

Grant Agreement Documentation Order: Property Improvement Program (PIP)

1. Reso	Draft Attached
2. Signed Agreement	Draft Attached
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Request for Taxpayer Identification Number and Certification

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

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return) Whale Pond, LLC	
Business name, if different from above Whale Pond, LLC	
Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
Address (number, street, and apt. or suite no.) 2021 Tyler Street Ste. 100	Requester's name and address (optional)
City, state, and ZIP code Hollywood, FL 33020	
List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

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

Social security number
or
Employer identification number 65 : 0727769

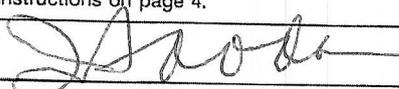
Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

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

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶ 	Date ▶ 06/20/2022
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General Instructions

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

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,



Property Improvement Program (PIP) Application

Name: James Saada

Name of Business/Property to be Renovated: Whale Pond, LLC

Address: 1909 Tyler Street Hollywood, FL 33020 FOLIO # 514215014170

Telephone Number: 954-922-3133

Are you the Property Owner or Business Owner? Property Owner

Type of Improvement(s) Planned: Complete Renovation - Carving out retail glass storefronts

Roof Top Event Space - Stair cases - ~~Full Prep Kitchen~~

Incentive Amount: \$ ~~250,000~~ \$50,000.00

Total Cost of Project: \$ 2,500,000

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.

J. Saada
Signature of Applicant

6/20/2022
Date

James Saada
Print Name



Property Improvement Program (PIP) Application

Name: James Saada

Name of Business/Property to be Renovated: Whale Pond, LLC

Address: 1909 Tyler Street Hollywood, FL 33020 FOLIO # 514215014180

Telephone Number: 954-922-3133

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jsaada
Signature of Applicant

6/20/2022
Date

James Saada
Print Name



Property Improvement Program (PIP) Application

Name: James Saada

Name of Business/Property to be Renovated: Whale Pond, LLC

Address: 1909 Tyler Street Hollywood, FL 33020 FOLIO # 514215014220

Telephone Number: 954-922-3133

Are you the Property Owner or Business Owner? Property Owner

Type of Improvement(s) Planned: Complete Renovation - Carving out retail glass storefronts

Roof Top Event Space - Stair cases - ~~Full Prep Kitchen~~

Incentive Amount: \$ ~~250,000~~ \$50,000.00

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Jsaada
Signature of Applicant

6/20/2022
Date

James Saada
Print Name

Whale Pond, LLC

2021 Tyler Street
Ste. 100
Hollywood, FL 33020
Phone (954) 922-3133
Fax (954) 922-4119

June 23rd, 2022

Hollywood CRA
1948 Harrison Street
Hollywood, FL 33020

Re: Letter of Intent for Submission of Application for Property Improvement Program ("PIP")

Hollywood CRA:

I, James Saada am the owner of the Whale Pond, LLC building located at 1909 Tyler St, Hollywood, FL 33020. Our building is a prominent structure situated directly on the Downtown Hollywood (Hollywood Circle) and as such, it has a significant reflection on the community. We have observed with great appreciation the accomplishments of the Hollywood CRA to revitalize and enhance the Downtown. As fellow residents, we want to very much be a part of this exciting effort.

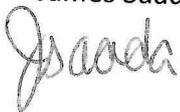
Whale Pond, is almost 45-year-old and I have been drafting for some time now to a major renovation project which we have been planning for almost two years. A few years ago, we lost Wells Fargo as a tenant and the space has been totally vacant due to banks not needing such a large space. We decided to renovate the entire space. Plans include but are not limited to full demo of the space, punching out concrete, rebuilding all area in second floor, adding stair cases on north and south area of the building, pavers on the roof, new balcony railings, full bathrooms, special parking for designated space, additional Air Conditioning, ornate metal around stairs and front building area, pavers around building.

We have taken a closer look at our building and have determined that undertaking these additional improvements would enhance the building, and would also complement the CRA's efforts. Hence, my submission of the attached application for the PIP.

We look forward to working with CRA staff to make this happen.

Sincerely,

James Saada





Evidence of Property Insurance Sample

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

03/11/2022

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

AGENCY Florida First Insurance of Broward 1831 N 66th Avenue Hollywood FL 33024		PHONE (A/C, No, Ext):	COMPANY CENTURY SURETY COMPANY - BASS UNDERWRITERS	
FAX (A/C, No): 954-981-9166	E-MAIL ADDRESS: sales@fl-insurance.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER
INSURED		EFFECTIVE DATE 03/11/2022	EXPIRATION DATE 03/11/2023	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

PERILS INSURED	BASIC	BROAD	SPECIAL
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COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
General Liability - Coverage	\$2,000,000	\$500
Products/Completed Operations	Incl	
Personal and Advertising Injury	\$1,000,000	
Each Occurrence Limit	\$1,000,000	
Damage to Premises Rented to You	\$100,000	
Medical Payments	\$5,000	
Building Property - Coverage	\$193,000	
AOP Deductible (All Other Perils)		\$2,500
Wind/Hurricane Coverage - Excluded	N/A	N/A

REMARKS (Including Special Conditions)

TOTAL POLICY PREMIUM PAID IN FULL (\$1,816.30)
Certificate Holder is named as an Additional Insured with respect to General Liability

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.

ADDITIONAL INTEREST

NAME AND ADDRESS <div style="border: 2px dashed red; border-radius: 15px; padding: 5px; width: fit-content; margin: 10px auto;">Hollywood - Community Redevelopment Agency (CRA) 1948 Harrison Street Hollywood, FL. 33020</div>	<input checked="" type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input checked="" type="checkbox"/> MORTGAGEE		
	LOAN # TBA		
AUTHORIZED REPRESENTATIVE			

***Missing General Liability
Endorsements See Attached
Sample Document***



JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****
NON-CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 1/25/2021

EXPIRATION DATE: 1/25/2023

PERSON: JAMES SAADA

EMAIL: JIMMYSAADA@GMAIL.COM

FEIN: 461885973

BUSINESS NAME AND ADDRESS:

HOLLYWOOD COMMERCIAL, LLC

2025 TYLER STREET

HOLLYWOOD, FL 33020

SCOPE OF BUSINESS OR TRADE:

Building or Property
Management-Property
Managers and Leasing
Agents & Clerical,
Salesperson

IMPORTANT: Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 08-13

E01286376

QUESTIONS? (850) 413-1609



Search Results

Record Found(s): 3

[Previous](#) [Next](#)

[Download Search](#)

Order By:

Records By Page:

Page 1 / 1

Folio Number	Owner Name	Site Address
514215014170	WHALE POND II LLC	1909 TYLER ST HOLLYWOOD, FL 33020
514215014180	WHALE POND II LLC	1909 TYLER ST HOLLYWOOD, FL 33020
514215014220	WHALE POND II LLC	1909 TYLER ST HOLLYWOOD, FL 33020

954-357-6830
martykiar@bcpa.net

Business
Careers
Ask Marty

Subdivision
Search
Time Share
Search
Commercial
Search
Land Search

Market Reports
Video Gallery
Newsletters

Tax Estimator
Portability
Estimator
Owner Alert

Appeals &
Petitions
Report
Exemption
Fraud

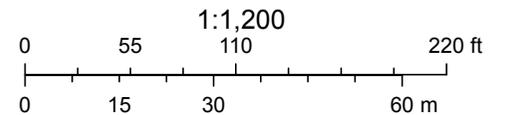
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Source: Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm. **Legal Disclaimer:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.



