Olsen Middle: I South Broward High: B
Hlwd Fire Rescue (05)									
Commercial (C)									
3,674									

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	37	Jason W. B. Pizzo	Daniel P. Foganholi



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
801-803 SOUTH 21ST AVE, LLC

Filing Information

Document Number	L22000190103
FEI/EIN Number	N/A
Date Filed	04/21/2022
Effective Date	04/20/2022
State	FL
Status	ACTIVE

Principal Address

801 South 21st Ave
HOLLYWOOD, FL, FL 33020

Changed: 02/08/2023

Mailing Address

801 South 21st Ave
HOLLYWOOD, FL, FL 33020

Changed: 02/08/2023

Registered Agent Name & Address

LEVINE & FELLIG, P.A.
927 LINCOLN RD.
STE 200
MIAMI BEACH, FL 33139

Authorized Person(s) Detail

Name & Address

Title AMBR

PERSHIN, SHNEUR Z
3001 S. OCEAN DRIVE, STE 525
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2023	02/08/2023

Document Images

02/08/2023 -- ANNUAL REPORT	View image in PDF format
04/21/2022 -- Florida Limited Liability	View image in PDF format







801-803 South 21st Ave LLC

801 S 21st Ave
Hollywood FL 33020

October 15, 2023

Hollywood CRA
1948 Harrison Street
Hollywood FL 33020

RE: letter of Intent

Hollywood CRA:

We are scheduling a full remodel of the exterior of our property at 801-803 S 21st Ave.

These upgrades will include new window storefront facing 21st ave, new window openings and windows facing Adam st, complete new stucco, complete new paint, restoring soffit and signage, new lighting, restoring sidewalk and new landscaping.

The cost is estimated at \$125,000. We are seeking \$50,000 toward this project from the CRA PIP Grant funding

We own and operate this office space and have recently expanded our operations from Hallandale to Hollywood purchasing this property last year while we grow our workforce and add to the local retail community on the blvd

This work will considerably upgrade the block transforming the once desolate area to a new vibrant working space

Thank You

801-803 SOUTH 21st Ave LLC





HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: **801-803 SOUTH 21ST, LLC**

Property Address: **801 S. 21st Ave Hollywood FL 33020**

PIP

WORK DISCIPLINE: SCOPE

Contractor .001 TI Contractors, LLC	\$145,800.00	SELECTED
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Contractor .002 Horizon Construction \$130,600.00

Contractor .003 Le Prestige \$132,510.00

TOTAL PROJECT COST

\$145,800.00

TOTAL INCENTIVE AMOUNT

50%

\$72,900.00

(Up To 50% Of Total Project Cost With A \$75,000 Max)

NOTES: Scope consists of New Storefront Glazing, New Windows Adjacent to Adams, New Paint & Stucco, New Structural Repairs, Soffit restoration, Landscape & Lighting throughout the property, Back Lit Laser Cut Signage Element.

TI Contractors, LLC
 PO BOX 403353
 Miami Beach, FL 33140
 P. 305-677-0829 F. 305-677-0849
 info@Ticontractors.com



Proposal

Date	Proposal #
10/19/2023	E15692

Bill To
801-803 SOUTH 21ST AVE, LLC 801 S 21 Ave Hollywood, FL 33020

Job Site
801 S 21 Ave Hollywood, FL 33020

P.O. Number	Job Name		
Exterior	Exterior Enhancements		
Scope of Work	QTY	Rate	Amount
New storefront windows and doors facing street	1	39,100.00	39,100.00
New window openings and windows facing side street	1	23,500.00	23,500.00
New stucco around building	1	28,400.00	28,400.00
New paint	1	8,500.00	8,500.00
New leaders on side	1	800.00	800.00
Repair post support and wrap at corner	1	4,000.00	4,000.00
Restore soffit	1	5,800.00	5,800.00
Sidewalk restore	1	3,200.00	3,200.00
Landscape front and side	1	7,500.00	7,500.00
Lighting	1	15,000.00	15,000.00
Signage	1	10,000.00	10,000.00
Thank you for the opportunity to bid your project, we sincerely appreciate it.		Total	\$145,800.00

State licensed and insured General Contractor CGC1516103
 Roofing Contractor CCC1330371 - Plumbing Contractor CFC1430006
 Electrical Contractor EC13010116 - Mechanical Contractor CMC1250843



