Grant Agreement Documentation Order: Property Improvement Program (PIP) 1. Reso **DRAFT - Page 02 DRAFT - Page 05** 2. Signed Agreement Page 11 3. W-9 Page 12 4. Grant Application - Back Up I Page 13 5. Letter of Intent - Back Up I Page 14 6. Property Insurance - Back Up I 7. Ownership Information - Back Up I Page 17 8. Current Photos – Back Up I Page 24 Page 41 9. Letter of Authorization – Exhibit A 10. Bib Summary Form – Exhibit B **DRAFT - Page 42** Page 44 11. Selected Contractor(s) Quotes, Licenses and Insurance – Exhibit B 12. Renderings – Exhibit B Page 71 Page 83

13. Non-Selected Contractor(s) Quotes – Back Up II

RESOLUTION NO. R-CRA-

A RESOLUTION OF THE HOLLYWOOD, FLORIDA, COMMUNITY REDEVELOPMENT AGENCY ("CRA"), APPROVING AND AUTHORIZING THE APPROPRIATE CRA OFFICIALS TO EXECUTE A PROPERTY IMPROVEMENT PROGRAM GRANT AGREEMENT WITH HEYDAY MIAMI INC FOR ON-SITE IMPROVEMENTS TO THE PROPERTY LOCATED AT 120 S.20TH AVE IN A TOTAL GRANT AMOUNT NOT TO EXCEED \$46,106.79.

WHEREAS, on February 2, 2011, the Community Redevelopment Agency ("CRA") Board passed and adopted Resolution No. R-CRA-2011-08, which amended and consolidated the Property Improvement Program ("PIP") for the Beach and Downtown Districts into one comprehensive program; and

WHEREAS, the CRA adopted the PIP to facilitate the upgrading of structures and/or eliminate slum and blighting influences within both districts of the CRA; and

WHEREAS, the PIP is a comprehensive program with eligibility guidelines and specific criteria; and

WHEREAS, Yekaterina Balandina, as a duly authorized representative of HEYDAY MIAMI INC ("HEYDAY") submitted an application in accordance with the PIP requirements; and

WHEREAS, HEYDAY intends to improve the appearance of the property located at 120 S.20TH AVE, which is within the Downtown District of the CRA; and

WHEREAS, CRA staff has reviewed the application in accordance with the PIP guidelines and has determined that HEYDAY's application meets the eligibility criteria for a grant under the PIP Program; and

WHEREAS, the total project cost for the 120 S.20TH AVE building is estimated at \$92,213.57, and the grant amount for this project will not exceed \$46,106.79, making the CRA's contribution approximately 50% of the total cost; and

WHEREAS, HEYDAY will expend these monies on the project and the grant will be distributed upon completion of improvements; and

WHEREAS, the proposed private redevelopment will enhance and preserve the CRA's efforts for redevelopment in the area and further promote commercial redevelopment in the CRA District; and

WHEREAS, the CRA Executive Director and CRA staff recommend approval of a grant to HEYDAY's pursuant to the PIP Program; and

WHEREAS, after reviewing the applications submitted by Yekaterina Balandina on behalf of HEYDAY, the CRA Board has found and determined that it would be beneficial to the redevelopment effort and a proper public purpose under Chapter 163, Florida Statutes, to support HEYDAY's improvement project through a grant of funds pursuant to the terms and conditions set forth in the attached PIP Grant Agreement to be executed by the parties; and

WHEREAS, funding for the attached Grant Agreement have been appropriated and exists in account number Downtown - 166.668602.55200.548640.000000.000.

NOW, THEREFORE, BE IT RESOLVED BY THE HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY:

- <u>Section 1</u>: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.
- Section 2: That it approves and authorizes the execution, by the appropriate CRA officials, of the attached Property Improvement Program Grant Agreement with HEYDAY MIAMI INC, located at 120 S.20TH AVE, together with such non-material changes as may subsequently be agreed to by the CRA Executive Director and approved as to form by the CRA General Counsel.
- <u>Section 3</u>: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

RESOLUTION OF THE HOLLYWOOD, FLORIDA, COMMUNITY REDEVELOPMENT AGENCY ("CRA"), APPROVING AND AUTHORIZING THE APPROPRIATE CRA OFFICIALS TO EXECUTE PROPERTY IMPROVEMENT PROGRAM GRANT AGREEMENT WITH HEYDAY MIAMI INC FOR ON-SITE IMPROVEMENTS TO THE PROPERTY LOCATED AT 120 S.20TH AVE IN A TOTAL GRANT AMOUNT NOT TO EXCEED \$46,106.79.

PASSED AND ADOPTED this	day of	<u>,</u> 2024.	
ATTEST:		'WOOD, FLORIDA IUNITY REDEVELOPMEN CY	1T
PHYLLIS LEWIS BOARD SECRETARY	JOSH	LEVY, CHAIR	
APPROVED AS TO FORM:			
DOUGLAS R. GONZALES GENERAL COUNSEL	_		

CITY OF HOLLYWOOD COMMUNITY REDEVELOPMENT AGENCY

PROPERTY IMPROVEMENT PROGRAM (PIP) GRANT AGREEMENT

THIS AGREEME	ENT is made and entered into	this	day of	, 20	by and bet	ween
the Hollywood, Florid	la, Community Redevelopme	ent Agency, a	Florida body co	orporate and polit	tic ("CRA"	') and
HEYDAY MIAMI I	NC the owner of the prope	rty located at	120 S 20th Av	e, Hollywood, F	<u>L 33020</u> v	vhose
Federal I.D. No. is	("Recipient	").				