April 4, 2023





MARTY KIAR

BR WARD

COUNTY

PROPERTY APPRAISER

- Property Search
- Search Results
- Parcel Result



Homestead



Map



Sketch



Estimator



Portability



Exemption



TRIM



Tax



Pictures



Fraud



AskMarty



Print

Copy Link

New Search

< Prev Parcel

Tax Year 2023

Next Parcel >

Property Summary

Property ID: 514215014170

Property Owner(s): WHALE POND II LLC

2025 TYLER ST HOLLYWOOD, FL 33020

Mailing Address: [click here to update mailing address](#)

Physical Address: 1909 TYLER STREET HOLLYWOOD, 33020

Neighborhood:

Property Use: 18-03 Office building, multi story / tenant with bank on 1st floor

Millage Code: 0513

Adj. Bldg. S.F.: 64838 Card/Permits

**Bldg Under Air
S.F.:**

Effective Year: 1981

Year Built: 1978

Units/Beds/Baths: 0 //

No Public Picture

Previous Next

**Deputy
Appraiser:** Commercial Department

**Appraiser's
Number:** 954-357-6835

Email: commercialtrim@bcpa.net

**Abbr. Legal
Des.:** HOLLYWOOD 1-21 B LOTS 19,20,21,22,23 & 24, TOGETHER WITH S1/2 OF VACATEDALLEY LYING N OF SAID LOTS AS DESC IN ORD 0-78-15 BLK 23

Owner Alert: If you are the owner of this property, protect your property from scams or fraud by subscribing to BCPA's free Owner Alert Notification service. Please click here to subscribe.

If you see a factual error on this page, please click here to notify us.

 **Important:**

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The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2023	\$708,090	\$4,600,340	\$5,308,430	\$5,308,430	
2022	\$708,090	\$4,600,340	\$5,308,430	\$5,004,810	\$142,589.64
2021	\$708,090	\$3,841,740	\$4,549,830	\$4,549,830	\$129,599.90

Exemptions And Taxing Authority Information

	County	School Board	Municipal	Independent
Just Value	\$5,308,430	\$5,308,430	\$5,308,430	\$5,308,430
Portability	0	0	0	0
Assessed / SOH	\$5,308,430	\$5,308,430	\$5,308,430	\$5,308,430
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	\$5,308,430	\$5,308,430	\$5,308,430	\$5,308,430

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
11/01/2019	Multi Quit Claim Deed	Non-Sale Title Change	\$100	116150775
06/07/2010	Multi Quit Claim Deed	Non-Sale Title Change		47137 / 558
06/02/2009	Multi Warranty Deed	Non-Sale Title Change	\$100	46291 / 650
04/25/2009	Multi Warranty Deed	Non-Sale Title Change	\$100	46177 / 19
03/15/2002	Multi Special Warranty Deed		\$3,600,000	32904 / 270

Recent Sales In This Subdivision ⓘ

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
514215015520	02/27/2023	Warranty Deed	Disqualified Sale	\$375,000	118703667	1905 MONROE ST HOLLYWOOD, FL 33020
514215012600	02/09/2023	Warranty Deed	Qualified Sale	\$1,300,000	118675325	2036 BUCHANAN ST HOLLYWOOD, FL 33020
514215012970	01/31/2023	Warranty Deed	Qualified Sale	\$1,150,000	118657222	1947 BUCHANAN ST #1-8 HOLLYWOOD, FL 33020
514215013070	01/27/2023	Warranty Deed	Disqualified Sale	\$1,990,000	118653550	1930 LINCOLN ST HOLLYWOOD, FL 33020
514215017670	12/20/2022	Warranty Deed	Qualified Sale	\$2,000,000	118599122	1820 S YOUNG CIR HOLLYWOOD, FL 33020

Land Calculation

[More Sales](#) ↗

Type	Unit Price	Units	Zoning
Square Foot	\$35.00	20,231 SqFt	ND-3 - NORTH DOWNTOWN HIGH INTENSITY MIXED-USE DISTRICT

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLwd Fire Rescue (05)								
Commercial (C)								
64,838								

School ⓘ

School	Grade
Hollywood Central Elementary	C
Olsen Middle	I
South Broward High	B

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 Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassell	37	Jason W. B. Pizzo	Daniel P. Foganholi

Broward County Property Appraiser 115 South Andrews Avenue Room 111 Fort Lauderdale, Florida 33301 954-357-6830 martykiar@bcpa.net	About BCPA	Search	Resources	Online Tools	Exemptions & Classifications
	About Marty Kiar	Property Search	FAQ	Maps & Aerials	All Exemptions
	Contact Us	Tangible Search	Download	Exemption Status	Agricultural Classification
	Tax Roll Information	Sales Search	Forms	Data Request	Appeals & Petitions
	Business Careers	Subdivision Search	Related Links	Tax Estimator	Report Exemption Fraud
	Ask Marty	Time Share Search	Market Reports	Portability Estimator	
		Commercial Search	Video Gallery	Owner Alert	
		Land Search	Newsletters		

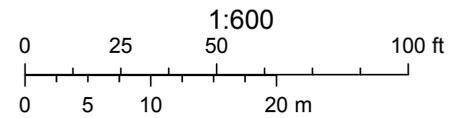
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Exemption



TRIM



Tax



Pictures



Fraud



AskMarty



Print

Copy Link

New Search

< Prev Parcel

Tax Year 2023

Next Parcel >

Property Summary

Property ID: 514215014180

Property Owner(s): WHALE POND II LLC

2025 TYLER ST HOLLYWOOD, FL 33020

Mailing Address: [click here to update mailing address](#)

Physical Address: 1909 TYLER STREET HOLLYWOOD, 33020

Neighborhood:

Property Use: 28-01 Parking lot

Millage Code: 0513

Adj. Bldg. S.F.: 0 Card/Permits

**Bldg Under Air
S.F.:**

Effective Year: 1966

Year Built: 1965

Units/Beds/Baths: 0 //

No Public Picture

Previous Next

**Deputy
Appraiser:** Commercial Department

**Appraiser's
Number:** 954-357-6835

Email: commercialtrim@bcpa.net

**Abbr. Legal
Des.:** HOLLYWOOD 1-21 B LOT 25,26,BOTH LESS PT DESC IN OR 7649/377 FOR ALLEY & N1/2OF VACATED
ALLEY LYING S OF LOTS 25 & 26 BLK 23

