

**Bid/Proposal Name: Sale of City-Owned Property**  
**Bid/Proposal Number: RFP-4541-17-RL**  
**Bid/Proposal Opening Date: February 16, 2017**

**Firm Name/Address:** CS B1 LLC/Cruise Prop Mgt Inc  
3623 N Andrews Ave  
Oakland Park, FL 33309

**Return to:**

**City of Hollywood, Florida**  
**c/o: Office of City Clerk**  
**2600 Hollywood Blvd., Rm#: 221**  
**Hollywood, Florida 33020**

Issue Date: December 29, 2016

City of Hollywood, Florida  
Solicitation #RFP-4541-17-RL

**ACKNOWLEDGMENT AND SIGNATURE PAGE**

This form must be completed and submitted by the date and the time of bid opening.

Legal Company Name (include d/b/a if applicable): CSB1 LLC Federal Tax Identification Number: 46-4077805

If Corporation - Date Incorporated/Organized: 11/08/2013

State Incorporated/Organized: Florida

Company Operating Address: 3623 N Andrews Ave

City Oakland Park State FL Zip Code 33309

Remittance Address (if different from ordering address): \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Company Contact Person: Robin Cruise Email Address: robin.cruise@gmail.com

Phone Number (include area code): 954-895-0517 Fax Number (include area code): \_\_\_\_\_

Company's Internet Web Address: www.cruisepropertymanagement.com

IT IS HEREBY CERTIFIED AND AFFIRMED THAT THE BIDDER/PROPOSER CERTIFIES ACCEPTANCE OF THE TERMS, CONDITIONS, SPECIFICATIONS, ATTACHMENTS AND ANY ADDENDA. THE BIDDER/PROPOSER SHALL ACCEPT ANY AWARDS MADE AS A RESULT OF THIS SOLICITATION. BIDDER/PROPOSER FURTHER AGREES THAT PRICES QUOTED WILL REMAIN FIXED FOR THE PERIOD OF TIME STATED IN THE SOLICITATION.

[Signature] 2/16/17  
Bidder/Proposer's Authorized Representative's Signature: Date

Type or Print Name: Robin Cruise, on behalf of CSB1 LLC as managing member

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF BIDDER/PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED BY AN AUTHORIZED REPRESENTATIVE SHALL RENDER THE BID/PROPOSAL NON-RESPONSIVE. THE CITY MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY BID/PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE BIDDER/PROPOSER TO THE TERMS OF ITS OFFER.

ANY EXCEPTION, CHANGES OR ALTERATIONS TO THE GENERAL TERMS AND CONDITIONS, HOLDHARMLESS/INDEMNITY DOCUMENT OR OTHER REQUIRED FORMS MAY RESULT IN THE BID/PROPOSAL BE DEEMED NON-RESPONSIVE AND DISQUALIFIED FORM THE AWARD PROCESS.

Sale of City-Owned Property

RFP-4541-17-RL

CSB1 LLC

3623 N Andrews Ave

Oakland Park, FL 33309

Robin Cruise

[Robin.cruise@gmail.com](mailto:Robin.cruise@gmail.com)

(954) 895 0517

Nicholas Brown

[nlbrown@cruisepropertymanagement.com](mailto:nlbrown@cruisepropertymanagement.com)

(631) 324 3096

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## I. Company Profile

CSB1 LLC, under the parent company umbrella of Cruise Property Management Inc. is a growing leader in real estate investment & management. With a rich diversity of undertakings, the company identifies itself as a multifunctional organization flexible to the needs of the marketplace, specializing in the management and turnaround of market rate & affordable housing and apartment complexes throughout South Florida.

A fully integrated residential property management company, our team formulates an efficient operating structure, applying our experience, insight, intelligence, technology and resources to make the most out of their residential real estate assets.

Our mission is to find innovative ways to smartly control costs while increasing property value with revenue driven ideas and maintaining the highest level in tenant satisfaction and comfort. With over 750 units under ownership and management, each with its own unique circumstances and challenges, our company has been able to derive additional value for all stakeholders involved.

The Company is a full service company – providing all facets of services in house. The company has over 25 employees, which consists of 3 teams of 2 employees divided in territories to handle resident work orders between South Broward, North Broward and Palm Beach County, 5 office administrative staff to handle leasing, accounting and resident matters, and the remaining staff members work in groups of two to prepare units – whether it's a house or apartment unit for the initial resident move-in.

The company is ran on scale utilizing technology. Residents can apply and view all available units for rent, pay their rent payments online, or in cash at a 7Eleven or Ace Cash Express location & submit workorder repair requests online. Further – all staff utilize this proprietary system to plan their day to optimize performance and reduce total costs for efficiency.

Typically, the company acquires under different holding companies portfolios of properties from 2 to 30 separate buildings, which could consists of apartment buildings and/or houses. Utilizing our system, we are able to quickly reposition the properties to add value and minimize vacancy – improving and stabilizing neighborhoods quickly.

Listed in section III & the Appendix, please find some specific case samples.

### **Our Principals:**

**Principal Barry Brown** is a seasoned real estate investor, developer and entrepreneur of commercial and residential real estate with a forty year proven track record of success throughout New York and Florida. Mr. Brown's diverse career in real estate includes the development, management, operation and construction within multitudes of product types of real estate, ranging from the development and sale of over 250 Luxury Homes in East Hampton & Long Island, Industrial & Medical Office complexes in Long Island, Mixed Use/Residential Development in Miami Beach, and Multifamily Acquisitions of Market-Rate Apartments in South Florida & Orlando, FL.

Mr. Brown has a keen eye to uncovering value added opportunities and an acute business sense. Throughout his vast career, Mr. Brown has produced a series of visionary real estate developments that have been characterized by a creative mix of distinctively built properties which have maximized returns for all stakeholders. In addition to development, Mr. Brown is also an investor in land, accumulating enough parcels to be considered one of the largest land owners in East Hampton. Mr. Brown's objective is simple – deliver value through realistic and

achievable price points for the market; develop an operating budget where one works with all stakeholders to achieve realistic costs significantly below what competitors can deliver without sacrificing quality while understanding the marketplace as a whole; working within his network of world-class specialists in construction, engineering, design and marketing. Mr. Brown has lent his expertise as a consultant for institutions, banks and third party developers in the capacity of project manager & workout specialist; and throughout his career, has developed strong relationships within the development community, amongst real estate brokers; and financial institutions throughout New York and Florida.

**Principal, Robin Cruise** was raised in the residential real estate management business. With over 20 years of management experience, Mr. Cruise specializes in the acquisition and management turnaround of troubled properties, increasing value while keeping a keen eye on costs. Mr. Cruise has a diverse real estate background, working for one of Florida's largest real estate accounting firms, specializing in real estate tax and tax consulting. Also, he was the Vice President for a merchant banking firm based out of Miami, executing on over \$1/2 Billion in transactions on behalf of one of the largest Minority Developers in the United States during his tenure there. He is a Graduate of the University of Miami School of Business, receiving two undergraduate Bachelor of Business Degrees, Cum Laude, in Accounting and Legal Studies. He was the recipient of the School's Distinguished Service Award, the highest honor bestowed upon a Business School Graduate.

**Licenses:**

NCHM MCOS – National Center of Housing Management: Master in Certified Occupancy Specialists. For Managing HUD Based Project Based Section 8 Housing.

**Our Office:**

3623 N Andrews Ave  
Oakland Park, FL 33309

## II. Ability to Meet Minimum Qualifications

Cruise Property Management Inc. has been managing property for over eight years and amassed a portfolio of nearly \$150 million solely in residential assets in Broward & Palm Beach County. A written statement indicating our status as a non debarred entity is provided in the back of this packet.

A recent liquidity statement of the Principal, Barry Brown, is attached – demonstrating the ability to close in cash on the portfolio before the 45 day period after commission approval. See Appendix. This purchase is not contingent on financing.

It is also noted that when Principals Barry Brown & Robin Cruise spoke to other potential bidders at the open house – the other bidders were going to use hard money or predatory loans to finance. **THE PRINCIPALS WALKED EVERY UNIT DURING THE OPEN HOUSE – WE WILL CLOSE CASH AND HAVE THE WHEREWITHAL TO DO SO BASED ON THE PROVIDED LIQUIDITY STATEMENT. SEE APPENDIX “A”**

Further, Principals Barry Brown & Robin Cruise owned and managed Royal Summit Partners LLC which was a partially Federally subsidized Project Based Section 8 Residential Apartment Complex in Orlando, FL, consisting of 188 apartment homes – purchased in 2010 for \$2.7 mm and sold in May of 2015 for over \$6 million.

\*\* The company has no litigation, nor has ever been barred from bidding on Federal Contracts, or received any regulatory complaints. SEE APPENDIX “B”

### III. Experience & Qualifications

Similar projects which Cruise Property has undertaken include **(Additional and multiple simultaneous projects are included in “Appendix C”):**

#### **Royal Summit Apartments, Orlando, FL:**

##### **Acquired Nov 2010 – Sold May 2015**

A 188-unit low income apartment complex purchased in foreclosure from a bank. Management began in November 2010 with occupancy at 58.5%. Challenges included numerous work orders due to neglect and 600 code enforcement open cases. Further, over 70 evictions took place to remove crime from the complex. Cruise Property Management worked to correct and remedy all code issues with the City by deadline, maintained occupancy and handled tenant relations, and implemented a move-in plan which resulted in 17 new move - ins within 60 days. The property was removed from HUD’s troubled property status, receiving a satisfactory rating, and passing the HUD REAC inspection for the 1st time in 10 years. Property was purchased for \$2.7 mm and sold for \$6.4mm 5 years later. **This property had an affordable housing deed restriction on it.**

**Scope of Work & Costs** - Over \$1.2 million was invested into this property to renovate and take care of deferred maintenance at this property.