RECITALS

WHEREAS, the CRA is desirous of encouraging activities which contribute to the enhancement of redevelopment activities in Hollywood, Florida; and

WHEREAS, in 2005, the CRA Board approved and adopted the PROPERTY IMPROVEMENT PROGRAM ("PIP") to leverage private investment for general exterior and interior property improvements to structures and/or to eliminate slum and blighting influences within the Hollywood Beach and Downtown Districts of the Community Redevelopment Agency (CRA); and

WHEREAS, in 2011, the CRA Board approved and adopted amendments to the PROPERTY IMPROVEMENT PROGRAM; and

WHEREAS, pursuant to Resolution R-CRA-2011-64, the CRA Board has authorized the CRA Executive Director to approve PIP grants below \$25,000 in accordance with the PIP requirements; and

WHEREAS, pursuant to the PROPERTY IMPROVEMENT PROGRAM, <u>Yekaterina Balandina</u>, as a duly authorized representative of Recipient, has applied for a Grant to assist it in making comprehensive exterior property improvements to the property located at <u>120 S 20th Ave</u>, <u>Hollywood</u>, <u>FL 33020</u>; and

WHEREAS, after reviewing the application submitted by Recipient, the CRA Board has found and determined that it would be beneficial to Redevelopment effort and a proper public purpose under Chapter 163, Florida Statutes, to support Recipient's improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

I) CRA Obligations and Responsibilities:

- (A) Upon Recipient completing the comprehensive exterior and/or interior improvements acceptable to the CRA's Executive Director and after construction is completed and upon receipt of all documentation relating to the projects improvement costs, the CRA shall reimburse Recipient for one-half of the construction cost up to a maximum grant of \$46,106.79 In the event that Recipient fails to complete the comprehensive exterior improvements and other improvements by the completion date, CRA shall not be liable for reimbursement for any construction costs unless the CRA Executive Director agrees in writing.
- (B) The CRA shall not be liable for payments for services beyond the scope of the CRA authorized improvements, nor shall the CRA be liable for improvements which are made after the comprehensive exterior property improvement project is completed or after the CRA has authorized reimbursement to the Recipient.
- (C) The CRA shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties. Payments to any contractors, architects or other parties are the sole responsibility of the Recipient.

II) Recipient Obligations and Responsibilities:

- (A) Recipient agrees to accept grant funds in an amount not to exceed \$\frac{\$46,106.79}{}\$ Such grant funds shall be done on a reimbursement basis and shall only be for one-half of the construction cost up to a maximum grant amount of \$\frac{\$46,106.79}{}\$; and
- (B) Recipient acknowledges and agrees that the grant funds are to be used solely for property improvements approved by the CRA on the property located at: 120 S 20th Ave, Hollywood, FL 33020.
- (C) Recipient acknowledges that it is the owner of the subject property, or if the Recipient is not the owner, it has received the owner's written consent to improve the subject property (shown in Exhibit "A" which is attached hereto and incorporated by reference) and as such it is authorized to contract for exterior and/or interior property improvements; and

- (D) Recipient shall submit a final design sketch of the exterior property improvements along with a contractor's bid for the improvements (which are attached hereto as Exhibit "B" and are incorporated herein by reference") to the City of Hollywood's Department of Planning and Development Services for review by applicable boards and/or City staff. All general exterior property improvements shall be consistent with all applicable City of Hollywood codes and design regulations; and
- (E) Recipient agrees that all exterior property improvements as set forth in Exhibit "B" shall be completed by <u>February 25, 2025</u> (the completion date) and no grant fund reimbursement payments shall be made prior to completion; and
- (F) Recipient shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations; and
- (G) Recipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices to maintain adequate internal controls which, relating to façade improvements, sufficiently and properly reflect all expenditures of funds provided by the CRA under this Agreement; and
- (H) Recipient shall make all books pertaining to the business and exterior and/or interior property improvements project available to the CRA for inspection, review or audit purposes at all reasonable times upon demand the term of this Agreement and for three (3) years thereafter; and
- (I) The Recipient shall submit to the CRA not more than sixty (60) days after the comprehensive exterior property improvement project is completed, all supporting documentation, including but not limited to paid receipts, two (2) 8 x 10 photographs of the completed exterior property improvements and documentation relating to the construction costs expended for the exterior property improvements project on the subject property; and
- (J) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00 the premium of which shall be paid prior to execution of this Agreement. Said insurance shall name the CRA as an additional insured; and shall provide that the CRA will receive notice of any cancellation or change in coverage. Recipient shall furnish CRA with certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the CRA.

(III) Representations

As a material consideration in granting the funds which are the subject of this agreement, the CRA has relied upon the following representatives of the Recipient:

- 1. Recipient, or any of its officers, directors, or employees has not been convicted of any felony or crime involving dishonesty, fraud, misrepresentation or moral turpitude.
- 2. To the best knowledge of the Recipient, there is no action, investigation or proceeding pending against the Recipient or any of its officers, directors or employees involving dishonesty, fraud, misrepresentation, morale turpitude or like matters, nor is there any factual basis which is likely to give rise to such an action, investigation or proceeding.

- 3. The Recipient is a duly authorized representative of the business and is authorized to execute this Agreement.
- 4. The Recipient shall comply with all applicable laws and procedures in connection with the expenditure of funds including but not limited to obtaining all necessary permits and licenses.

(IV) Term of Agreement

This Agreement shall commence upon execution and shall expire sixty (60) days after the Completion Date. In the event that the Recipient fails to commence the project within thirty (30) days from the date of execution of this Agreement, CRA reserves the right to terminate this Agreement upon twenty-four (24) hours notice to Recipient.