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Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2023	\$448,350	\$16,810	\$465,160	\$311,610	
2022	\$410,370	\$16,810	\$427,180	\$283,290	\$6,768.65
2021	\$418,750	\$16,810	\$435,560	\$257,540	\$6,533.26

Exemptions And Taxing Authority Information

	County	School Board	Municipal	Independent
Just Value	\$465,160	\$465,160	\$465,160	\$465,160
Portability	0	0	0	0
Assessed / SOH	\$311,610	\$465,160	\$311,610	\$311,610
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	\$311,610	\$465,160	\$311,610	\$311,610

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Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
514215015520	02/27/2023	Warranty Deed	Disqualified Sale	\$375,000	118703667	1905 MONROE ST HOLLYWOOD, FL 33020
514215012600	02/09/2023	Warranty Deed	Qualified Sale	\$1,300,000	118675325	2036 BUCHANAN ST HOLLYWOOD, FL 33020
514215012970	01/31/2023	Warranty Deed	Qualified Sale	\$1,150,000	118657222	1947 BUCHANAN ST #1-8 HOLLYWOOD, FL 33020
514215013070	01/27/2023	Warranty Deed	Disqualified Sale	\$1,990,000	118653550	1930 LINCOLN ST HOLLYWOOD, FL 33020
514215017670	12/20/2022	Warranty Deed	Qualified Sale	\$2,000,000	118599122	1820 S YOUNG CIR HOLLYWOOD, FL 33020

Land Calculation

[More Sales](#) ↗

Type	Unit Price	Units	Zoning
Square Foot	\$50.00	2,532 SqFt	ND-3 - NORTH DOWNTOWN HIGH INTENSITY MIXED-USE DISTRICT
Square Foot	\$45.00	7,150 SqFt	--

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Vacant Lots (L)								
1								

School ⓘ

School Grade

Hollywood Central Elementary	C
Olsen Middle	I
South Broward High	B

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 Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassell	37	Jason W. B. Pizzo	Daniel P. Foganholi

Broward County Property Appraiser 115 South Andrews Avenue Room 111 Fort Lauderdale, Florida 33301 954-357-6830 martykiar@bcpa.net	About BCPA	Search	Resources	Online Tools	Exemptions & Classifications
	About Marty	Property Search	FAQ	Maps & Aerials	All Exemptions
	Kiar	Tangible Search	Download	Exemption	Agricultural Classification
	Contact Us	Sales Search	Forms	Status	Appeals & Petitions
	Tax Roll Information	Subdivision Search	Related Links	Data Request	Report Exemption
	Business	Time Share Search	Market Reports	Tax Estimator	Fraud
	Careers	Commercial Search	Video Gallery	Portability Estimator	
Ask Marty		Newsletters	Owner Alert		
		Land Search			

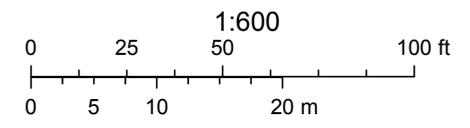
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Source: Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm. **Legal Disclaimer:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.



April 4, 2023





MARTY KIAR

BR WARD

COUNTY

PROPERTY APPRAISER

- Property Search
- Search Results
- Parcel Result

-  Homestead
-  Map
-  Sketch
-  Estimator
-  Portability
-  Exemption
-  TRIM
-  Tax
-  Pictures
-  Fraud
-  AskMarty
-  Print

- Copy Link
- New Search

< Prev Parcel

Tax Year

Next Parcel >

Property Summary

Property ID: 514215014220

Property Owner(s): WHALE POND II LLC

Mailing Address: 2025 TYLER ST HOLLYWOOD, FL 33020
[click here to update mailing address](#)

Physical Address: 1909 TYLER STREET HOLLYWOOD, 33020

Neighborhood:

Property Use: 28-01 Parking lot

Millage Code: 0513

Adj. Bldg. S.F.: 0 Card/Permits

**Bldg Under Air
S.F.:**

Effective Year: 1966

Year Built: 1965

Units/Beds/Baths: 0 //

No Public Picture

Previous Next

**Deputy
Appraiser:** Commercial Department

**Appraiser's
Number:** 954-357-6835

Email: commercialtrim@bcpa.net

**Abbr. Legal
Des.:** HOLLYWOOD 1-21 B LOT 30 BLK 23

Owner Alert: If you are the owner of this property, protect your property from scams or fraud by subscribing to BCPA's free Owner Alert Notification service. Please click here to subscribe.

If you see a factual error on this page, please click here to notify us.

 **Important:**

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

The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2023	\$255,750	\$8,700	\$264,450	\$121,920	
2022	\$230,180	\$8,700	\$238,880	\$110,840	\$3,088.66
2021	\$92,070	\$8,700	\$100,770	\$100,770	\$2,106.22

Exemptions And Taxing Authority Information

	County	School Board	Municipal	Independent
Just Value	\$264,450	\$264,450	\$264,450	\$264,450
Portability	0	0	0	0
Assessed / SOH	\$121,920	\$264,450	\$121,920	\$121,920
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	\$121,920	\$264,450	\$121,920	\$121,920

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
11/01/2019	Multi Quit Claim Deed	Non-Sale Title Change	\$100	116150775
06/07/2010	Multi Quit Claim Deed	Non-Sale Title Change		47137 / 558
06/02/2009	Multi Warranty Deed	Non-Sale Title Change	\$100	46291 / 650
04/25/2009	Multi Warranty Deed	Non-Sale Title Change	\$100	46177 / 19
03/15/2002	Multi Special Warranty Deed		\$3,600,000	32904 / 270

Recent Sales In This Subdivision ⓘ

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
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Land Calculation

[More Sales](#) ↗

Type	Unit Price	Units	Zoning
Square Foot	\$50.00	5,115 SqFt	ND-3 - NORTH DOWNTOWN HIGH INTENSITY MIXED-USE DISTRICT

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLwd Fire Rescue (05)								
Vacant Lots (L)								
1								

School ⓘ

School	Grade
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South Broward High	B

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Broward County Property Appraiser 115 South Andrews Avenue Room 111 Fort Lauderdale, Florida 33301 954-357-6830 martykiar@bcpa.net	About BCPA	Search	Resources	Online Tools	Exemptions & Classifications
	About Marty Kiar	Property Search	FAQ	Maps & Aerials	All Exemptions
	Contact Us	Tangible Search	Download	Exemption Status	Agricultural Classification
	Tax Roll Information	Sales Search	Forms	Data Request	Appeals & Petitions
	Business Careers	Subdivision Search	Related Links	Tax Estimator	Report Exemption Fraud
	Ask Marty	Time Share Search	Market Reports	Portability Estimator	
		Commercial Search	Video Gallery	Owner Alert	
		Land Search	Newsletters		

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1909 Tyler St. | Whale Pond II, LLC
South & West Facades From Tyler St. Before



1909 Tyler St. | Whale Pond II, LLC
East Facade From Tyler St. Before



1909 Tyler St. | Whale Pond II, LLC
South & East Facades From Tyler St. Before



1909 Tyler St. | Whale Pond II, LLC

Overall Building From Young Circle Before



June 17, 2022

To Whom It May Concern:

This letter is to certify that I, James Saada, am the property owner at 1909 Tyler Street, Hollywood, Florida 33020. I am applying on behalf of all the shareholders.