#### **Sunset Lake Villas, Margate, FL:**

**Purchased 2007 as condominium – Sold in 2011 as an apartment complex after an acquisition plan was implemented to acquire 100% of the units, and then the association was abolished. Sold to Foreign Holding company in 2011. 3<sup>rd</sup> Party Managed from November 2009-Present.**

A 44-unit complex which was 15% occupied at the time of takeover. Working out of current rent cash flows to repair and renovate vacancies per the request of ownership, the property achieved 100% occupancy in a short period of time. Property sold for highest price per unit in area during the height of the economic recession.

**Scope of Work & Costs** - \$500,000 spent to renovate kitchens and bathrooms, and increase curb appeal through a landscaping overhaul.

#### **Margate One LLC – 30 unit Apartment Complex - Margate, FL :**

##### **Acquired July 2013. Still Owned By Principals.**

Purchased at market rate with troubled management, deferred maintenance and crime. Removed 20 of the 30 residents to make into a safe complex. Implemented a repair plan to fix deferred maintenance issues and harden the existing infrastructure. Rented as market rate housing to multiple families and successfully repositioned. Asset value increased over 30% from time of acquisition to present.

#### **CSB1, CSB2, & CSB3 LLC, Coral Springs, FL:**

##### **Purchased Nov 2013. Still Owned By Principals.**

A mixed portfolio of 76 units – Condo, Duplexes, triplexes, quads and apartment buildings purchased for \$5.4 mm from a bankruptcy sale with crime and numerous code enforcement issues. A tenant removal and renovation plan out of cash flows was implemented. The property was repositioned, rents were stabilized over the course of a year and a half. The properties maintain 100% occupancy and is currently valued at \$7.7 mm.



**Scope of Work & Costs** - \$1.2 million in funds spent to remedy deferred maintenance, cure code enforcement deficiencies, paint and landscape all buildings.

**701 SW 14<sup>th</sup> Ave, Ft Lauderdale, FL:**

**Purchased February 2014 Still Owned By Principals.**

An 8 unit complex of 2 bedroom 1 baths purchased for \$550,000 with deferred maintenance and rents significantly below market. An in house CAPEX program was put in place to reposition the units with multiple permits pulled. An appraisal 6 months after the purchase valued the property at \$1.1 mm, doubling the in-place rents. Property remains 100% rented with full collections and no turnover.

**Scope of Work & Costs** - \$400,000 spent to gut the entire place and overhaul. New roof, new kitchens & bathrooms, full drywall replacement, installation of impact windows and doors.

**CSB4 - 7 LLC; SW-Properties LLC; Hedgerow 10 FL LLC etc., Broward County, FL:**

**Purchased July 2014. Still Owned By Principals.**

Attached "Appendix A" Demonstrating purchase dates. Repositioning includes deferred maintenance, and interior and exterior renovations, and tenant repositioning where necessary.

**Scope of Work & Costs – Available per request**

All units are either market rate or workforce housing, preference given to Veterans of the United States Military for rental and ultimate sale.

A "Sample Warranty Statement" is included in Appendix "D" in this package.

#### **IV. Maintenance Plan**

As a full service regional real estate company, we are equipped to handle all facets of maintenance of the property. We offer emergency repair/after hour services for AC repairs & plumbing issues for all residents. Residents have the ability to pay rent 24 hours a day either online, or in cash with a unique system which we have in place at a 7Eleven or Ace Cash Express location. Physical inspections as well as preventative maintenance plans are in place to preserve and increase asset value, as well as decrease liabilities and prevent potential maintenance issues. Residents can contact the office to submit maintenance requests. Lawn and shrubs are cut by a third party contractor twice during the winters, and 3 times during the summers. Properties with pools are maintained to exceed Florida Department of Health Standards.

With respect to rentals – as an active management company – we lack 3 bedroom homes. A number of residents who have growing and expanding families who's income is within the objective guidelines for affordable workforce housing and pay their rent obligation on time are lost to other areas – when they could be retained – creating workforce flight from a region. Allowing us the opportunity to provide this will allow us to place a well-established, grounded family in a stable home. Our online payment system reports to the credit bureaus – which helps to build their credit and work with them with down payment assistance or FHA based loans to convert them to residents.

The maintenance plan detailed below describes the planned work for each property including price estimates to bring the units up to market standards. In total we anticipate to spend around \$330,000 as outlined below. Please be advised that no electric or water was provided

during the open house period with the City. Therefore, no bidder was able to test or check the reliability or functionality of the physical plant.

### 7508 Grant Court

#### Exterior Repairs

I.	Repair/Replace garage door	\$2,000.00
II.	Repair existing sprinkler system	\$3,000.00
III.	Paint exterior, trim, and sidewall	\$4,000.00
IV.	Reseal driveway	\$2,000.00
V.	Repair Pool & Pool Mechanical Systems + Leak Test	\$8,000.00
VI.	Fill pool / Water costs	\$4,000.00
VII.	Roof Replacement (5 Year Estimated Useful Life)	\$9,000.00
VIII.	Landscaping	\$4,500.00

#### Interior Repairs

I.	Check/Test/Replace Existing HVAC	\$3,500.00
II.	Demolish Illegal Conversion in Garage	\$2,500.00
III.	Restore Garage Interior	\$4,500.00
IV.	Prime/Paint Interior	\$3,500.00
V.	Check Existing Electrical	\$2,000.00
VI.	Misc. Interior Punch (Closet Bifold Doors, Drywall Imperfections, Caulking/Groute, Interior Door Slab Replacement, etc.)	\$4,000.00

### 901 NW 70<sup>th</sup> Terrace

#### Exterior Repairs

I.	Paint exterior, trim, and sidewall	\$4,000.00
II.	Reseal driveway	\$2,800.00
III.	Roof Replacement (5 Year Estimated Useful Life)	\$9,000.00
IV.	Landscaping	\$4,000.00
V.	Fence Repair	\$2,700.00

#### Interior Repairs

I.	Replace Existing HVAC (Permit Required)	\$4,000.00
II.	Rectify / Remodel Existing Illegal Bathroom	\$4,500.00
III.	Restore Structural Integrity– Interior Wall, Exterior– Kitchen Wall, and Door	\$5,000.00
IV.	Prime/Paint Interior	\$3,500.00
V.	Various Architectural and Engineering Costs Due to HVAC Replacement, Remodeling of Existing Half Bath and Kitchen, and Various Other Unpermitted Activity	\$7,000.00
VI.	Check Existing Electrical	\$4,000.00
VII.	Misc. Interior Punch (Closet Bifold Doors, Drywall Imperfections, Caulking/Groute, Interior Door Slab Replacement, etc.)	\$5,000.00

**550 North 66<sup>th</sup> Terrace****Exterior Repairs**

I.	Repair/Replace garage door	\$2,000.00
II.	Repair existing sprinkler system	\$2,800.00
III.	Paint exterior, trim, and sidewall	\$4,000.00
IV.	Reseal driveway	\$2,000.00
V.	Roof Replacement (5 Year Estimated Useful Life)	\$8,000.00
VI.	Landscaping	\$3,500.00

**Interior Repairs**

I.	Check/Test/Replace Existing HVAC	\$3,500.00
II.	Demolish Illegal Conversion in Garage	\$4,500.00
III.	Restore Garage Interior	\$6,500.00
IV.	Prime/Paint Interior	\$2,500.00
V.	Check Existing Electrical	\$2,000.00
VI.	Misc. Interior Punch (Closet Bifold Doors, Drywall Imperfections, Caulking/Groute, Interior Door Slab Replacement, etc.)	\$4,000.00

**2534 McKinley Street****Exterior Repairs**

I.	Repair/Replace garage door	\$2,000.00
II.	Repair existing sprinkler system	\$2,000.00
III.	Paint exterior, trim, and sidewall	\$4,000.00
IV.	Reseal driveway	\$2,000.00
V.	Roof Replacement (5 Year Estimated Useful Life)	\$8,000.00
VI.	Landscaping	\$4,500.00
VII.	Fence Repair/Installation	\$3,800.00

**Interior Repairs**

I.	Check/Test/Replace Existing HVAC	\$3,500.00
II.	Prime/Paint Interior	\$2,500.00
III.	Check Existing Electrical	\$2,000.00
IV.	Misc. Interior Punch (Closet Bifold Doors, Drywall Imperfections, Caulking/Groute, Interior Door Slab Replacement, etc.)	\$4,000.00

**2323 Cleveland Street****Exterior Repairs**

I.	Rectify / Remodel Existing Illegal Garage and Deck	\$4,500.00
II.	Restore Structural Integrity– Interior Wall, Exterior– Kitchen Wall, and Door	\$3,500.00
III.	Repair existing sprinkler system	\$2,000.00
IV.	Paint exterior, trim, and sidewall	\$4,000.00