(V) Designated Representatives

The names and addresses of the Designated Representatives of the parties in connection with this Agreement are as follows:

AS TO AGENCY: Executive Director

Hollywood, Florida Community Redevelopment Agency

1948 Harrison Street Hollywood, FL 33020

WITH A COPY TO: General Counsel

Hollywood, Florida Community Redevelopment Agency

2600 Hollywood Boulevard, Room 407

Hollywood, FL 33020

AS TO RECIPIENT: HEYDAY MIAMI INC

Yekaterina Balandina 2166 Van Buren St, 801 Hollywood, FL 33020

WITH A COPY TO:

- (A) Recipient acknowledges that the CRA is not affiliated with or responsible for Recipient's activities hereunder or otherwise. Further, Recipient hereby indemnifies and holds harmless the CRA for any actions, suits, or proceedings arising out of the subject matter of this Agreement. Such obligation to indemnify and hold harmless shall continue notwithstanding any negligence or comparative negligence on the part of the CRA relating to such loss or damage and shall include all costs, expenses and liabilities incurred by the CRA in connection with any such claim, suit, action proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof.
- (B) Recipient agrees that nothing herein contained is intended or should be construed as in any way creating or establishing the relationship of partners or joint ventures between the CRA and the Recipient as an agent, representative or employee of the CRA for any purpose or in any manner whatsoever, and that it shall not represent to any third parties that such is the case.

- (C) Recipient may not assign any rights under this Agreement without the prior written consent of the CRA, which may be withheld in its sole discretion.
- (D) The name and address of the official payee to whom payments hereunder will be made is:

HEYDAY MIAMI INC Yekaterina Balandina 2166 Van Buren St, 801 Hollywood, FL 33020

- (E) This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement will be heard in Broward County, Florida. No remedy herein conferred upon any part is intended to be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any part of any right, power or remedy hereunder shall preclude any other of further exercise thereof.
- (F) This Agreement may only be amended or modified by an instrument in writing signed by both parties.
- (G) The Recipient acknowledges and agrees that the CRA may in its sole discretion discontinue this program at any time. At all other times, either party can cancel this agreement by thirty-(30) days written notice to the other. In the event that Recipient cancels this Agreement, the CRA shall not be liable to any contractor (s) or subcontractor (s) with relation to any work performed pursuant to the contract between Recipient and the Contractor(s) or subcontractor(s).
- (H) Recipient agrees that if the Recipient sells the property, changes the use of the business or goes out of business prior to receiving the grant funds or anytime within five years of receiving grant funds, all or a portion of the funds will be reimbursed to the CRA. If it is determined that reimbursement is based on a portion of the funds, Recipient shall reimburse the CRA in the following manner: 80% if the property is sold, the business use is changed or the business goes out of business within one year of the final disbursement; If said conditions occur within two years of the final disbursement, Recipient shall reimburse 60% of the funds; if said conditions occur within three years, then Recipient shall reimburse 40%, and if within four years, then Recipient shall reimburse 20% of the funds disbursed. Reimbursement requirements shall not be applicable to exterior-only improvement projects.
- (I) Recipient shall be required to provide sufficient security for grants awarded by the CRA Board. Such security shall be approved by the Executive Director and CRA General Counsel to sufficiently cover the repayment provision and may include a mortgage, personal guarantee, security agreement and/or any other acceptable form of security. Security requirements shall not be applicable to exterior-only improvement projects. Nothing in this paragraph shall be construed to prohibit the CRA Board from awarding a grant without security, if the Board determines that such grant is in the best interest of the CRA.

PROPERTY IMPROVEMENT PROGRAM (PIP) GRANT AGREEMENT (HEYDAY MIAMI INC)

IN WITNESS WHEREOF, the HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY and **HEYDAY MIAMI INC**, have caused this Agreement to be executed, the day and year first above written.

ATTEST:	HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY
PHYLLIS LEWIS SECRETARY	JOSH LEVY, CHAIR
Approved as to Form:	
DOUGLAS R. GONZALES, GENERAL	COUNSEL
	AS TO RECIPIENT
ATTEST:	HEYDAY MIAMI INC ATTN: Yekaterina Balandina By: Signature Print Name:
CORPORATE SECRETARY	
	Title:

Page	11	of	94
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Property Improvement Program (PIP) Application

Name:	
	nted:
Address:	
Telephone Number:	
	Owner?
Type of Improvement(s) Planned:	
Incentive Amount: \$	
Total Cost of Project: \$	
understand that these must be approved Agency ("CRA"). No work shall begin	cification and color samples for the proposed project and I by the Hollywood, Florida Community Redevelopment until I have received written approval from the CRA. I approved by the CRA Board, funding will not be paid until
Signature of Applicant	Date
Print Name	

Dear Christopher,

I am writing on behalf of Heyday Miami Inc to express our strong interest in participating in the CRA PIP (Community Redevelopment Agency Property Improvement Program). Our business, Heyday Miami, is dedicated to enhancing the vibrancy and appeal of the Hollywood, Florida area. We believe that the CRA PIP program aligns perfectly with our vision and goals.

Our proposed project involves comprehensive improvements to our property at 120 S.20th Ave Hollywood, FL.

These improvements include but are not limited to:

Exterior Renovations: We plan to enhance the property's curb appeal with exterior upgrades, such as new signage, a "take away" impact window, and improved pavement areas within the property.

Interior Enhancements: Our project includes interior design work in line with our business concept, creating an inviting and attractive space for our customers.

Heyday Miami is committed to contributing to the revitalization of the neighborhood by investing in these property improvements. We recognize the importance of fostering a thriving community and see this program as an opportunity to make a meaningful impact.

We kindly request your guidance and assistance in facilitating our participation in the CRA PIP program. We are excited to work collaboratively with the program to meet its objectives and support the ongoing development of the Hollywood community.

Our goal is to craft a visually stunning design for our bar and coffee shop concept that will not only enhance the aesthetics of the building but also contribute to increased foot traffic and overall productivity. We are dedicated to crafting a distinctive design that harmonizes seamlessly with the local community's unique character. Heyday Miami aspires to introduce a dual concept, blending the elegance of a wine bar with the comforting ambiance of a coffee shop. Our primary objective is to establish a neighborhood hub, fostering togetherness among residents. We aim to create an inviting, inclusive, and cooperative environment, where individuals can share leisure moments within an elevated atmosphere.

We will promptly provide any necessary documentation and information needed for successful completion of the program application.