A handwritten signature in black ink, appearing to read 'Saada', is written over a solid horizontal line.

James Saada.



COMMUNITY REDEVELOPMENT AGENCY

HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: **1909 Whale Pond, LLC - (Jimmy Saada)**

Property Address: **1909 Tyler Street, Hollywood, FL 33020**

PIP

WORK DISCIPLINE: Façade Improvements - General Contractors Bid Entire Scope Of Work

Contractor .001 Great Horizon Contractors (GC)*	\$2,983,604.78	SELECTED
---	----------------	----------

Contractor .002 DTS Builders \$1,500,005.25

Contractor .003 Cuesta \$2,482,400.00

TOTAL PROJECT COST

\$2,983,604.78

Overage

\$2,883,604.78

TOTAL INCENTIVE AMOUNT

5%

\$150,000.00

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



COMMUNITY REDEVELOPMENT AGENCY

HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: **1909 Whale Pond, LLC - (Jimmy Saada)**

Property Address: **1909 Tyler Street, Hollywood, FL 33020**

PIP

Eligible Scopes of Work to be Covered By Grant Funds

Scope .001 Paving & Grading - Conc. Paver Patio	\$32,400.00	See Full Description In Proposal
Scope .002 Conc. Structure - Storefront Structure	\$108,000.00	See Full Description In Proposal
Scope .003 Conc. Structure - 2nd Story Structure	\$19,585.53	See Full Description In Proposal
Scope .003 Conc. Structure - Tie-in Structure	\$67,000.00	See Full Description In Proposal
Scope .005 Exterior - Stucco & Paint	\$13,000.00	See Full Description In Proposal
Scope .006 Exterior - Store Front Glazing	\$195,000.00	See Full Description In Proposal
Scope .007 Exterior - Glass Railings	\$165,000.00	See Full Description In Proposal

TOTAL PROJECT COST

\$599,985.53

Overage

\$499,985.53

TOTAL INCENTIVE AMOUNT

25%

\$150,000.00

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

NOTES: All Line Items Within The Scope Of Work To Be Completed By A General Contractor. Grant Applicant Submitted Quotes From Three General Contractors Who Bid The Entire Project Scope. Incentive amount would be \$50,000.00 x 3 Folios = \$150,000.00



8116 NW 108th Pl
 Doral, Fl 33178
 (786) 458 0183
info@ghcflorida.com
www.ghcflorida.com

Proposal

Proposal 05162022-1

Date : May 16, 2022
 Project : 1909 Tyler St. Bank Alteration
 Owner : Jimmy Saada
 Address : 1909 Tyler Ave
 Hollywood, Fl

Item & Description	Qty	Rate	Amount
Provisional Works			
Portables Bathrooms	1.00	7,360.00	7,360.00
Safety enclosure with plywoods @ new openings	1.00	15,680.00	15,680.00
Safety Fence buildout	640.00	30.00	19,200.00
Sub-Total Provisional Works:			42,240.00

Demolition			
Concrete Planters demolition	170.00	200.00	34,000.00
Wall Opening for new store front	2,290.00	20.00	45,800.00
Concrete slab demolition for foundations	450.00	20.00	9,000.00
Demolition of interior partition walls	7,655.00	2.75	21,051.25
Demolition of commercial bathrooms	5.00	1,200.00	6,000.00
Demolition of acoustic ceilings	9,800.00	0.75	7,350.00
Demolition of floor finish	14,300.00	2.25	32,175.00
Demolition of roof to lay tile over concrete	5,076.00	4.50	22,842.00
Demolition of doors, cashiers modules, kitchinette (carpentry)	1.00	6,900.00	6,900.00
Demolition of bank vault for security box. Including door	1.00	13,600.00	13,600.00
Demolition of bank vault for money. Including door	1.00	13,500.00	13,500.00
Trash out of materials from demolition, price per dumpster 20 yds	40.00	900.00	36,000.00
Sub-Total Demolition:			248,218.25

Paving, Grading and Drainage			
Concrete sidewalk sawcut to match elevation	2.00	9,300.00	18,600.00
Concrete sidewalk, including wire mesh, formwork, concrete & 1/2 inch expansion joint	3,400.00	10.50	35,700.00
Construction of 12" drain basin yard inlet	11.00	4,400.00	48,400.00
Construction of new concrete paver patio area, including 4"lime-rock base, sand bed, 4"concrete pavers	2,160.00	15.00	32,400.00

Item & Description	Qty	Rate	Amount
Concrete ramps (1:12), including wire mesh, formwork, concrete & 1/2 inch expansion joint	650.00	22.00	14,300.00
Construction of silt fence type III 3'high	640.00	7.50	4,800.00
Sub-Total Paving, Grading and Drainage:			154,200.00

Metalic Structure			
Metalic column supply & installation	1.00	255,000.00	255,000.00
Stairs Handrails			
Stairs roof including structure and roof			
Bridge joist and deck			
Sub-Total Metalic Structure:			255,000.00

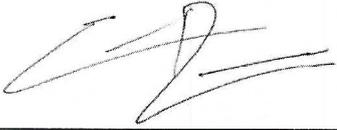
Concrete Structure			
Windows/store front openings reinforcement to receive new store front. All rebar, form work and concrete included.	18.00	6,000.00	108,000.00
Construction of gray beam. All rebar, formwork and concrete inc.	142.00	270.00	38,340.00
Construction of foundations. All rebar, formwork and concrete inc.	6.00	3,000.00	18,000.00
Construction of slab. All wire mesh, formwork and concrete included	498.00	22.50	11,205.00
Construction of lintels. including rebar, formwork and concrete.	302.00	130.00	39,260.00
Construction of new stairs. Including new layout, rebar, form work and concrete included.	2.00	27,000.00	54,000.00
Construction of slab over new deck (2nd) floor. Including rebar, wire mesh, formwork and concrete.	870.47	22.50	19,585.53
Construction of helix piles	60.00	2,250.00	135,000.00
Connections of new structurals elements to existing structure	1.00	67,000.00	67,000.00
Sub-Total Concrete Structure:			490,390.53