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

KAGAN, AVROHOM

TI CONTRACTORS, LLC
2525 OPA LOCKA BOULEVARD
OPA-LOCKA FL 33054

LICENSE NUMBER: CGC1516103

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



TICO000001

JBROGDEN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/20/2023

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

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PRODUCER Riemer Insurance Group, Inc. P O Box 250 Hallandale, FL 33008	CONTACT NAME: Jane Brogden	
	PHONE (A/C, No, Ext): (954) 454-3145 FAX (A/C, No):	
	E-MAIL ADDRESS: jbrogden@riemerinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Berkley Assurance Company	39462
INSURED TI Contractors LLC PO Box 403353 MIAMI, FL 33140	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		VUMC0171575	4/15/2023	4/15/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The certificate regarding coverage for IT Contractors LLC is issued to the certificate holder in regard to:

Certificate Holder is Additional Insured with respect to General Liability, when required by written contract. Subject to policy provisions regarding the Named Insured's operations.

CERTIFICATE HOLDER

CANCELLATION

City of Hollywood CRA 1948 Harrison Street Hollywood, FL 33020	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – AUTOMATIC STATUS WHEN
REQUIRED IN A WRITTEN CONSTRUCTION
AGREEMENT WITH YOU**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II – Who Is An Insured is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

2. "Bodily injury" or "property damage" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

- 1. Required by the contract or agreement you have entered into with the additional insured; or
- 2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
As required by written contract executed prior to the date of occurrence but only to the extent permitted by law and the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.	As designated in written contract with the Named Insured.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – AUTOMATIC STATUS WHEN
REQUIRED IN A WRITTEN CONSTRUCTION
AGREEMENT WITH YOU**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II – Who Is An Insured is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

2. "Bodily injury" or "property damage" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement you have entered into with the additional insured; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
As required by written contract executed prior to the date of occurrence but only to the extent permitted by law and the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.	As designated in written contract with the Named Insured.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – AUTOMATIC STATUS WHEN
REQUIRED IN A WRITTEN CONSTRUCTION
AGREEMENT WITH YOU**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II – Who Is An Insured is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

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- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

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PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
As required by written contract executed prior to the date of occurrence but only to the extent permitted by law and the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.	As designated in written contract with the Named Insured.
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However:

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2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

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1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

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B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

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1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
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This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

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- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.





Quote**PROPOSAL****Bill from:**

HORIZON
386 NW 171ST STREET
USA
DITI@HORIZONCRR.COM
305-635-9900

Bill to:

801-803 SOUTH 21ST AVE, LLC
801-803 SOUTH 21ST AVE, LLC

Item	Quantity	Price	Total
New storefront windows and doors facing street	1	\$42000	\$42000
New window openings and windows facing side street	1	\$27000	\$27000
New stucco around building	1	\$26200	\$26200
New paint	1	\$11000	\$11000
New leaders on side	1	\$1200	\$1200
Repair post support and wrap at corner	1	\$3500	\$3500
Restore soffit	1	\$7200	\$7200
Sidewalk restore	1	\$2500	\$2500
Landscape front and side	1	\$10000	\$10000

Total \$130600

Signature

Date



Estimate B" H

ADDRESS

801-803 SOUTH 21ST AVE, LLC
801 S 21 Ave
Hollywood, FL 33020

ESTIMATE	B" H #	DATE
2788		10/20/2023

DESCRIPTION	QTY	RATE	AMOUNT
New storefront windows and doors facing street	1	44,680.00	44,680.00
New window openings and windows facing side street	1	25,680.00	25,680.00
New stucco around building	1	31,000.00	31,000.00
New paint	1	9,500.00	9,500.00
New leaders on side	1	750.00	750.00
Repair post support and wrap at corner	1	5,000.00	5,000.00
Restore soffit	1	6,200.00	6,200.00
Sidewalk restore	1	2,900.00	2,900.00
Landscape front and side	1	6,800.00	6,800.00

From a dream to a reality!

TOTAL

\$132,510.00

Our goal is to make your project our daily
priority.

Accepted By

Accepted Date

General Contractor, Plumber & Luxury Millwork / Custom furniture

State Licensed and Insured CGC1523727-CFC1430169

3420 N 40 Street Hollywood FL 33021