We thank you for considering our letter of intent and look forward to the opportunity to discuss our project in more detail. We believe that our shared commitment to community development will result in a successful partnership. Should you require any additional information or have questions, please do not hesitate to reach out to us.

Sincerely, Yekaterina Balandina



3060 South Church Street, P.O. Box 286 Burlington, North Carolina 27216 (Local) 336-584-8892 (Toll-Free) 800-334-5579 (FAX) 336-584-8880 (Claims FAX) 336-538-0094 CA License# 0778135

Wednesday, October 11, 2023

To:

Andrew Deehan

From:

Anthony Pagnotta Extension 8522

apagnotta@gotapco.com

Applicant: Hey Day Miami Inc

933420

Reliance Group Insurance Co 2328A Hollywood Blvd Hollywood, FL 33020

Quote ID: UKUXR

We are pleased to offer the following quote through: Scottsdale Insurance Company

General Liability:

\$	2,000,000	General	Aggregate
T	-,,	- OI 101 GI	, 1991 09010

- \$ 1,000,000 Products/Completed Operations Aggregate
- \$ 1,000,000 Personal Injury/Advertising Injury
- \$ 1,000,000 Each Occurrence Limit
- \$ 100,000 Damage to Premises Rented to You
- \$ 5,000 Medical Payments
- \$ **0 BI/PD/P&AI Deductible Per Claimant

49950 - Additional Insured

Units

1

Units

1

16911 - Restaurants with sale of alcoholic beverages that are less than 30% of the annual receipts of the restaurants without table service with seating

Gross Sales

200,000

* Excludes Professional, Nuclear Energy, War, Punitive, Exemplary, Asbestos, Silica, Lead, Toxic Substances, Total Pollution, Radon Gas, Subsidence, Mold, Spores, Fungus, Known Injury or Damage, Exclusion – Losses, Claims and Litigation Preceding Inception of Policy, Property Damage Claims in Progress, Participants, Assault & Battery, Abuse or Molestation, Liquor, Communicable Disease, Cancer, Employment Related Practices, Leased Workers, Voluntary Labor, Electromagnetic Fields, Injury To Contractors / Independent Contractors / Subcontractors, Radioactive Contamination, New Entities, Hired & Non Owned Auto, Year 2000 Computer Related and Other Electronic Problems, Violations of Statutes That Govern E-Mails / Fax / Phone Calls. Classification & Contractual Liability Limitations and Minimum and Deposit Premium Endorsement Apply. Terrorism is excluded unless coverage is purchased per the requirements of the Terrorism Risk Insurance Program Reauthorization Act of 2015. This list is for informational purposes only and does not intend to represent the entire list of forms and/or endorsements that may be attached to any policy issued as a result of this quotation.

CFS-103-FL Sewer and Drain Definition Endo.:

GLS-341s Hydraulic Fracturing Exclusion CG2106 Excl. Access/Disclosure of Confidential/Personal Info. & Data-Related Liability w/Limited Bodily Injury Exception.

GLS-341s Hydraulic Fracturing Exclusion CG2144 Limitation of Coverage to Designated Premises or Project; CG2407 Products Hazards Redefined; Amendment of Nonpayment Cancellation Condition Applies (Form UTS-365s). CG2106 Excl. Access/Disclosure of Confidential/Personal Info. & Data-Related Liability w/Limited Bodily Injury Exception. CG4003 Exclusion - Athletic or Sports Participants - All Contests or Exhibitions; GLS-623 Total Assault and/or Battery Excl;

Property:

Location 1: 120 S 20th Ave, Hollywood, FL 33020

\$100,000

Contents

Valuation: ACV

Coverage Form:

Basic

Coinsurance:

80%

Wind & Hail Coverage:

Excluded

Wind & Hail Deductible:

Excluded

All Other Perils Deductible: \$500

FL Quote ID: 517-403-534

(P)

132 32nd ST, STE 408 • BROOKLYN, N.Y. 11232 • (718) 375-8300 • (800) 599-3279

PREMIUM FINANCE AGREEMENT

POLICY NO.		INSURANCI	E CO /GENER	AL AGENT	COVERAGE	POLICI	EXPIRATIO DATE	\$ PREMIO	M
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		Co. 3	All	AL - 113111111 - 1111		MO DAY Y	R MO DAY	YR	H
REDITOR: The Prem	ins Compan	v Inc (hereinafter	referred to as '	"Premine")	<u> </u>	-			╀
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REMINDER: THIS IS A TWO PAGE AGREEMENT 158.5:200.0

Quote ID: 517-403-534

78.34

ACCOUNT NUMBER CN0000802274



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation

HEYDAY MIAMI INC

Filing Information

Document Number P23000016052

FEI/EIN Number NONE

Date Filed 02/22/2023

State FL

Status ACTIVE

Principal Address

2166 VAN BUREN ST

801

HOLLYWOOD, FL 33020

Mailing Address

2166 VAN BUREN ST

801

HOLLYWOOD, FL 33020

Registered Agent Name & Address

BALANDINA, YEKATERINA

2166 VAN BUREN ST

801

HOLLYWOOD, FL 33020

Officer/Director Detail

Name & Address

Title P

BALANDINA, YEKATERINA 2166 VAN BUREN ST APT 801 HOLLYWOOD, FL 33020

Annual Reports

No Annual Reports Filed

Document Images 02/22/2023 -- Domestic Profit View image in PDF format

Florida Department of State, Division of Corporations



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
MARBELLA HARRISON INVESTMENTS, LLC