V.	Reseal driveway	\$2,000.00
VI.	Roof Replacement (5 Year Estimated Useful Life)	\$8,000.00
VII.	Landscaping	\$3,500.00

**Interior Repairs**

I.	Check/Test/Replace Existing HVAC	\$3,500.00
II.	Demolish Illegal Conversion in Garage	\$2,500.00
III.	Restore Garage Interior	\$2,500.00
IV.	Prime/Paint Interior	\$2,500.00
V.	Check Existing Electrical	\$2,000.00
VI.	Misc. Interior Punch (Closet Bifold Doors, Drywall Imperfections, Caulking/Groute, Interior Door Slab Replacement, etc.)	\$4,000.00

**2131 Cleveland Street****Exterior Repairs**

I.	Paint exterior, trim, and sidewall	\$4,000.00
II.	Reseal driveway	\$2,000.00
III.	Roof Replacement (5 Year Estimated Useful Life)	\$8,000.00
IV.	Landscaping	\$3,500.00

**Interior Repairs**

I.	Check/Test/Replace Existing HVAC	\$3,500.00
II.	Update appliances	\$4,000.00
III.	Restore Garage Unit Interior	\$6,500.00
IV.	Prime/Paint Interior	\$2,500.00
V.	Check Existing Electrical	\$2,000.00
VI.	Misc. Interior Punch (Closet Bifold Doors, Drywall Imperfections, Caulking/Groute, Interior Door Slab Replacement, etc.)	\$4,000.00

**1936 Garfield Street****Exterior Repairs**

I.	Repair/Replace doors	\$2,000.00
II.	Paint exterior, trim, and sidewall	\$5,000.00
III.	Reseal driveway	\$2,000.00
IV.	Roof Replacement (5 Year Estimated Useful Life)	\$8,000.00
V.	Landscaping	\$3,500.00
VI.	Repair/Replace fence	\$3,000.00

**Interior Repairs**

I.	Check/Test/Replace Existing HVAC	\$3,500.00
II.	Prime/Paint Interior	\$3,500.00
III.	Check Existing Electrical	\$2,000.00
IV.	Remodel Kitchen	\$7,700.00

V.	Remodel Bathroom	\$5,000.00
VI.	Misc. Interior Punch (Closet Bifold Doors, Drywall Imperfections, Caulking/Groute, Interior Door Slab Replacement, etc.)	\$4,000.00

**V. Project Timetable**

Cruise Property intends to initiate work on all properties simultaneously beginning immediately after closing. Upon our estimated completion all units will be available for rent.

<b>Property Name</b>	<b>Engineering / Structural Analysis</b>	<b>Permit Request</b>	<b>General Contractor Work</b>	<b>Estimated Completion</b>
7508 Grant Court	60 Days	30 Days	90 Days	180 Days
901 NW 70th Terrace	60 Days	30 Days	90 Days	180 Days
550 North 66th Terrace	60 Days	30 Days	90 Days	180 Days
2534 McKinley Street	60 Days	30 Days	90 Days	180 Days
2323 Cleveland Street	60 Days	30 Days	90 Days	180 Days
2131 Cleveland Street	60 Days	30 Days	90 Days	180 Days
1936 Garfield Street	60 Days	30 Days	90 Days	180 Days

**VI. Financial Return to City**

Upon analysis of the properties and the realized extensive cost required to bring the properties up to the current code, provided the list of minimum desired standards provided for in the City’s Bid request, we have arrived at an offer of \$850,000.

We have the ability to close immediately and place the property back on the full tax rolls immediately. Further, we have the staff to implement the plan above quickly and expeditiously.

An added benefit is the fact that since we will be offering the units for rent for a minimum period of over 2 years to realize Federal Investment Capital Gains Tax. As a result, the City should enjoy added real estate tax assessment values, non-homesteaded, in an appreciating real estate market before the properties are sold to an end user. As a result, the City should appreciate the additional tax revenue over the course of that period before a homesteaded value is locked in. Permit fees & costs are estimated at over \$10,000.00

**VII. Ownership / Rental**

As a property management company we intend to rent all of the properties acquired to qualifying tenants. Our reasoning for this strategy resides in our corporate structure and our ability to manage tenants and rental properties efficiently and effectively.

For a minimum period of 2 years, the units will be held for rent to those who fall within the HUD guidelines that do not exceed 80% of the Area Median Income as published by HUD. We will select current residents from our rental pool who have requested transfers to larger units – for us – demand exceeds supply. Those who are most qualified will be chosen, and an

additional criteria will be to select those with the best ability to convert to end-user home ownership.

Our plan includes providing a down-payment savings account for those residents to pay an additional \$200-\$300 monthly, which would be set aside in an account for them to assist with a down payment with respect to the mortgage. Our online system, which reports to the credit bureaus, if timely rent payments are made, will grant those residents the ability to build their current credit score to one which is high and acceptable to lenders – to convert to low interest rate loans. Since we are improving the properties, and providing workorder requests for the residents at the properties – at the time of sale – the unit should be in a standard which exceeds the condition of most homes found on the market. Providing these well planned circumstances, as well as having the existing resident attend HUD based counseling home ownership seminars should greatly reduce the risk of failure, foreclosure, and neighborhood blight.

#### **VIII. Disposition Model**

Under our current business plan, our goal and mission is to provide affordable, workforce housing to all residents - residents whose income typically falls below 80% of the AMI are historically given priority to our apartment locations. We further have a preference to give additional weight and priority to applicants who served in the United States Military. Our intention is to provide affordable housing the following properties:

**7508 Grant Court**

Priority given

**901 NW 70<sup>th</sup> Terrace**

Priority given

**550 North 66<sup>th</sup> Terrace**

Priority given

**2534 McKinley Street**

Priority given

**2323 Cleveland Street**

Priority given

**2131 Cleveland Street**

Priority given

**1936 Garfield Street**

Priority given

# Account summary

January 1, 2016 - December 31, 2016

Investment Manager For  
Barnett T. Brown Under Agreement  
Dated August 11, 2016  
Account number ~~XXXXXXXXXX~~

- "Appendix A"

## Account activity

## Account profile

Investment objective:  
Balanced

### Market value

Market value as of January 1, 2016:

\$ 0.00

Additions

11,868,406.20

Withdrawals

-1,000,000.00

Change in investment value (Net of fees, includes income)

102,854.53

Market value as of December 31, 2016:

\$ 10,971,260.73

Accrued income as of December 31, 2016:

61,558.02

Total market value plus accrued income

\$ 11,032,918.75

## Cash and money market activity

Cash/money market balance as of January 1, 2016:

\$ 0.00

Income

97,042.06

Receipts

2,586,245.16

Sales/Maturities

1,380,735.64

Cash/money market balance as of December 31, 2016:

\$ 1,141,272.11

## Income summary

Interest tax exempt

\$ 78,905.21

Interest taxable

2,862.18

Dividends

9,069.54

Other asset income

6,205.13

Total income

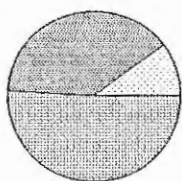
\$ 97,042.06

Year to date realized net gain/loss  
(\$63,842.89)  
(For annual tax preparation please refer to your annual tax letter)

Short term  
\$24,506.66

Long term  
\$24,506.66

## Asset allocation



Investment objective:  
Balanced

## Asset summary

Cash and cash equivalents

Market value  
\$ 1,141,272.11

(Includes income cash of \$ 83,301.43)

Fixed income

5,604,626.01

Equities

4,225,362.61

Alternatives investments

0.00

Other assets

0.00

Liabilities

0.00

Total assets

\$ 10,971,260.73

## Bond maturities

Less than 1 year	1 to 5 years	5 to 10 years	over 10 years	Par value	% of par value
\$ 135,000.00	\$ 2,315,000.00	\$ 1,680,000.00	\$ 920,000.00		
2.7%	45.8%	33.3%	18.2%		

Estimated annual income

\$ 312,351.45



**Statement of Good Standing – Appendix “B”**



February 16, 2017

This document confirms that Cruise Property Management Inc. and/or CSB1 LLC have never been subject to debarment or regulatory complaint from time of their inception to present day (February 2017).

Signed:

A handwritten signature in black ink, appearing to be 'RC', is written over a horizontal line.