Building			
Construction of metal framing, Cal. 20 3 5/8" @ 16 in up to 12', All material, equipment & labor included.	9,256.00	3.00	27,768.00
Construction of gypsum board walls with 5/8" boards, regular on common areas and mold toe on baths and kitchen. Also Hardie board on bathrooms walls as specified on plans. All material, equipment & labor included.	18,512.00	3.00	55,536.00
Standard finish on walls, All material, equipment & labor included.	18,512.00	3.75	69,420.00
Supply and installation of insulation on interior walls for sound attenuation. All material, equipment & labor included. Includes R-5 insulation on exterior walls.	9,256.00	1.50	13,884.00
Wall patching after demolition basebords. All material, equipment & labor included.	1.00	13,500.00	13,500.00

Item & Description	Qty	Rate	Amount
Interior paint with flat finish on walls, semi-gloss on doors and baseboards. All material, equipment & labor included.	9,256.00	1.50	13,884.00
Doors supply & installation, included wood reinforcement 2x4 wood, installation of prehung door, casing and lock. Metalic door, with ada lock	12.00	1,500.00	18,000.00
Doors supply & installation, included wood reinforcement 2x4 wood, installation of prehung door, casing and lock. Aluminum & glass door with panic device. @ 2nd floor elevator area	1.00	3,200.00	3,200.00
Construction of acoustic ceiling, All material, equipment & labor included. Just on bathrooms and kitchen, clean room type	1,612.00	12.00	19,344.00
Concrete trenching includig slab termite fumigation, moisture barrier, rebar 5/8 @ 24 inch fixed with epoxy and concrete.	1.00	22,000.00	22,000.00
Fire penetrations on fire walls, including up to 24 electrical penetrations and fire spry on top and bottom af walls. All material, equipment & labor included.	1.00	29,000.00	29,000.00
Wood reinforcement at walls for cabinets and ADA grab bars reinforcement. All material, equipment & labor included.	1.00	7,500.00	7,500.00
Construction of bathrooms partitions on melamine, color to be choosed by owner. All hardware included	1.00	18,000.00	18,000.00
Stucco in exteriors.	1.00	13,000.00	13,000.00
Waterproofing over deck	5,076.00	6.00	30,456.00
Floors Tile installation, allowance of \$2/SqFt for material. All Labor, sand and equipment included	5,076.00	12.00	60,912.00
Tile Setting Materials	5,076.00	2.00	10,152.00
Sub-Total Building:			425,556.00
Sub-Contractors			
Electricity	1.00	210,000.00	210,000.00
Plumbing	1.00	205,000.00	205,000.00
Plumbing finishes, including mirror, ada grab bar, soap and paper dispensers, hand dryers, baby change cloth,	1.00	65,000.00	65,000.00
Mechanical	1.00	360,000.00	360,000.00
Store Front	1.00	195,000.00	195,000.00
Glass Hand Rail	1.00	165,000.00	165,000.00
Sub-total:			1,200,000.00
Overhead 7% & Profit 7% For Great Horizon Contractors Corp			168,000.00
Sub-Total Subcontractors:			1,368,000.00
Total General:			2,983,604.78

Notes

- * No project nor permit fees included
- * This budget only includes the works mentioned above, any additional work required by the owner and / or city or county inspectors will be budgeted in a change order
- * All work is custom made, no refunds or devolutions allowed



By Great Horizon Contractors
Enrique Rivas



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

RIVAS GUEVARA, ENRIQUE ALBERTO

GREAT HORIZON CONTRACTORS CORP
5310 NW 114TH AVE
UNIT 101
DORAL FL 33178

LICENSE NUMBER: CGC1520623

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.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED AS REQUIRED BY WRITTEN CONTRACT - SCHEDULED

<i>Attached To and Forming Part of Policy</i> 0100188446-0	<i>Effective Date of Endorsement</i> 06/28/2022 12:01AM at the Named Insured address shown on the Declarations	<i>Named Insured</i> Great Horizon Contractors Corp
<i>Additional Premium:</i> \$100	<i>Return Premium:</i>	

Policy Change Number: 1

This endorsement modifies insurance provided under the following:

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

SCHEDULE
Hollywood CRA, 1948 Harrison St, Hollywood, FL 33020

A. SECTION II - WHO IS AN INSURED is amended to include as an Additional Insured the person or organization shown in the above Schedule you are required to include as an Additional Insured on this Policy by written contract in effect during the policy period and executed prior to the "occurrence" of the "bodily injury", "property damage" or "personal and advertising injury", but only for the vicarious liability imposed on the Additional Insured provided that such liability is caused by the sole negligent conduct of the Named Insured and is proximately caused by "your work" for the Additional Insured.

However:

1. The insurance afforded to such Additional Insured only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the written contract to provide for such Additional Insured.

B. The insurance provided to the Additional Insured under this endorsement is limited as follows:

1. This coverage does not apply to "bodily injury" or "property damage":
 - a. Arising out of the sole negligence of the Additional Insured or any employees of the Additional Insured;
 - b. To any employee of the Named Insured or to any obligation of the Additional Insured to indemnify another because of damages arising out of such injury.
2. Where there is no duty to defend the Named Insured, there is no duty to defend the Additional Insured. Where there is no duty to indemnify the Named Insured, there is no duty to indemnify the Additional Insured.
3. A person's or organization's status as an Additional Insured under this endorsement ends when "your work" for that Additional Insured is completed.

C. With respect to the insurance afforded to the Additional Insured, 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 written contract; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

D. Duties of the Additional Insured in the event of "occurrence", claim or "suit":

1. The Additional Insured must promptly give notice of an "occurrence", a claim which is made or a "suit", to any other insurer which has insurance for a loss to which this insurance may apply.
2. The Additional Insured must promptly tender the defense of any claim made or "suit" to any other insurer which also issued insurance to the Additional Insured as a Named Insured or to which the Additional Insured may qualify as an Additional Insured for a loss to which this insurance may apply.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.



JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION**

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 7/9/2022

EXPIRATION DATE: 7/8/2024

PERSON: ENRIQUE A RIVAS

EMAIL: RIVAS.ENRIQUE@YAHOO.COM

FEIN: 454849962

BUSINESS NAME AND ADDRESS:

GREAT HORIZON CONTRACTORS CORP

5310 NW 114TH AVE, UNIT 101

MIAMI, FL 33178

SCOPE OF BUSINESS OR TRADE:

Masonry NOC

Concrete Construction NOC

Wallboard,Sheetrock,Drywall,
Plasterboard, or Cement
Board Installation Within
Buildings & Drivers

Contractor-Project Manager,
Construction Executive,
Construction Manager or
Construction Superintendent