Filing Information

 Document Number
 L12000154394

 FEI/EIN Number
 38-3894715

 Date Filed
 12/10/2012

State FL

Status ACTIVE

Principal Address

10275 COLLINS AVE, STE. 708 BAL HARBOUR, FL 33154

Mailing Address

10275 COLLINS AVE, STE. 708 BAL HARBOUR, FL 33154

Changed: 04/03/2023

Registered Agent Name & Address

WICHMANN, PABLO G 7451 RIVIERA BLVD, STE 1 MIRAMAR, FL 33023

Name Changed: 04/08/2019

Address Changed: 04/08/2020
Authorized Person(s) Detail

Name & Address

Title MGR

MASSU, ELIAS 10275 COLLINS AVE, STE. 708 BAL HARBOUR, FL 33154

Title MGR Page 19 of 94

MASSU, JAIME 10275 COLLINS AVE, STE. 708 BAL HARBOUR, FL 33154

Title Manager

Massu, Felipe 10275 collins avenue 708 Bal harbour, FL 33154

Annual Reports

Report Year	Filed Date
2021	04/05/2021
2022	04/06/2022
2023	04/03/2023

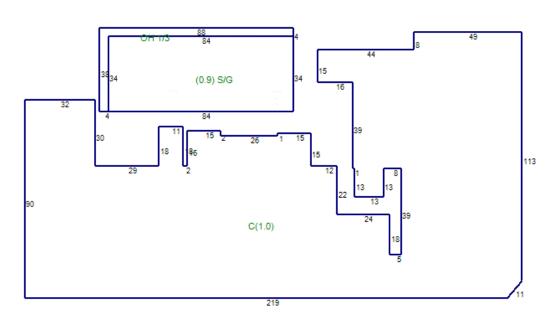
Document Images

04/03/2023 ANNUAL REPORT	View image in PDF format
04/06/2022 ANNUAL REPORT	View image in PDF format
04/05/2021 ANNUAL REPORT	View image in PDF format
04/08/2020 ANNUAL REPORT	View image in PDF format
04/08/2019 ANNUAL REPORT	View image in PDF format
03/19/2018 ANNUAL REPORT	View image in PDF format
04/12/2017 ANNUAL REPORT	View image in PDF format
03/30/2016 ANNUAL REPORT	View image in PDF format
03/11/2015 ANNUAL REPORT	View image in PDF format
03/17/2014 ANNUAL REPORT	View image in PDF format
<u>04/10/2013 ANNUAL REPORT</u>	View image in PDF format
12/10/2012 Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

BCPA Sketch: 514215011360

Building 1 of 1



Code	Description	Long Description
(0.9)	(0.9)	(0.9)
S/G	Storage/Garage	Storage/Garage
C(1.0)	First Floor	First Floor
OH 1/3	Overhang 1/3	Overhang 1/3

Details:

Page: 1

File: 1215-01-1360.xml

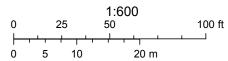
Subject information:

Area Summary:

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
(0.9) S/G	(0.9) Storage/Garage	2,856.00	236.00	2,570.40	236.00	0.90	1.00	1.00
C(1.0)	First Floor	19,695.00	1,001.63	19,695.00	1,001.63	1.00	1.00	1.00
OH 1/3	Overhang 1/3	488.00	252.00	161.04	252.00	0.33	1.00	1.00



November 28, 2023





PROPERTY SUMMARY

Tax Year: 2024

Property ID: 514215011360

Property Owner(s): MARBELLA HARRISON INVESTMENTS

Mailing Address: 1300 PONCE DE LEON BLVD #904 CORAL GABLES, FL 33134

Physical Address: 2001 - 2017 HARRISON STREET HOLLYWOOD, 33020-5019

Property Use: 11-05 Retail greater than 20,000 sq. ft.

Millage Code: 0513 **Adj. Bldg. S.F:** 22426 **Bldg Under Air S.F: Effective Year:** 1975

Year Built: 1969 Units/Beds/Baths: 0 / / **Deputy Appraiser:** Commercial Department

Appraisers Number: 954-357-6835 Email: commercialtrim@bcpa.net **Zoning:** RC-2 - HISTORIC RETAIL CORE

Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 14 TO 22

BLK 8

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Тах
2024	\$967,680	\$2,167,940	0	\$3,135,620	\$3,135,620	
2023	\$967,680	\$2,154,720	0	\$3,122,400	\$3,122,400	\$78,647.84
2022	\$967,680	\$1,879,620	0	\$2,847,300	\$2,847,300	\$71,416.24

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$3,135,620	\$3,135,620	\$3,135,620	\$3,135,620
Portability	0	0	0	0
Assessed / SOH	\$3,135,620	\$3,135,620	\$3,135,620	\$3,135,620
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$3,135,620	\$3,135,620	\$3,135,620	\$3,135,620

CVIEC	LICT∩DV	FOR THIS	DADCEL
SALES	пізіокі	LOV IUIS	PARCEL

Date	Туре	Price	Book/Page or Cin 111265371	
01/11/2013	Warranty Deed	\$2,400,000		
	Qualified Sale			
03/03/2006	Warranty Deed	\$5,250,000	41780 / 899	
11/16/1995	Deed	\$125,000	24237 / 511	
05/01/1973	Warranty Deed	\$48,000		

LAND CALCULATIONS

Unit Price	Units	Туре
\$35.00	27,648 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

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

Safe

SPECIAL ASSESSMENTS

Garb

Light

Drain

Impr

Hlwd Fire Rescue (05)
Commercial (C)
22,426

Fire

SCHOOL

Hollywood Central Elementary: C

Olsen Middle: |

South Broward High: B

ELECTED OFFICIALS

County Comm. District County Comm. Name US House Rep. District US House Rep. Name Property Appraiser 6 Beam Furr 25 Debbie Wasserman Schultz Marty Kiar

Storm

Clean

Misc

Florida House Rep.