Robin Cruise, President and Chairman



**APPENDIX "C"**

<b>Cruise Property Management Inc:</b>		
<b>Purchased from 1978-2006</b>		<b>Unit Count</b>
717 NE 10 ST - Hallandale, FL 33009	Units 1-5 +A-C	8
316 NE 3 St - Hallandale, FL 33009	Units 1-7	7
323 NW 4 Ave - Hallandale, FL 33009	F&R	2
258 SW 9 St - Dania FL 33004	F&R	1
210 - 212 SW 3 St, Dania FL 33004	F&R	2
518 S 24 Ave, Hollywood, FL 33020	(House)	1
1500 N 70 Way, Hollywood, FL 33023	(House)	1
2617 Lincoln St, Hollywood, FL 33020	Units 1-4, #9	5
<b>3H Fillmore Inc</b>	<b>Purchased Feb 2014</b>	6
2312-14 Fillmore St Hollywood, FL 33020		
<b>3H Polk Inc</b>	<b>Purchased Oct 2016</b>	13
6031 Polk Street Hollywood, FL 33024		
<b>Sunset Lake Villas</b>		
<b>Purchased 2007 as condos, Sold in 2011; Currently 3rd party Managed</b>		
491, 501, 511, 521, 531 Banks Rd.,	Margate , FL 33063	44
<b>Lakeview Apartments - Purchased November 2012</b>		20
5911 SW 41 St Davie, FL 33314 Units A1-A10 & B1-B10		
<b>Margate One LLC - Purchased July 2013</b>		30
6050 NW 8 St Margate, FL 33063		
6001 NW 7 St. Margate, FL 33063		
<b>CSB1 LLC - Purchased November 2013</b>		
8600 NW 40 St. Coral Springs	FL 33065 Units 1-16	16
3800 Riverside Dr., Coral Springs	FL 33065 Units 1-14	14
10551 NW 45 St., Coral Springs,	FL 33065 Units 1-8	8

8011 NW 35 Ct., Coral Springs, FL 33065 Units 1-6 6

**CSB2 LLC - Purchased Nov 2013**

7827 NW 39 Ct., Coral Springs, Apt 1-4 4

4371-73 NW 39 Ct., Coral Springs FL 2

3571-77 Riverside Drive, Coral Springs, FL 4

3881 Riverside Dr Apt A-D, Coral Springs, FL 4

3891 Riverside Dr Apt A-D, Coral Springs, FL 4

3406 Riverside Dr Apt A-C, Coral Springs, FL 3

3408 Riverside Dr Apt A-C, Coral Springs, FL 3

3600 Riverside Dr Apt A-C, Coral Springs, FL 3

1061 NE 23 Terr Units 1-8 Pompano Beach FL 8

**CSBF3 LLC - Purchased Nov 2013**

3861 NW 110 Ave #A&B, Coral Springs, FL 2

828 NE 11 Ave #E & #W, Pompano Beach, FL 2

865 SE 20 Ave #2/3 Deerfield Beach FL 1

**CSB4 LLC - Purchased July 2014**

2306 NW 9 Ave, Wilton Manors, FL 33311 8

1161 NE 23 Terr, Pompano Beach, FL 33063 5

6208-10 Dawson St. Hollywood, FL33023 8

**CSB5 LLC - Purchased Sept 2014**

2034 Washington St., Hollywood, FL 33020 Apt 1-8 8

1556 Polk St #1-12 Hollywood, FL 33020 12

1735 Wiley St, Hollywood, FL 33020 8

**CSB6 LLC - Purchased Sept 2014-Oct 2014; 2830 Purchased August 2015**

2238 Fillmore St., Hollywood, FL 33020 12

337 NE 2 St, Hallandale, FL 33009 9

2001 Dewey St, Hollywood, FL 33020 6

2111 Roosevelt St., Hollywood, FL 33020 8

2830 Fillmore St., Hollywood, FL 33020 17

**CSB7 LLC - Purchased Feb 2015**

709-15 SW 14 Ave, Ft Laud 7

3791 Riverside Dr Coral Springs FL 4

**701 SW 14th AVENUE FTL LLC - Purchased Feb 2014**

701 SW 14th AVENUE 8  
FT Lauderdale, FL 33312

**SW- WPB LLC - Purchased May 2015**

515 S Sequoia Drive, West Palm Beach 24  
306 N Lakeside Court, West Palm Beach 17  
2716 S Dixie Highway, West Palm Beach 16  
1701-1707 Georgia Avenue, West Palm Beach 14  
1305 Florida Avenue, West Palm Beach 4  
311 Pine Terrace, West Palm Beach 1  
315 Pine Terrace, West Palm Beach 3

**SW-Andrews LLC - Purchased Aug 2015**

Shopping Center 1  
3623 N Andrews Ave, Oakland Park, FL 33309

**SW-FTL LLC - Purchased Aug 2015**

1313-1317 NE 5 Ave, Ft. Lauderdale, FL 12

**SW-Oakland Park LLC - Purchased July-Oct 2015**

140-240 NW 40 St. Oakland Park, FL 33309 25  
890 NW 39 St, Oakland Park, FL 33309 14  
311 NW 43 St, Oakland Park, FL 33309 5  
208 NW 43 Ct, Oakland Park, FL 33309 3

**SW-Coconut Creek LLC - Purchased May 2015**

460 Sunshine Drive, Coconut Creek FL 33066 36  
466 Sunshine Drive, Coconut Creek FL 33066  
470 Sunshine Drive, Coconut Creek FL 33066  
471 Sunshine Drive, Coconut Creek FL 33066  
477 Sunshine Drive, Coconut Creek FL 33066  
481 Sunshine Drive, Coconut Creek FL 33066

**SW-Hollywood LLC - Purchased July 2015**

608 Moffett St., Hallandale, FL 33009 4  
1902 Dewey St., Hollywood, FL 33020 12

**SW-Lake Worth LLC - Purchased July 2015**

1001 South M St., Lake Worth, FL 14

**Hidden Ponds LLC - Purchased Nov 2015**

3761 Riverside Dr, Coral Springs, FL 4  
3611 N Dixie Hwy, Oakland Park FL 8

**Hedgerow 10 FL LLC - Purchased Jan-April 2016**

915 S 21 Ave, Hollywood FL 33020	24
497 NW 42 St, Oakland Park FL 33309	9
3007 3009 3011 N Andrews Ave, Wilton Manors	24
123 Erie St, Lake Worth FL	22

**Hedgerow One Florida LLC - Purchased Feb 2017**

1106 South L Street, Lake Worth, FL 33460	10
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**12116 NE 5 Avenue Development LLC - Purchased Nov 2013**

12116 NE 5 Avenue	Land
North Miami, FL	

## Sample Warranty Statement – Appendix “D”

### Fidelity National Home Warranty (FNHW) Sample Contract



#### FLORIDA

Please see your personalized contract for actual coverage.

### Terms of Coverage

1. If a covered item fails during the contract term, the contract holder must place a service request at [www.homewarranty.com](http://www.homewarranty.com) or by calling 1-800-308-1420. Should the contract holder contract directly with others or do the work themselves, Fidelity National Home Warranty (FNHW) will not reimburse that cost. Upon receipt of a service request, FNHW will contact an independent service contractor (contractor) within 3 hours during normal business hours, and 48 hours on weekends and holidays. Our assigned contractor will then call the contract holder directly to schedule a mutually convenient appointment during normal business hours. FNHW will determine what service requests constitute an emergency and will make reasonable efforts to expedite emergency service. The contract holder is responsible for any additional fees, including overtime, for non-emergency services requested outside normal business hours. **Please call 1-800-308-1420 with any concerns regarding the contractor providing service or problems scheduling appointments.**
2. Should FNHW grant the contract holder permission to contact a contractor directly to perform a covered service, FNHW will reimburse the contract holder only if the contractor is qualified, licensed, insured, and provides fair and reasonable rates on parts and labor. Once the contractor arrives at the property and prior to the contractor performing any repairs for which the contract holder may seek reimbursement, the contract holder must contact FNHW by calling 1-800-208-3151 to confirm that service work is covered under the contract.
3. **Service Trade Call Fee (fee): A \$65.00 fee is due for each service trade request and is paid to the contractor upon arrival at the home.** For example, if a contract holder needs both a plumber and an appliance technician, each will require a separate service trade call fee. The fee is due once we initiate the service request on your behalf and is still due when: the diagnosis results in a complete or partial exclusion of coverage; the contractor is in route to the home and you cancel the appointment; you fail to provide the necessary access to perform the service request, including not being home at the time of the pre-arranged appointment. Failure to pay the fee will result in suspension of coverage until such time as the proper fee is paid. Upon receipt of that payment, coverage will be reinstated for the remainder of the contract term.
4. Service work is warrantied (without an additional service trade call fee) for 30 days on labor and 90 days on parts. The 30/90-day warranty only applies to malfunctions that are reported to FNHW during the term of this contract.
5. Buyer's Coverage starts at the close of escrow and continues for one year provided the contract fee is paid at the close of escrow. When the contract fee has not been received by FNHW, request for service will be dispatched once contract payment can be verified by the closing agency and/or another source of contract payment is made (i.e., credit card). You must call for service prior to the expiration of this contract. **For homes not going through a real estate transaction: Contract coverage is effective 30 days following receipt of payment by FNHW. Options must be added at the time of purchase.**
6. **New Construction Coverage:** Plan coverage and any optional coverage begins on the first anniversary of the close of escrow and continues for 4 years from that date, provided the plan fee is received by FNHW within 10 working days from the close of escrow. All systems and appliances to be covered must be in good working condition at the time coverage begins on the first anniversary after the close of escrow. Anytime during the first year of coverage, the contract holder may call FNHW for assistance in the event of a problem with the systems or appliances generally described in this plan. FNHW will assist the contract holder in contacting the manufacturer or contact the manufacturer on the contract holder's behalf to determine the remedies available to the contract holder under the manufacturer's warranty for the system or appliance associated with the contract holder's request.
7. This contract covers single-family dwellings under 5,000 square feet and does not cover multi-unit homes, unless amended by FNHW prior to the start of coverage. Guest houses, casitas and the like require a separate contract. Covered dwellings cannot be used for commercial purposes, for example, as day care centers, nursing care homes, fraternity/sorority houses, etc.
8. **This contract covers only those parts, components, systems or appliances specifically mentioned as covered and excludes all others.** FNHW provides examples of components 'not covered' to assist understanding of this contract and examples are not exhaustive. We recommend that you review your contract completely. Covered systems or appliances must be located within the main foundation of the home or garage except for exterior well pump, air conditioner/evaporative cooler, pressure regulator, waste/stop valves, water heaters, pool/spa equipment, sewage ejector pump and outdoor septic tank system equipment. All coverage is subject to the limitations and conditions mentioned in this contract.
9. **Optional Seller's Coverage** must be ordered in conjunction with a Buyer's Plan. Seller's Coverage begins upon issuance of a confirmation number by FNHW and continues for 180 days, close of escrow or termination of listing, whichever comes first. Seller's Coverage may be extended at FNHW's sole discretion. Seller's Coverage is not available on homes in excess of 5,000 square feet, multi-unit homes, guest houses, casitas or any of the Buyer's Coverage Options. **The combined contract aggregate limits for the access, diagnosis, repair or replacement of the following items during the Seller's Coverage period apply; heating and/or air conditioning system/evaporative cooler and ductwork = \$1,500.00 maximum; furnace failures due to a cracked heat exchanger or combustion chamber = \$500.00 maximum. All other limits and aggregates apply. FLORIDA RESIDENTS: HOME WARRANTY COMPANIES MAY NOT PROVIDE LISTING PERIOD COVERAGE FREE OF CHARGE. IN THE EVENT THE HOME DOES NOT CLOSE, FNHW WILL BILL THE SELLER AND COLLECT PAYMENT OF \$75.00 FOR THE SELLER'S COVERAGE WHICH IS DUE AT TERMINATION OF LISTING OR EXPIRATION OF SELLER'S COVERAGE PERIOD, WHICHEVER IS APPLICABLE.**