IMPORTANT: Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 08-13

E01528195

QUESTIONS? (850) 413-1609

1909 Tyler St. | Whale Pond II, LLC
Proposed Improvements



1909 Tyler St. | Whale Pond II, LLC *Proposed Improvements*



1909 Tyler St. | Whale Pond II, LLC *Proposed Improvements*



1909 Tyler St. | Whale Pond II, LLC *Proposed Improvements*



1909 Tyler St. | Whale Pond II, LLC *Proposed Improvements*



1909 Tyler St. | Whale Pond II, LLC Proposed Improvements





Bid Breakdown Form

Date:	<u>1/15/21</u>	Bid#	<u>Exhibit A</u>
Client:	<u>Jimmy Saada</u>	Job#:	<u>9,480 Sq Ft</u>
Address:	<u>1909 Tyler Street</u>	Space#:	<u>3,800 Sq Ft</u>
City, St, Zip:	<u>Hollywood, FL</u>	Square Footage:	<u>Total/Ground & 2nd = 13,280</u>
Contactor:	<u>DTS BUILDERS</u>	Phone:	<u>954-305-6782</u>
Address:	<u>4970 SW 52ND ST #324</u>	Direct:	
City, St, Zip:	<u>DAVIE, FL 33314</u>	Email:	<u>DEVIN@DTSBUILD.COM</u>

CSI Division	Description	Units	Unit Cost	Scope Cost	Total Div. Cost	
Div. 01	GENERAL REQUIREMENTS				\$139,286.00	
01010	Plans/Blueprints Expense			\$350.00	By Owner	
01020	Building Permit			\$0.00		
01030	Architectural Fees			\$0.00		
01050	Liability Insurance			\$2,225.00		
01051	Worker's Compensation			\$1,762.00		
01060	General Conditions			\$4,416.00		
01091	Project Signage			\$100.00		
01102	Temporary Protection			\$0.00		
01120	Temporary Electric			\$500.00		
01140	Temporary Toilet			\$410.00		
01145	Scaffolding/Sidewalk Walkways			\$18,250.00		Allowance
01160	Final Cleaning			\$2,600.00		
01170	Dumpster			\$8,800.00		
01180	Supervision			\$33,400.00		
01185	Project Manager			\$15,600.00		
01186	Ext. Project Manager			\$0.00		
01190	Labor			\$3,400.00		
01210	Construction Cleaning			\$4,570.00		
01240	Punch List Items			\$1,500.00		
01250	Impact Fee			\$0.00	By Owner	
01255	Equipment Rental			\$3,070.00		
01260	Concrete Cutting For New Storefront @ Locations (10) & Vault			\$18,800.00		
01279	Cutting for All New Restrooms (9)			\$8,943.00		
01301	Silt Fence @ Perimeter of Property As Per C-1			\$3,190.00		
01360	Barriers & Enclosures/Fencing For All Openings			\$7,400.00		
Div. 02	SITWORK				\$110,588.00	
02010	Demolition 1st & 2nd Floor/Sidewalks/Planters/ S. & N. Elevations			\$35,673.00	Allowance	
02011	New Column for New Terrace			\$16,000.00		
02012	Sidewalks As Per Plan			\$14,000.00		
02014	Landscaping & Irrigation			\$37,500.00		
02015	Area Drainage & Swale Area As Per C-2			\$7,415.00		
Div. 03	CONCRETE				\$112,358.00	
03010	Concrete @ Enlarge New Openings for Storefronts (22)			\$13,350.00		
03017	Termite/Pest Control			\$425.00		
03020	Concrete Patch 10 Openings			\$8,337.00		
03040	New Concrete Columns, Beams on E., S., N. Elevations			\$46,800.00		
03060	Masonry/Concrete Proposed Exterior Staircase			\$18,750.00		
03075	Plumbing Floor Repair/Rebar			\$6,555.00		
03080	Auger Cast Piles As Per S-1			\$18,141.00		
Div. 04	MASONRY					\$9,660.00
04020	Plywood/Dens Glass/No Exterior Work			\$0.00		
04070	Paver Area @ Patio As Per C-2			\$9,660.00		
Div. 05	METALS				\$131,238.00	
05010	Roof Deck Reinforced/Existing Roof			\$25,000.00		
05020	Aluminum Cage & Ladders & Railings @ Stairs			\$7,400.00		

05030	Aluminum Eyebrow Awnings @ 13 Locations			\$27,800.00	Allowance
05040	Railings @ Roof & Stairs			\$31,400.00	
05050	Joist & Decking			\$18,000.00	
05060	Metal Structure @ Roof			\$11,900.00	
05061	Decorative Grating As Per Rendering @ Stairwell			\$9,738.00	
Div. 06	CARPENTRY				\$12,845.00
06010	Finish Lumber Package Material/Labor			\$4,100.00	
06020	Rough Lumber Material/Labor			\$8,745.00	
06030	Cabinets & Tops/Millwork			\$0.00	N/A
06040	Topping Ledge			\$0.00	
Div. 07	THERMAL & MOISTURE				\$30,348.00
07010	Water/Damp Proofing @ Rooftop			\$0.00	Pending
07020	Roofing/Proposed Epicor Roofing System @ Overhang			\$19,413.00	
07030	Fire Stopping @ Demising Walls			\$1,780.00	
07080	Caulking			\$1,000.00	
07090	Sound Insulation @ Demising Walls (4)			\$4,860.00	
07100	Insulation @ Demising Walls			\$3,295.00	N/A
Div. 08	DOORS & WINDOWS				\$175,058.00
08010	Metal Doors & Frames/6 New			\$3,386.00	
08015	Hollow & Metal Labor			\$900.00	
08020	Interior Wood Doors (9)			\$0.00	
08022	SC Doors & HM Frames/New Doors @ First Floor (9)			\$4,672.00	
08025	Door Labor & Install			\$1,390.00	
08030	Access Panels			\$0.00	
08040	Glass & Glazing As Per Plans			\$0.00	Included in 8060
08060	Aluminum Storefront Doors			\$145,380.00	
08080	Finish Hardware			\$0.00	Included
08110	Mirrors			\$0.00	
08130	Garage Glass OH Doors 3 Total @ North Elevation			\$12,350.00	
08156	Roll Down Shutter OH Doors/3 Total			\$6,980.00	
08158	Cladding/Break Metal			\$0.00	Included
08159	Cat 2 Safety Glazing & Stair Landings			\$0.00	Included
Div. 09	FINISHES				\$296,656.00
09010	Acoustical Ceiling @ 9 Restrooms, 6 Bays, & 2nd Floor			\$37,840.00	
09020	Framing/Drywall - Demising Walls & Restrooms (9)			\$48,368.00	
09025	Stucco Repair @ New Openings & Exterior of Bldg			\$17,998.00	
09040	Vinyl Base			\$1,280.00	
09050	Carpet			\$0.00	
09052	Polished Concrete/Approx 8,300 @\$4 Per Sq. Ft.			\$33,200.00	
09055	Ceramic Tile @ Floors @ Restrooms 750 Sq Ft/1st & 2nd Floor			\$7,540.00	
09060	Composite Wood Cladding/Exterior			\$64,500.00	
09061	Roof Deck Removable Slat Flooring/GAF Plaza Deck			\$40,500.00	Allowance
09070	Painting Interiors & Exterior			\$34,500.00	
09075	Stucco Plaster			\$0.00	
09080	Ceramic Tile/Wall @ Restrooms 990 Sq Ft			\$10,930.00	
09090	Flooring @ Rooftop			\$0.00	Pending
09130	Countertops			\$0.00	
09135	FRP			\$0.00	
Div. 10	SPECIALTIES				\$13,839.00
10010	Partitions/Bath @ 2nd Floor			\$9,150.00	
10020	Signage/HC Signs (9)			\$360.00	
10030	Awnings/Retractable			\$0.00	By Owner
10040	Shelving			\$0.00	
10070	Window Tinting			\$0.00	
10080	Interior Railings @ Stairs			\$0.00	In Div 5020
10095	Specialities			\$0.00	
10100	Stone Installation			\$0.00	
10170	Epoxy Flooring System			\$0.00	Polishing in Div9052
10190	Bathroom Accessories @ ADA Bathrooms (9)			\$4,329.00	
Div. 11	EQUIPMENT				\$1,800.00
11010	Appliances			\$0.00	