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







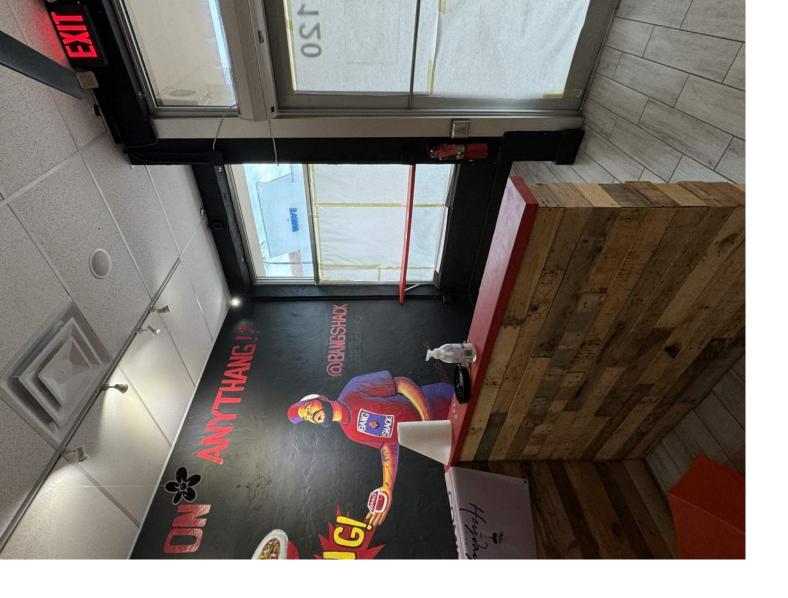












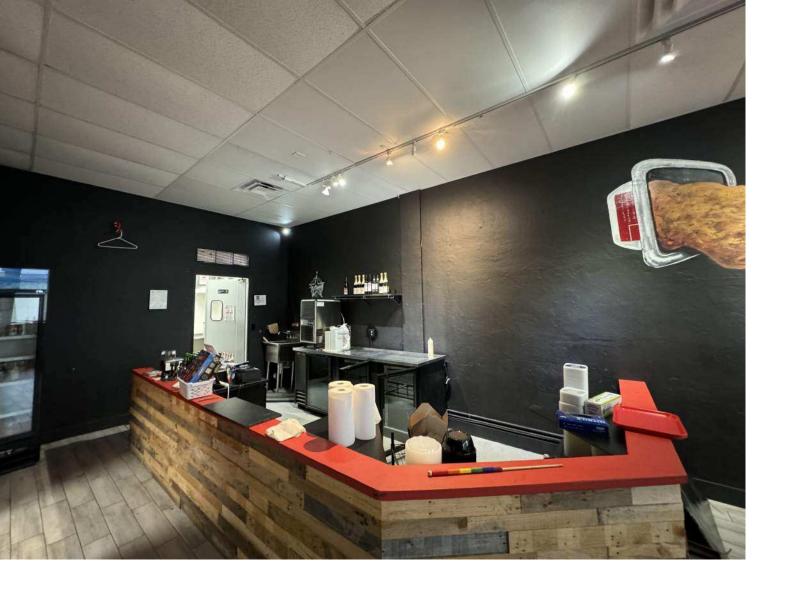


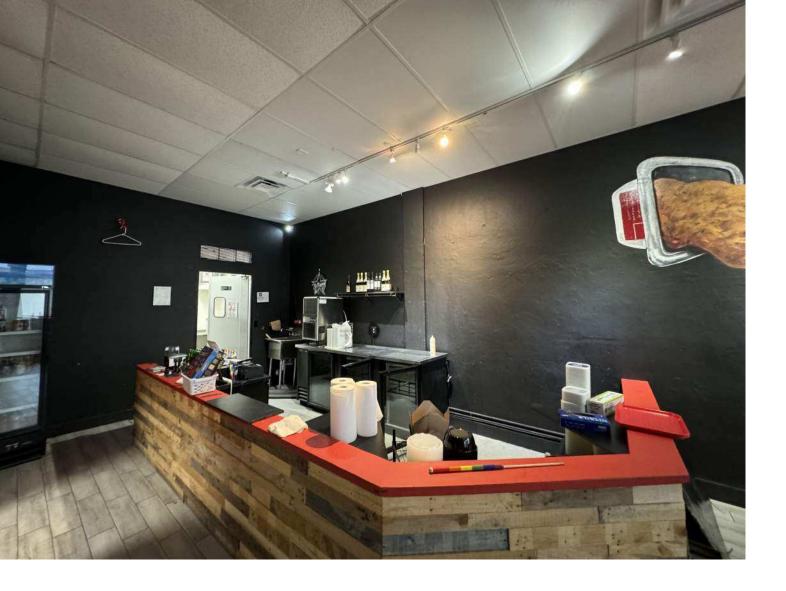


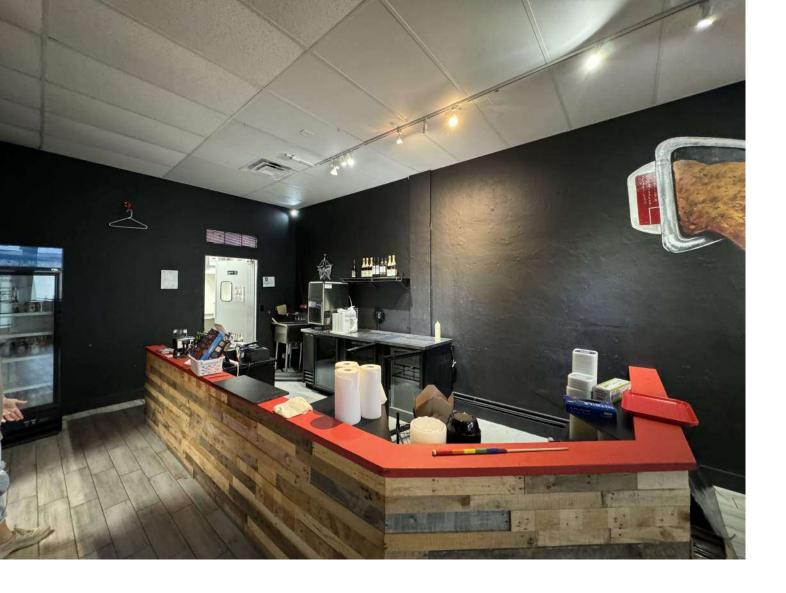












Authorization Letter October 16, 2023

To Whom It May Concern,

We, the landlords of 120 S. 20th Ave, Hollywood, FL 33020, hereby authorize Heyday Miami Inc to proceed with the following modifications to the property:

- Change the exterior window to a "take away" impact window.
- Improve the entrance area adjacent to the entrance of the location.
- Install signage on the windows and above the door.
- Install a small blade sign.
- Design the interior of the space in accordance with the tenant's drawings.