### Fidelity National Home Warranty (FNHW) Sample Contract

**10. Covered systems and/or appliances must be in good, safe working order at the start of contract coverage.**

Unknown pre-existing conditions will be covered if, at the time coverage began, the defect or malfunction would not have been known to the buyer, seller, agent, or home inspector by a visual inspection and/or by operating the system or appliance. A visual inspection of the covered item verifies that it appears structurally intact and without damage or missing parts that would indicate inoperability. Operating the covered item is defined as turning the item on and off to ensure that it is operational. While turned on, the item operates without causing damage, irregular sounds, smoke or other abnormal outcomes.

11. FNHW will repair or replace covered systems and appliances which mechanically malfunction due to insufficient maintenance, rust, corrosion or sediment, **unless otherwise noted in this contract.**

### Limits of Liability

1. FNHW's liability is limited to failures of covered systems and appliances due to normal wear and tear during the term of the contract.
2. FNHW reserves the right to obtain a second opinion at its own expense. The contract holder may order their own second opinion, but shall be responsible for the cost of said opinion.
3. FNHW will determine whether a covered item will be repaired or replaced. Except as otherwise noted in this contract, replacements will be of similar features, capacity and efficiency as the item being replaced. FNHW is not responsible for matching dimensions, brand or color including stainless steel or similar material finishes. When parts are necessary for completion of service, FNHW will not be responsible for delays that may occur in obtaining those parts. FNHW reserves the right to repair systems and appliances with non-original manufacturer's parts, including rebuilt or refurbished parts. Repairs and/or replacements that are subject to a manufacturer's warranty are excluded from this contract. Unless otherwise noted in the contract, FNHW is not responsible nor liable for the disposal cost(s) of appliances, systems, equipment and/or components of equipment including refrigerant, contaminants, and/or other hazardous or toxic materials.
4. When federal, state or local regulations, building and/or similar code criteria require improvements and/or additional costs to service a covered system and/or appliance, including permits, the costs to meet the proper code criteria shall be the sole responsibility of the contract holder, except where otherwise noted in this contract. FNHW will be responsible for repairs and/or replacement of covered systems and/or appliances after the proper code criteria are met, except where otherwise noted in this contract. When upgrading covered systems, parts or components to maintain compatibility with equipment manufactured to be compliant with federally mandated energy efficiency requirements, FNHW is not responsible nor liable for the cost of construction, carpentry, or other structural modifications made necessary by installing different equipment. FNHW is not responsible to perform service involving hazardous or toxic materials and/or conditions of asbestos.
5. FNHW is not responsible for repairs or replacement due to misuse or abuse, disassembled or missing parts nor for failures or damage due to: fire, flood, smoke, lightning, freeze, earthquake, theft, storms, accidents, riots, war, vandalism, animals or pests, power failure, surge and/or overload, soil movement, structural changes, design deficiency, manufacturer's recall, inadequate capacity, land subsidence, slope failure or cosmetic defects. Except where otherwise noted in this contract, failures due to improper previous repair or installation of appliances, systems or components is not covered. FNHW will not perform routine maintenance or cleaning. The contract holder is responsible for providing routine maintenance and cleaning of covered items as specified by the manufacturer to ensure continued coverage of such items. For example, heating and air conditioning systems require periodic cleaning and/or replacement of filters and water heaters require periodic flushing.
6. FNHW is not responsible for consequential or secondary damages resulting from the failure of a covered system or appliance or failure to provide timely service due to conditions beyond FNHW's control, including but not limited to delays in securing parts, equipment, and/or labor difficulties. FNHW is not responsible for food spoilage, loss of income, utility bills, living expenses, personal and/or property damage.
7. FNHW is not responsible for providing access to repair or replace a covered system or appliance unless otherwise noted in this contract. When access is provided under this contract, restoration to walls, closets, floors, ceilings, or the like, will be to a rough finish only. FNHW is not responsible for the cost of modifications necessary to repair or replace a covered system or appliance, including but not limited to pipe runs, flues, ductwork, structures, electrical, or other modifications. FNHW does not cover systems, appliances or equipment that was designed for commercial use.
8. FNHW is not responsible for electronic, computerized, or remote energy management systems including, but not limited to zone controlled systems, lighting, energy, security, pool/spa, entertainment/media/audio, or appliances. Solar systems and components are not covered.
9. Common systems and appliances are not covered except in the case of a duplex, triplex, or fourplex dwelling, and unless every unit is covered by FNHW. If this contract is for a dwelling of 5 units or more, only the items contained within each individual unit are covered. Common systems and/or appliances are excluded.
10. This contract is non-cancelable by FNHW, except for: (a) non-payment of contract fees; (b) fraud or misrepresentation concerning any material fact pertaining to the coverage provided in this contract or upon mutual agreement between the contract holder and FNHW; (c) when contract is for Seller's Coverage and close of escrow does not occur. If this contract is canceled by FNHW for any other reason than those listed above, the provider of funds will be entitled to a refund of 100% of the unearned pro rata contract fee, less all service costs incurred by FNHW. If the contract is canceled by the contract holder within 10 days of purchase, the provider of funds will be entitled to a full refund of the gross contract fee paid, less an administrative fee not to exceed 5% of the gross contract fee paid and less all service costs incurred by FNHW. After the contract has been in effect for 10 days, if the contract is canceled by the contract holder, a return of the contract fees shall be based upon 90% of unearned pro rata contract fee less any service costs incurred by FNHW. All requests for cancellation must be submitted to FNHW in writing.  
Miscellaneous: The rates charged are not subject to regulation by the Florida Office of Insurance.
11. FNHW reserves the right to provide cash in lieu of repair or replacement of a covered system or appliance in the amount of FNHW's actual cost to repair or replace such a system or appliance. The amount provided as cash in lieu is generally less than retail. FNHW is not responsible for work performed once you accept cash in lieu of service.

## Fidelity National Home Warranty (FNHW) Sample Contract

12. If the covered property changes ownership prior to the expiration of the contract, the contract holder may call 1-800-862-6837 to transfer coverage to the new owner for the remainder of the current contract term. This contract may be continually renewed at the sole discretion of FNHW, subject to applicable rates and terms.

13. Coverage on lease options is available for the lessor only. Contract fee is due and payable to FNHW upon execution of the lease and continues for one full year.

14. FNHW is not responsible under any circumstances for the diagnosis, repair, removal, or remediation of mold, mildew, rot, or fungus and/or damages resulting from the aforementioned, even when caused by, or related to the malfunction, repair, or replacement of a covered system or appliance.

### Buyer's Standard Coverage

Please refer to your contract for specific coverage, exclusions, and limitations.

#### PLUMBING SYSTEM

Covered Items: Garbage disposal - instant hot water dispenser - repair of leaks and breaks in water, waste, vent, or gas lines within the perimeter of the main foundation of the home or garage - shower/tub valves/diverters/basket strainers (replaced with chrome builder's standard) - angle stops - gate valves - waste and stop valves - toilet tanks, bowls, and working mechanisms (replacement toilets will be white builder's standard) - wax ring seals - permanently installed sump pumps (ground water only) - built-in whirlpool bathtub motor pump assemblies - pressure regulators - pop-up assemblies.