11020	Kitchen Equipment			\$0.00	
11050	Fire Extinguishers (14)			\$1,800.00	
11071	Walk-in Cooler			\$0.00	
11072	Hood & Ventilation Equipment			\$0.00	
Div. 12	FURNISHINGS				\$0.00
12010	Casework			\$0.00	
Div. 13	SPECIAL CONSTRUCTION				\$0.00
				\$0.00	
Div. 14	CONVEYING SYSTEMS				\$0.00
14010	Elevator			\$0.00	Existing
Div. 15	MECHANICAL				\$186,905.00
15010	Fire Sprinklers			\$15,880.00	Included
15020	HVAC 9 Split Units/Duct Work/5 Tons Each/45 Tons/(2) 3 1/2 Ton			\$108,000.00	
15023	Test & Balance 7			\$0.00	
15030	Plumbing Restrooms & Kitchen Per Plan			\$47,525.00	NIC Pending
15035	Bath Fixtures & Water Fountains/6 Hot Water Heaters			\$15,500.00	
15046	Grease Traps/Future Under Separate Permit			\$0.00	
15047	Drywells/Drains @ Rooftop			\$0.00	
Div. 16	ELECTRICAL				\$127,070.00
16010	Electrical			\$71,850.00	Allowance
16015	Electrical Panels			\$18,220.00	
16020	Voice/Data			\$0.00	
16030	Security System			\$0.00	Allowance
16040	Light Fixtures For 6 Units 103 2x4s			\$12,000.00	
16045	Low Voltage			\$0.00	
16055	Fire Alarm			\$25,000.00	
16061	Data Cabling			\$0.00	
16070	Hook-Up Owner Equipment			\$0.00	
16090	Phone System			\$0.00	
Construction Subtotal					\$1,347,651.00

Contractor's Overhead and Profit Per Contract	12.5%	\$152,354.25
State / Municipality / Regulatory Fees		\$0.00
Design Fees		\$0.00
Alternate(s)		\$0.00

Total Estimated Cost:	\$1,500,005.25
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Alternates				
Subtotal - Alternates				
Exclusions:				
1	Equipment			
2	Graphics			
3	Signage			
4	Soils Report			
5	Permits			
6	Concrete Testing			
7	De Watering			
8	Landscaping			
9	Flooring @ Rooftop			
10				

Payment Terms:	Due Upon Receipt
Completion Time to Project:	Days

Client Acceptance Signature: _____ Date: _____ Please submit a copy of this breakdown with your agreement.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. 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. The Bid Estimate is based on a copy of Bid Plans provided by the Owner an/or Owners Representative. Pricing and Scope of Work may change based on the Permitted Set of Plans, changes that may be required by local and state municipalities, and/or property owner. Valid for (30) days



1414 NW 107th Avenue, Suite 401
 Miami, FL 33172
 T: (305) 270-3731
 F: (305) 270-8885

Date: **May 31, 2022**

Project: **1909 RENOVATION**
1909 Tyler Street
Hollywood, FL 33020

Architect: **Kaller Architecture**
2417 Hollywood Blvd.
Hollywood, FL 33020

01000	General Conditions		
02220	Site Demolition	\$	166,400
02300	Limerock Base for Pavers	\$	129,100
02370	Erosion & Sedimentation Control	\$	16,300
02455	Piles	\$	4,400
02630	Drainage	\$	65,200
02775	Site Concrete	\$	4,400
02780	Pavers	\$	17,100
02900	Landscaping	A \$	5,300
03300	Cast-In-Place Concrete	NIC	
05120	Structural Steel	\$	259,000
05520	Handrails and Railings	\$	218,700
05530	Glass Railings	\$	11,000
07210	Building Insulation	A \$	53,900
07500	Roofing	\$	7,200
08100	Metal Doors and Frames	\$	123,700
08360	Overhead Doors	\$	21,300
08520	Aluminum Windows	\$	103,900
09200	Stucco	\$	157,900
09250	Gypsum Board	\$	37,600
09300	Tile	\$	78,200
09510	Acoustical Ceiling	A \$	49,700
09650	Vinyl Base	\$	10,800
09670	Epoxy Flooring	\$	4,000
09680	Bathroom Floor Sealed Concrete	\$	8,500
09900	Paints and Coatings	A \$	4,100
10810	Toilet Accessories & Partitions	\$	47,200
11400	Kitchen Equipment	\$	19,400
15400	Plumbing	\$	46,900
15700	Heating, Ventilating, and Air	\$	166,000
16000	Electrical	\$	234,000
16500	Lighting	\$	172,500
		NIC	
	SUB TOTAL	\$	2,243,700
	OVERHEAD	\$	33,700
	FEE	\$	205,000
	TOTAL		\$ 2,482,400

Allowances Included Above

02780	Pavers	A \$	5,300
05530	Glass Railings	A \$	53,900
09300	Tile	A \$	49,700
09680	Bathroom Floor Sealed Concrete	A \$	4,100
			\$ 113,000

1909 RENOVATION

General Conditions

	Description	Quantity	UM	Tot. UnitCost	TotalCost
Administration	Project Manager	640.00	Hours	\$ 60.00	\$ 38,400.00
	Superintendent	8.00	Month	\$ 9,000.00	\$ 72,000.00
	Miscellaneous	1.00	LS	\$ 2,000.00	\$ 2,000.00
	Procure	2,600,000	LS	\$ 0.002	\$ 5,200.00
	Shoping Drawings	8.00	Month	\$ 50.00	\$ 400.00
Temporary Facilities	Construction electrical utilities	8.00	Month	\$ 140.00	by owner
	Construction water utilities	8.00	Month	\$ 50.00	by owner
	Portable toilets	8.00	Month	\$ 240.00	\$ 1,920.00
	Water, ice, and cups	8.00	Month	\$ 50.00	\$ 400.00
	First aid supplies	8.00	Month	\$ 25.00	\$ 200.00
	Safety supplies	8.00	Month	\$ 25.00	\$ 200.00
	Field office furniture	1.00	LS	\$ 1,500.00	\$ 1,500.00
	Field office equipment	1.00	LS	\$ 1,000.00	\$ 1,000.00
	Field office supplies	8.00	Month	\$ 50.00	\$ 400.00
	Construction cellular phones	8.00	Month	\$ 100.00	\$ 800.00
	Small tools and supplies	8.00	Month	\$ 125.00	\$ 1,000.00
	Bobcat	40.00	Hours	\$ 65.00	\$ 2,600.00
	Site construction fence	300.00	LNFT	\$ 10.00	\$ 3,000.00
	Site construction gate	1.00	Each	\$ 300.00	\$ 300.00
	Project sign	1.00	Each	\$ 600.00	\$ 600.00
Jobsite Requirements	Protection of installed materials	19,030.92	SQFT	\$ 0.15	\$ 2,854.64
	Dumpsters 30 CUYDS	25.00	Each	\$ 540.00	\$ 13,500.00
	Final Cleaning	19,030.92	SQFT	\$ 0.75	\$ 14,273.19
	Close out	19,030.92	SQFT	\$ 0.20	\$ 3,806.18
Total					\$ 166,354.01