Furthermore, we grant permission to the tenant to enter into an agreement with the CRA PIP program for the aforementioned improvements.

This authorization is granted with full knowledge and consent, and we acknowledge that these modifications will be made in compliance with all relevant regulations and permits.

Lessee takes full responsibility for all costs, installations and requirements relating to the improvements. Lessee represents that all improvements will be in compliance with all local, state and federal laws, rules, orders, regulations and codes. Landlord and Tenant expressly agree and acknowledge that no interest of Landlord in the Premises or the Building shall be subject to any lien for improvements made by Tenant in or for the Premises, and the Landlord shall not be liable for any lien for any improvements made by Tenant, such liability being expressly prohibited by the terms of this Lease.

Sincerely,

Felipe Massu



HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: **HEYDAY MIAMI INC (YEKATERINA "Kate" BALANDINA)**

Property Address: 120 S 20th Ave, Hollywood, FL 33020 PIP

WORK DISCIPLINE: General Contractor (Interior Renovation, Sign, Windows)

Contractor .001 Miami Flash Group DBA M&Z Construction \$44,730.00	SELECTED

Miami Flash Group DBA M&Z Construction to complete all work & install all materials on-site, sub-contractors listed below for flooring, bar, and windows will fabricate and or furnish materials off-site

Contractor .002 Antola Services Corp. \$66,500.00

Contractor .003 Eco Builders, Inc. (EHB) \$74,768.00

WORK DISCIPLINE: Flooring

Contractor .001 Art of Coating	\$8,089.20	SELECTED
Contractor .002 BLACKROCK INDUSTRIAL	\$8,400.00	
Contractor .003 Miami Flash*	\$1,600.00	

^{*} flooring installation only materials to be furnished by owner

WORK DISCIPLINE: Impact Storefront Windows

Contractor .001 My FL Windows & Doors	\$2,371.49	SELECTED
Contractor .002 Windows UA	\$6,800.00	
Contractor .003	\$0.00	

WORK DISCIPLINE: New Sign

Contractor .001 All Venue Inc	\$5,734.38	SELECTED
Contractor .002 Miami Flash* * Sign installation only materials to be furnished by owner	\$800.00	
Contractor .003	\$0.00	

Bid Summary Continues on Next Page



HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: **HEYDAY MIAMI INC (YEKATERINA "Kate" BALANDINA)**

Property Address: 120 S 20th Ave, Hollywood, FL 33020

Offsite Scopes of Work (Architecture & Engineering Services + Graphic Design)

WORK DISCIPLINE: Architectural & Engineering Services

Architect .001 Core Concepts Architecture	\$6,000.00	SELECTED

Designer .002 Yurri Bobrovolskyi (Designing Bar Area) \$2,750.50 SELECTED

Designer .003 PALIICHUK OLHA YURIIVNA (Designing Bar Are \$2,470.91 € 2295 converted at \$1.08 to €1

WORK DISCIPLINE: New Bar (Bar Fabrication)

Contractor .001 GoodLife Design Group	A 4 A A 4 A A A	05: 50755
ICONTRACTOR OUT GOODI HE DESIGN GROUN	\$16,218.00	SELECTED
Toolillactor .oo i GoodElic Design Group	10.Z10.UU	SELECTED

WORK DISCIPLINE: Graphic Design (Renderings)

Designer .001 V. OLEKSII		\$1,700.00	SELECTED

Designer completed Portion of Design Work (First Design Consultant)

Contractor .002 LISA	CHABAN	\$4,620.00	SELECTED

Designer completed Portion of Design Work (Second Design Consultant)
Total For Design Services = \$700+\$700+\$420+\$420+1190+1190 = \$4,620

TOTAL PROJECT COST

\$92,213.57

TOTAL INCENTIVE AMOUNT

50%

\$46,106.79

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

NOTES:

End of Bid Summary



October 20th, 2023 sent via e-mail / PDF file

Kate Balandina (Client) kateinsquare@gmail.com

Re: Scope and Fee Proposal

Project: 2001 Harrison St Unit 120

Hollywood, FL 33020

Core Concepts Architecture, LLC. (CCA) is pleased to submit this proposal for Permit Drawings Package for the interior renovation of existing café/wine lounge at the above mentioned address. Client to provide all equipment and interior design as well as CAD files to begin work.

A. PROJECT TEAM / DISCIPLINES

Preliminary disciplines:

Civil Engineering:

Landscape Architecture:

Architectural:

• Structural Engineering:

Mechanical/Electrical/Plumbing Engineering:

• Fire Protection and Fire Alarm:

Low Voltage Design:

Cost Estimating:

Not Part of This Proposal Not Part of This Proposal

Core Concepts Architecture LLC
Biagi and Associates Engineering, LLC

R&D Engineering, LLC

Not Part of This Proposal Not Part of This Proposal Not Part of This Proposal

B. SCOPE OF WORK

1. Services shall include coordination between all sub-consultants, the Client, and the Contractor in preparing elevation rendering.

2. AS-BUILT DOCUMENTATION

- Recreate floor plans and elevations in CAD format as the basis of design.
- Existing conditions, including but not limited to Structural/ Mechanical/ Electrical/ Plumbing/ Low Voltage/Fire Protection, will be provided by the owner or requested from the city.
- The Architect takes no responsibility and shall be indemnified for any hidden conditions or misrepresented information depicted on the existing drawings. Any unforeseen circumstances will fall under additional services. Refer to Section C: Compensation.