**Not Covered:** SHOWER HEADS - SHOWER ARMS - FIXTURES - FAUCETS - BATHTUBS - SINKS - SHOWER ENCLOSURES AND BASE PANS - CAULKING AND GROUTING - FILTERS - HOSE BIBS - SEWAGE EJECTOR PUMPS - TOILET SEATS AND LIDS - SEPTIC TANKS - WATER SOFTENERS - FLOW RESTRICTIONS IN FRESH WATER LINES - SAUNAS - STEAM ROOMS - BIDETS - WHIRLPOOL BATHTUB JET PLUMBING - INDOOR OR OUTDOOR SPRINKLER SYSTEMS - BOOSTER PUMPS - CONDITIONS OF ELECTROLYSIS.

**Limits:** The access, diagnosis and repair of concrete-encased or inaccessible plumbing lines is limited to \$1,000.00 aggregate per contract term. FNHW will provide access through unobstructed walls, ceilings, floors, concrete slabs and the like, and will return all openings made for access to a rough finish only, subject to the \$1,000.00 limit indicated. FNHW is not responsible for trim, texture, paint, wallpaper, tile, carpet, or the like.

#### PLUMBING STOPPAGES

Covered Items: Clearing of sewer line and mainline stoppages with standard sewer cable to 125 feet from point of access at existing ground level cleanout; including hydrojetting if stoppage is unable to be cleared with cable. Clearing of branch drain line stoppages in sink, tub, shower drains and toilets with standard sewer cable from point of access, including existing accessible cleanout, p-trap, drain or overflow access point.

**Not Covered:** STOPPAGES AND/OR COLLAPSE OF WATER, DRAIN, OR GAS LINES CAUSED BY ROOTS OR FOREIGN OBJECTS. ACCESS TO DRAIN, SEWER OR MAIN LINES FROM VENT OR REMOVAL OF A TOILET; COSTS TO LOCATE, ACCESS, OR INSTALL GROUND LEVEL OR DRAIN LINE CLEANOUTS.

#### WATER HEATER (Gas or Electric)

Covered Items: All parts and components that affect operation including tankless water heaters, lowboy units and recirculating pumps. FNHW will replace with a unit that meets federally mandated energy efficiency requirements.

**Not Covered:** SOLAR UNITS AND/OR COMPONENTS - HOLDING TANKS - FLUES AND VENTS.

**HEATING/AIR CONDITIONING/EVAPORATIVE COOLER/DUCTWORK (The heating/air conditioning/evaporative cooler system must be designed for residential application and cannot exceed a 5-ton capacity. FNHW will pay for costs associated with the use of cranes or other lifting equipment to service roof-top heating or air conditioning/evaporative cooler units. Covered heating system must be main source of heat to the home.)**

Covered Items: All parts and components that affect the operation of the following heating and air cooling systems: forced air (gas, electric, oil) - built-in floor and wall heaters - hot water or steam circulating heating systems - heat pumps - package units - mini-splits - electric baseboard - room heaters - ducted central electric split and package units - evaporative coolers - wall air conditioners. If FNHW determines that the replacement of a heat pump-split system type of heating/condensing unit is required, FNHW will replace with a unit that meets federally mandated SEER (Seasonal Energy Efficiency Ratio) and HSPF (Heating Seasonal Performance Factor) requirements, including the replacement of any covered components that are necessary to maintain compatibility with the replacement unit; such as the air handler - evaporative coil - transition - plenum - indoor electrical - duct connection - accessible refrigerant and condensate drain lines - thermostatic expansion valve - accessible and inaccessible ducts from heating and/or cooling unit to connection at register or grill - refrigerant recovery.

**Not Covered:** SOLAR HEATING SYSTEMS - GEOTHERMAL SYSTEMS - GLYCOL SYSTEMS - PORTABLE AND FREE-STANDING UNITS - HUMIDIFIERS AND ELECTRONIC AIR CLEANERS - FUEL AND WATER STORAGE TANKS - REGISTERS AND GRILLS - FILTERS - HEAT LAMPS - FIREPLACES - WOOD, PELLET OR GAS STOVES (EVEN IF ONLY SOURCE OF HEATING) - CHIMNEYS - FLUES - VENTS - FIREPLACE INSERTS AND KEY VALVES - CABLE HEAT - CLOCKS - TIMERS - OUTSIDE OR UNDERGROUND PIPING AND COMPONENTS FOR GEOTHERMAL AND/OR WATER SOURCE HEAT PUMPS - WELL PUMP AND WELL PUMP COMPONENTS FOR GEOTHERMAL AND/OR WATER SOURCE HEAT PUMPS - INACCESSIBLE REFRIGERANT AND CONDENSATE DRAIN LINES - GENERAL MAINTENANCE AND CLEANING - IMPROPER USE OF METERING DEVICES - SYSTEMS WITH IMPROPERLY MATCHED CONDENSING UNIT AND EVAPORATIVE COIL PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE NOTED IN THIS CONTRACT - WINDOW UNITS - CONDENSER HOUSING - GAS OR PROPANE AIR CONDITIONERS - WATER TOWERS - CHILLERS - DAMPERS - INSULATION - ZONE CONTROL AND RELATED COMPONENTS OF FORCED AIR SYSTEM - IMPROPERLY SIZED DUCTWORK - COLLAPSED OR CRUSHED DUCTWORK - DUCTWORK WHERE ASBESTOS IS PRESENT - DUCTWORK DAMAGED BY MOISTURE - COSTS FOR INSPECTIONS, DIAGNOSTIC TESTING, VERIFICATION AND PERMITS AS REQUIRED BY ANY FEDERAL, STATE, LOCAL LAW, REGULATION OR ORDINANCE.

**Limits:** The access, diagnosis, repair or replacement of any hot water, radiant heat, steam circulating, air transfer, diesel or hydraulic heating system(s) is limited to \$1,500.00 aggregate per contract term. The access, diagnosis, repair or replacement of the ductwork is limited to \$1,000.00 aggregate per contract term.

#### ELECTRICAL SYSTEM/DOORBELL/SMOKE DETECTORS

Covered Items: All parts and components that affect operation.

**Not Covered:** FIXTURES - ALARMS/INTERCOMS AND CIRCUITS - INADEQUATE WIRING CAPACITY - POWER FAILURE OR SURGE - LOW VOLTAGE WIRING - DIRECT CURRENT (D.C.) WIRING OR COMPONENTS - LIGHTS.

## Fidelity National Home Warranty (FNHW) Sample Contract

### TELEPHONE WIRING

Covered Items: Telephone wiring used solely for residential telephone service located within the walls of the main dwelling.

**Not Covered:** TELEPHONE JACKS - PLUGS - LIGHTS - TRANSFORMERS AND OTHER POWER UNITS - COVER PLATES - TELEPHONE UNITS - ANSWERING DEVICES - BURGLAR ALARMS/INTERCOMS AND CIRCUITS - TELEPHONE FUSES - WIRING WHICH IS THE PROPERTY OF A TELEPHONE COMPANY - AUDIO/VIDEO/COMPUTER OR OTHER CABLE.

### CENTRAL VACUUM SYSTEM

Covered Items: All parts and components that affect operation.

**Not Covered:** REMOVABLE HOSES - ACCESSORIES - CLOGGED PIPES.

**Limits:** FNHW is not responsible for the cost of gaining access to, or closing access from the floor or walls either to locate the cause of malfunction or to affect repair or replacement.

### GARAGE DOOR OPENER

Covered Items: Wiring - motor - switches - receiver unit - track drive assembly.

**Not Covered:** GARAGE DOORS - HINGES - SPRINGS - CABLES - ROLLERS - GUIDES - REMOTE TRANSMITTERS.

### CEILING/EXHAUST/ATTIC FANS (Built-in)

Covered Items: All parts and components that affect operation (replaced with builder's standard).

**Not Covered:** LIGHT KITS AND REMOTE TRANSMITTERS.

### KITCHEN APPLIANCES

Covered Items: All parts and components that affect the operation of: Dishwasher - Range/Oven/Cooktop - Built-in Microwave - Trash Compactor - Kitchen Exhaust Fan (Note: Garbage Disposal and Instant Hot Water Dispenser are covered under Plumbing System).

**Not Covered:** RACKS - ROLLERS - BASKETS - HANDLES - DIALS - KNOBS - SHELVES - CLOCKS (UNLESS IT AFFECTS THE OPERATION OF THE RANGE/OVEN/COOKTOP) - MEAT PROBE ASSEMBLIES - LIGHT SOCKETS - INDOOR BARBEQUE - ROTISSERIES - INTERIOR LINING - MICROWAVE DOOR GLASS - PORTABLE OR COUNTERTOP UNITS - REMOVABLE ACCESSORIES INCLUDING BUCKETS - LOCK AND KEY ASSEMBLIES.

**Limits:** Sensi-heat burners replaced with standard burners.

## Buyer's Coverage Options

Optional coverage may be purchased up to 30 days after the close of escrow provided systems and/or appliances are in good working order. Coverage shall commence upon receipt of fees and will expire one year after the close of escrow. Buyer's Coverage Options are subject to the same Terms of Coverage and Limits of Liability of this contract.