May 31, 2022

1909 RENOVATION
Qualification & Exclusions

01000 – General Conditions

- a) **Includes On Site superintendent**
- b) **Includes Project Management**
- c) **Includes Temporary Utilities for construction by Owner**
- d) **Includes General labor for jobsite cleanup and maintenance**
- e) **Includes Trash removal**
- f) **Does not include Builder's Risk Insurance and shall be provided by owner**

02220 – Site Demolition

- a) **Includes removal of damaged paver**
- b) **Includes demolition of existing partitions/framing/windows/doors**
- c) **Includes removal portion of existing concrete planter**
- d) **Includes removal of all floor finishes**
- e) **Includes removal of steel and concrete vaults**
- f) **Includes removal of existing ground floor slabs for plumbing trenches and new foundations**
- g) **Includes removal of existing 2nd floor exterior deck finish**

02300 – Limerock Base for Pavers

- a) **Includes 4" limerock base and compaction for new pavers**
- b) **Includes 12" stabilized subgrade compaction**
- c) **Includes installation of pavers**

02370 – Erosion and Sedimentation Control

- a) **Includes furnish and install slit fence**
- b) **Includes inlet protection**

02455 – Piles

- a) **Includes furnish and install (34) Helical Piles 3.5" diameter, up to 28' length, load capacity up to 15 tons**
- b) **Includes furnish and install (27) Underpinning Helical Piles, 3.5" diameter, up to 28' length, load capacity up to 15 tons**

02630 – Storm Drainage

- a) **Includes furnish and install storm system drainage as per civil drawings (C1)**
- b) **Includes 12" solid HDPE pipe**
- c) **Includes 12" drain basin yard inlet**
- d) **Includes perimeter swale**

02775 – Site Concrete

- a) Includes furnish and install new 4” concrete side walk

02780 – Pavers

- a) Includes an allowance for concrete paver materials

03300 – Cast-In-Place Concrete

- a) Includes concrete and masonry as shown on structural drawings

05210 – Structural Steel

- a) Includes furnish and install steel columns(as per column schedule S-5), beams, & joists
- b) Includes furnish and installation of corrugated metal deck roofing for new stairs roof and 2nd floor interior

05520 – Handrails and Railings

- a) Includes furnish and installation of ADA ramp railing, handrails & guardrails

05530 – Glass Railings

- a) Includes furnish and installation of glass railings

07210 – Building Insulation

- a) Includes Batt insulation on 1 Hr fire rated partition
- b) Includes ceiling insulation on lay-in ceiling
- c) Includes R-50 Polysio insulation (min) on GWB interior partition

07500 – Membrane Roofing

- a) Includes TPO single ply plaza deck system over existing insulation per NOA 17-0213.08 page 11
- b) Includes 1 coat of Topcoat TPO Red Primer and 1 coat of Topcoat Surface Seal
- c) Does not include Integrity Test (water test) per NOA requirements
- d) Application of tile overburden as per NOA requirements not included

08100 – Metal doors and frames

- a) Includes furnish and install doors and frames as per door schedule

08640 – Overhead Doors

- a) Includes furnish and install (3) glass garage doors as per door schedule

08520 – Aluminum Windows

- a) Includes furnish and install impact resistant aluminum/glass windows

09200 – Stucco

- a) Includes furnish and install stucco finish on exterior walls as per drawing A-6
- b) Includes furnish and install stucco on new CMU Wall as per drawing S-10 & S-11
- c) Does not include stucco patchwork outside new concrete scope

09250 – Gypsum Board

- a) Includes 1 HR fire rated partition
- b) Includes new interior partition

09300 – Tile

- a) Includes allowance for 2nd floor exterior deck tiles

09510 – Acoustical Ceiling

- a) Includes furnish and install prelude 15/16 grid system
- b) Includes furnish and install Armstrong #1901 Ultima Acoustical Tile

09650 – Vinyl Base

- a) Includes furnish and install Rubber Cove Base as per room finish schedule (A-19)

09670 – Epoxy Flooring

- b) Includes furnish and install Epoxy floor finish
- c) Includes furnish and install 6” Coved Epoxy Base as per room finish schedule (A-19)

09680 – Concrete Sealant

- a) Includes an allowance for bathroom floor sealed concrete

09900 – Paints and Coatings

- a) Includes paint on stucco per elevations drawings
- b) Includes 2 coats wipeable Epoxy paint in bathroom GWB, 2 coats primer and ready to paint in main space GWB, and 2 coats semi-gloss in kitchen GWB as per room finish schedule

10810 – Toilet Accessories & partitions

- a) Includes furnish and install toilet accessories in all bathrooms
- b) Includes furnish and install ADA toilet accessories in all bathrooms
- c) Includes furnish and install toilet partitions

11400 – Kitchen Equipment

- a) Includes furnish and install kitchen equipment as per kitchen equipment schedule (K-1)

15400 – Plumbing

- a) Includes furnish and install plumbing system
- b) Includes new plumbing pipes connecting to existing for water distribution
- c) Includes plumbing fixtures installation

- d) Includes furnish and install grease trap
- e) Includes plumbing pipes in PVC for water distribution

15700 – Heating, Ventilating, and Air

- a) Includes furnish and install complete HVAC system in specified work area

16200 – Electrical Systems

- a) Includes furnish and install complete electrical system in specified work area
- b) Does not include fire alarm system
- c) Does not include light fixtures as it is not included in the drawings

Other Exclusions and Clarifications:

- A) Building permit fees not included
- B) Building permit processing and processing fees not included
- C) Trade permit Fees not included
- D) Utilities connection fees not included
- E) Does not include FF&E
- F) Does not include material testing fees
- G) Does not include security watchmen
- H) Does not include surveyor as built
- I) Does not include landscaping
- J) Does not include fabric roof/awning
- K) Does not include lighting fixture as they are not included in drawings
- L) Does not include fire alarm