### POOL/SPA EQUIPMENT OPTION

Covered Items: All above ground and accessible parts and components of the filtration, pumping and heating system (including the pool sweep pump, pump motor, blower motor and timer) - salt cell - flow sensor for the salt water chlorinator.

**Not Covered:** LIGHTS - LINERS - SOLAR RELATED EQUIPMENT - UNDERGROUND WATER, GAS AND ELECTRICAL LINES - SKIMMERS - CHLORINATOR - OZONATOR - ORNAMENTAL FOUNTAINS - WATERFALLS AND THEIR PUMPING SYSTEMS - STRUCTURAL AND/OR COSMETIC DEFECTS - COST OF ACCESS TO MAKE REPAIRS OR REPLACEMENTS - INACCESSIBLE PORTION OF THE SPA JETS - POP-UP HEADS - TURBO OR MOTORIZED VALVES - ELECTRONIC/COMPUTERIZED CONTROLS AND/OR CONTROL PANELS - POOL SWEEPS AND RELATED CLEANING EQUIPMENT - SALT.

**Limits:** The access, diagnosis, repair or replacement of the salt water control unit, salt cell, and flow sensor for the salt water chlorinator is limited to \$1,500.00 aggregate per contract term.

### WASHER/DRYER OPTION

Covered Items: All parts and components that affect the operation.

**Not Covered:** KNOBS - DIALS - TOUCH PADS - PLASTIC MINI TUBS - LINT SCREENS - VENTING - DISPENSERS - DAMAGE TO CLOTHING.

### KITCHEN REFRIGERATOR OPTION (Includes dual compressor units; must be located in the Kitchen)

Covered Items: Coverage is for ONE built-in kitchen refrigerator with freezer unit or ONE built-in combination of an ALL refrigerator with an ALL freezer unit or ONE free-standing kitchen refrigerator with freezer unit. All parts and components that affect the operation of one kitchen refrigerator including icemaker/water dispenser, provided parts are available. In cases where parts are not available, FNHW's obligation is limited to cash in lieu of repair based on the cost of the replacement parts.

**Not Covered:** ANY REMOVABLE COMPONENT WHICH DOES NOT AFFECT THE PRIMARY FUNCTION - HANDLES - ICE CRUSHERS - FILTERS - INTERNAL THERMAL SHELLS - INSULATION - FOOD SPOILAGE - MULTI-MEDIA CENTERS - WINE CHILLERS - WINE VAULTS.

**Limits:** The access, diagnosis, repair or replacement of the unit is limited to \$5,000.00 aggregate per contract term.

### ADDITIONAL REFRIGERATION COVERAGE

Covered Items: All parts and components for a combined total of four of the following units: additional refrigerator, wet bar refrigerator, wine refrigerator, free-standing freezer and free-standing ice maker. Additional Refrigeration Coverage includes coverage for icemaker/water dispenser, provided parts are available. In cases where parts are not available, FNHW's obligation is limited to cash in lieu of repair based on the cost of the replacement parts. Note: Only available with purchase of Kitchen Refrigerator Option. Units with more than one compressor are not covered under this option.

**Not Covered:** KITCHEN REFRIGERATOR; ANY REMOVABLE COMPONENT WHICH DOES NOT AFFECT THE PRIMARY FUNCTION - HANDLES - ICE CRUSHERS - FILTERS - INTERNAL THERMAL SHELLS - INSULATION - FOOD SPOILAGE - MULTI-MEDIA CENTERS - WINE CHILLERS - WINE VAULTS.

**Limits:** The access, diagnosis, repair or replacement of the units is limited to a \$1,000.00 combined aggregate per contract term.



### Fidelity National Home Warranty (FNHW) Sample Contract

#### WELL PUMP OPTION

Covered Items: All parts and components that affect the operation of one well pump; must be utilized exclusively for domestic use.

**Not Covered:** CONTROL BOXES - HOLDING OR STORAGE TANKS - PRESSURE TANKS - BOOSTER PUMPS - ACCESS TO REMOVE AND/OR REPAIR WELL PUMP SYSTEM - ALL PIPING AND ELECTRICAL LINES - WELL CASING - REDRILLING WELLS - DAMAGE DUE TO LOW WATER TABLE.

**Limits:** The access, diagnosis, repair or replacement of the well pump is limited to \$1,500.00 aggregate per contract term.

#### SEPTIC TANK SYSTEM/SEPTIC TANK PUMPING OPTION

Covered Items: All parts and components that affect the operation of one aerobic pump - one effluent pump - septic tank - waste line from house to tank. FNHW will pump the septic tank once during the contract term if the stoppage is due to a full septic tank.

**Not Covered:** COLLAPSED OR BROKEN WASTE LINES OUTSIDE THE FOUNDATION EXCEPT THE LINE FROM HOUSE TO TANK - STOPPAGES OR ROOTS THAT PREVENT THE EFFECTIVE USE OF AN EXTERNALLY APPLIED SEWER CABLE - THE COST OF FINDING OR GAINING ACCESS TO THE SEPTIC TANK - THE COST OF SEWER HOOK-UPS - DISPOSAL OF WASTE - CHEMICAL TREATMENT OF THE SEPTIC TANK AND/OR WASTE LINES - TILE FIELDS AND LEACH BEDS - LEACH LINES - CESSPOOLS - SEEPAGE PITS - LATERAL LINES - INSUFFICIENT CAPACITY - CLEANOUTS.

**Limits:** The access, diagnosis, repair or replacement of the aerobic pump, effluent pump, septic tank and line from house to tank is limited to \$500.00 aggregate per contract term.

#### SEWAGE EJECTOR PUMP OPTION

Covered Items: All parts and components that affect the operation of one sewage ejector pump.

**Not Covered:** BASINS AND ANY COSTS ASSOCIATED WITH LOCATING OR GAINING ACCESS TO, OR CLOSING ACCESS FROM THE SEWAGE EJECTOR PUMP.

**Limits:** The access, diagnosis, repair or replacement of the sewage ejector pump is limited to \$500.00 aggregate per contract term.

#### LIMITED ROOF LEAK REPAIR OPTION

Covered Items: Repair of leaks caused by rain to shake, shingle, composition, tile, tar and gravel, or metal roofs located over the occupied living area.

**Not Covered:** CRACKED OR MISSING TILES, SHAKES OR SHINGLES, FOAM ROOFS, OR ANY OTHER MATERIAL NOT SPECIFICALLY MENTIONED AS COVERED. STRUCTURAL LEAKS OR LEAKS AT, ADJACENT TO, OR CAUSED BY, APPENDAGES OF ANY KIND INCLUDING GUTTERS, DOWNSPOUTS, FLASHING, PATIO COVERS, SKYLIGHTS, DECKS, SOLAR EQUIPMENT, VENTS, HEATING OR COOLING EQUIPMENT, ANTENNAS, BALCONIES OR CHIMNEYS, BUILT-UP ROOFS. DAMAGE CAUSED BY PERSONS WALKING OR STANDING ON ROOF. FAILURE DUE TO LACK OF NORMAL OR PREVENTATIVE MAINTENANCE WILL NOT BE COVERED.

**Limits:** Roof repairs are limited to \$1,000.00 aggregate per contract term for the repair of specific leaks that are a result of rain and/or normal wear and tear provided the roof was in good, watertight condition at start of contract term. If replacement of the existing roof is necessary, in whole or in part, FNHW's liability is limited to cash in lieu of the estimated cost of repair of the leaking area only, as if the repair of that area were possible. Leaks existing prior to the start of the contract term will not be covered. This coverage is not renewable.

#### The Comprehensive Plus Plan (when purchased) adds the following coverage to the coverage stated above.

The following items that are NOT covered in the Buyer's Standard Coverage ARE added as covered for the buyer when the Comprehensive Plus Plan is ordered.

**Mismatched Systems:** FNHW will repair or replace a system or component that has failed due to a mismatch in capacity or efficiency provided the system is not undersized relative to the square footage of area being cooled or heated. If the mismatched system violates a code requirement, the **\$250.00 Code Violation aggregate applies as stated.**

**Improper Installations, Repairs or Modifications:** FNHW will repair or replace a system or appliance that has failed due to improper installation, repair or modification. If the improper installation, repair or modification violates a code requirement, the **\$250.00 Code Violation aggregate applies as stated.**

**Removal of Defective Equipment:** FNHW will pay the costs to dismantle and dispose of an old appliance, system or component when FNHW is replacing a covered appliance, system or component.

**Refrigerant Recapture, Recovery and Disposal:** FNHW will pay the costs related to the recapture, recovery and disposal of refrigerant as required.

**Permits:** FNHW will pay the cost of obtaining permits for FNHW-approved repairs and replacements **up to \$250.00 per occurrence.**

**Code Violations:** FNHW will pay to correct code violations and/or code upgrades if necessary to affect FNHW-approved repair or replacement of a covered system or appliance **up to the combined aggregate of \$250.00 per contract term.**

**Plumbing System:** Faucets - shower heads - shower arms - hose bibs (replaced with chrome builder's standard). Replacement toilets will be of like quality.

**Heating System:** Registers - filters - grills - heat lamps.

**Ceiling Fans:** Replacement ceiling fans will be of like quality.

**Dishwasher:** Racks - rollers - baskets.

**Range/Oven/Cooktop:** Clocks - rotisseries - racks - handles - knobs - dials - interior lining.

**Built-in Microwave Oven:** Interior lining - door glass - clocks - handles - shelves.

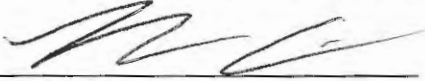
**Trash Compactor:** Removable buckets - knobs - lock and key assemblies.

**Garage Door Opener:** Hinges - springs - remote transmitters.

**HOLD HARMLESS AND INDEMNITY CLAUSE**

**(Company Name and Authorized Representative's Name)**

, the contractor, shall indemnify, defend and hold harmless the City of Hollywood, its elected and appointed officials, employees and agents for any and all suits, actions, legal or administrative proceedings, claims, damage, liabilities, interest, attorney's fees, costs of any kind whether arising prior to the start of activities or following the completion or acceptance and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part by reason of any act, error or omission, fault or negligence whether active or passive by the contractor, or anyone acting under its direction, control, or on its behalf in connection with or incident to its performance of the contract.



SIGNATURE

Robin Cruise

PRINTED NAME

CSBI LLC / Cruise Property Management Inc 2/16/17

COMPANY OF NAME

DATE


**Failure to sign or changes to this page shall render your bid non-responsive.**

**NON-COLLUSION AFFIDAVIT**

STATE OF: Florida

COUNTY OF: Broward, being first duly sworn, deposes and says that:

- (1) He/she is Robin Cruise of CSB/CCLC/Cruise <sup>Property Manager Inc</sup> the Bidder that has submitted the attached Bid.
- (2) He/she has been fully informed regarding the preparation and contents of the attached Bid and of all pertinent circumstances regarding such Bid;
- (3) Such Bid is genuine and is not a collusion or sham Bid;
- (4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the contractor for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure an advantage against the City of Hollywood or any person interested in the proposed Contract; and
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(SIGNED)  Marcey My Manager/President  
Title

**Failure to sign or changes to this page shall render your bid non-responsive.**

**SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a) FLORIDA  
STATUTES ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR  
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS

1. This form statement is submitted to City of Hollywood  
by Robin Cruise for OSBI LLC / Cruise Property Management Inc  
(Print individual's name and title) (Print name of entity submitting sworn statement)  
whose business address is 3623 N Andrews Ave, Oakland Park, FL 33309  
and if applicable its Federal Employer Identification Number (FEIN) is 76-4077808 If the entity has no FEIN,  
include the Social Security Number of the individual signing this sworn statement.  
27-1286804

2. I understand that "public entity crime," as defined in paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misinterpretation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in an federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that "Affiliate," as defined in paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime, or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that "person," as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

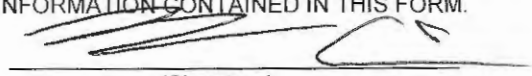
RL  Neither the entity submitting sworn statement, nor any of its officers, director, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. No Crimes

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

Issue Date: December 29, 2016

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime, but the Final Order entered by the Hearing Officer in a subsequent proceeding before a Hearing Officer of the State of the State of Florida, Division of Administrative Hearings, determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the Final Order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THAT PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017 FLORIDA STATUTES FOR A CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

  
(Signature)

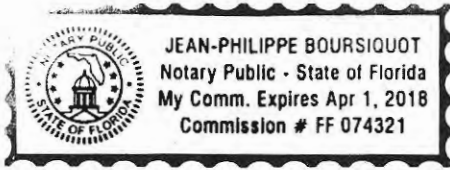
Sworn to and subscribed before me this 16 day of February, 20 17.

Personally known \_\_\_\_\_

Or produced identification FL DL Notary Public-State of Florida

FL DL CG20-220-81-1770 my commission expires \_\_\_\_\_  
(Type of identification)

JEAN-PHILIPPE BOURSQUOT  
(Printed, typed or stamped commissioned name of notary public)



Failure to sign or changes to this page shall render your bid non-responsive.

**CERTIFICATIONS REGARDING DEBARMENT, SUSPENSION AND OTHER  
RESPONSIBILITY MATTERS**

The applicant certifies that it and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- (d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.

Applicant Name and Address:

CSBI LLC / Cruise Property Management Inc  
3623 N Andrews Ave  
Oakland Park, FL 33509

Application Number and/or Project Name:

RFP-4541-17-RL

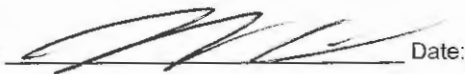
Applicant IRS/Vendor Number:

46-4077805 | 27-1286804

Type/Print Name and Title of Authorized Representative:

Robin Cruise, Marayna Monte / president

Signature:



Date: 2-16-17

**Failure to sign or changes to this page shall render your bid non-responsive.**

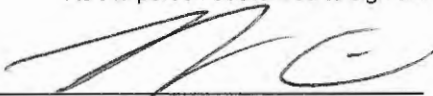


**DRUG-FREE WORKPLACE PROGRAM**

IDENTICAL TIE BIDS - Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program (if such is available in the employee's community) by, any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of these requirements.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

  
 \_\_\_\_\_  
 VENDOR'S SIGNATURE

Robin Cruz  
 \_\_\_\_\_  
 PRINTED NAME

CSBI LLC / Cruise Property Management Inc.  
 \_\_\_\_\_  
 NAME OF COMPANY





REFERENCE QUESTIONNAIRE

It is the responsibility of the contractor/vendor to provide a minimum of three (3) similar type references using this form and to provide this information with your submission. Failure to do so may result in the rejection of your submission.

Giving reference for: Cruise Property management / CSBI LLC

Firm giving Reference: Pittsburgh Porter Paints / Tracy Wilson

Address: 460 Hwy. 434 N. Altamonte Springs

Phone: 407 840 1843

Fax: \_\_\_\_\_

Email: tracy.wilson@ppg.com

- 1. Q: What was the dollar value of the contract?  
A: \$15,000
- 2. Q: Have there been any change orders, and if so, how many?  
A: no
- 3. Q: Did they perform on a timely basis as required by the agreement?  
A: yes
- 4. Q: Was the project manager easy to get in contact with?  
A: yes
- 5. Q: Would you use them again?  
A: yes
- 6. Q: Overall, what would you rate their performance? (Scale from 1-5)  
A:  5 Excellent  4 Good  3 Fair  2 Poor  1 Unacceptable
- 7. Q: Is there anything else we should know, that we have not asked?  
A: no

The undersigned does hereby certify that the foregoing and subsequent statements are true and correct and are made independently, free from vendor interference/collusion.

Name: tracy wilson Title: manager

Signature: [Signature] Date: 02/10/2017

Issue Date: December 29, 2016

### REFERENCE QUESTIONNAIRE

It is the responsibility of the contractor/vendor to provide a minimum of three (3) similar type references using this form and to provide this information with your submission. Failure to do so may result in the rejection of your submission.

Giving reference for: CSBI LLC / Cruise Property Management Inc

Firm giving Reference: Chadwell Supply - Fred Sorgen

Address: 5115 Joanne Kearney Blvd, Tampa

Phone: 954 599 3129

Fax: -

Email: fred.sorgen@chadwellsupply.com

1. Q: What was the dollar value of the contract?  
A: 10,000
2. Q: Have there been any change orders, and if so, how many?  
A: 0
3. Q: Did they perform on a timely basis as required by the agreement?  
A: yes
4. Q: Was the project manager easy to get in contact with?  
A: yes
5. Q: Would you use them again?  
A: yes
6. Q: Overall, what would you rate their performance? (Scale from 1-5)  
A:  5 Excellent  4 Good  3 Fair  2 Poor  1 Unacceptable
7. Q: Is there anything else we should know, that we have not asked?  
A: no

The undersigned does hereby certify that the foregoing and subsequent statements are true and correct and are made independently, free from vendor interference/collusion.

Name: Fred Sorgen Title: Manager

Signature: [Signature] Date: 02/09/2017

REFERENCE QUESTIONNAIRE

It is the responsibility of the contractor/vendor to provide a minimum of three (3) similar type references using this form and to provide this information with your submission. Failure to do so may result in the rejection of your submission.

Giving reference for: Cruse Property Management / CSB1 LLC

Firm giving Reference: Empire Development Co of South Florida / Alex Montero

Address: 7935 SW 26<sup>TH</sup> ST MIAMI

Phone: 305 968 6274

Fax: \_\_\_\_\_

Email: A.MONTERO@EMPIREDEVELOPMENTCO.COM

1. Q: What was the dollar value of the contract?

A: \$350,000

2. Q: Have there been any change orders, and if so, how many?

A: NO

3. Q: Did they perform on a timely basis as required by the agreement?

A: YES

4. Q: Was the project manager easy to get in contact with?

A: YES, VERY

5. Q: Would you use them again?

A: YES

6. Q: Overall, what would you rate their performance? (Scale from 1-5)

A:  5 Excellent  4 Good  3 Fair  2 Poor  1 Unacceptable

7. Q: Is there anything else we should know, that we have not asked?

A: NO

The undersigned does hereby certify that the foregoing and subsequent statements are true and correct and are made independently, free from vendor interference/collusion.

Name: ALEX MATEO Title: MNGR

Signature:  Date: 02/10/2017