3. **PERMIT DRAWINGS**:

- Definition: Plans and specifications to be submitted to the applicable municipal authority for its review and approval in order to obtain all requisite permits required to lawfully commence construction of the Client approved alteration. (Plans and specifications ONLY include enough information for municipal approval. Final construction detailing, finishes, spacing, and final fixture/equipment selection and placement are by others.)
- Provide permit drawings for the following scope of work:

Initials _____ Page 1 of 4



nm@cca-email.com 2031 Harrison Street

P 954.903.1762 ext. 30 Page 44 of 94 od., FL 33020



- 1. Relocation of bar area
- 2. New electrical layout
- 3. New lighting layout
- 4. Installation of new bar sink connected to existing grease trap
- 5. Calculation of Life Safety requirements per new seating arrangement
- 6. Replacement of one storefront with operable window (window type NOA to be provided by client for engineering)
- 7. NO MECHANICAL ALTERATIONS
- 8. NO KITCHEN ALTERATIONS

4. **DELIVERABLES**:

- Provide Digitally Signed Permit Drawings
- Fill out all necessary forms required from Architect and Engineers
- Assist Contractor with building department comments, submission for permit is by others

5. NOT PART OF CONTRACT

1. Anything outside the scope in Part B

6. NOTE

• The Architect's responsibility to the Client terminates on the date the Client and his/her Contractor obtain all Construction Permits from the governmental authorities having jurisdiction over the Project. All revisions to the documents thereafter fall under the hourly rate as per Section C.

C. COMPENSATION

- The Project shall be charged on a lump sum basis as per the schedule:
- The payment breakdown shall be as follows:

PERMIT	PERMIT SET and MEASUREMENT				
•	75% Deposit Generate Permit Set Draft (75% completion Set)	\$ 4,500.00			
•	100% Final at Sign and Seal	\$ 1,500.00			
•	TOTAL	\$ 6,000.00			

Any additional services outside of the scope of work will be charged on an hourly basis at the rate of:

\$250.00/hr.: Principal Architect

\$150.00/hr.: Project Manager/Site Coordination

\$120.00/hr.: Draftsman

- All City Fees shall be reimbursed at cost.
- All prints shall be reimbursed at cost + 25%
- Additional Site Visits Out of Office Meetings are \$450 each (maximum allocated time for any such event is 2 hours, including driving time; any additional time required is billed prorata at \$250 per hour).
- ADDITIONAL SERVICES

Initials _____ Page 2 of 4



E nm@cca-email.com

2031 Harrison Street

coreconceptsarchitecture.com



- 1. Any revisions required after the completion of Permit Drawings due to Client changes, unexpected conditions, or contractor recommendations will be charged on an hourly basis.
- 2. Any Building Department revisions required after the acquisition of the initial permit due to Client changes, unexpected conditions, or failure to pass inspection will be charged on an hourly basis.
- 3. 3D Rendering, Revit, or BIM services

D. TERMS

- 1. The Architect does not make any representation as to the final construction costs of this project. The Architect is proceeding with this design work at the direction of the Client.
- 2. This Agreement may be terminated at any time by either party with ten (10) days' written notice, at which time the compensation for services rendered shall only be for work completed to that point.
- In the event this Agreement is terminated prior to the completion of the Project, the Company shall have no liability to the Client or to anyone claiming through the Client for any claims, liabilities, or damages resulting from the use, misuse, or modification of the Design Materials without the Company's approval, and the Client agrees to indemnify and defend the Company against all such claims.
- 4. Payments of Invoices are due in full upon presentation of the invoice. The client shall notify CCA of any issues or concerns within Fourteen (14) calendar days from the issue of the invoice. Any failure to notify CCA within this timeframe shall constitute acceptance of the invoice.
- 5. CCA, LLC reserves the right to cease work on a project and/or terminate the Agreement should there be a delay in payment of more than Fourteen (14) calendar days.
- 6. Any Invoice unpaid within Thirty (30) calendar days after the invoice date shall bear interest from the date payment is due at the rate of three percent monthly (3% monthly), with a minimum late fee of \$100.00 per month. The Architect shall be entitled to collect from the Client attorney's fees, court costs, and expenses associated with the collection of
- 7. If work on this Project has ceased due to the Client's request or lack of response by the Client for a collective duration of Thirty (30) calendar days, then CCA is released from any obligations under this Agreement. The Client shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements. The Agreement will have to be renegotiated to resume any additional work.
- 8. The primary method of any dispute resolution shall be mediation.
- 9. To the fullest extent permitted by law, the Client shall indemnify and hold harmless CCA and agents and employees of CCA from and against claims and damages, including but not limited to attorney's fees, arising out of or resulting from performance of work on the Project provided that such claim or damage is attributable to bodily injury or to injury to or destruction of tangible property (other than the work itself) for all claims and damages caused by the negligent acts or omissions of the Client or any third-party contractor employed by the Client.
- 10. Client agrees that CCA's total potential liability under this agreement shall be limited to the total sum paid to CCA for design services and that no owner or employee of CCA shall have any individual liability under this agreement.
- 11. CCA and the Client waive consequential damages for claims, disputes, or other matters in question which arise out of or are related to this Agreement, including but not limited to consequential damages due to the termination of this Agreement by either party
- 12. This proposal is void if not accepted within 14 calendar days.

E. ESTIMATE SCHEDULE

Page 3 of 4



coreconceptsarchitecture.com



- 1. CCA will start after receiving the Project Deposit.
- 2. The schedule is to be determined during the initial kick-off meeting.
- 3. If the Agreement time falls under government-recognized holiday closure, there will be additional five (5) business days added to the initial time to carry out the proposal for each government-recognized holiday.

D. MISCELLANEOUS

The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Client's confidential or proprietary information if the Client has previously advised the Architect in writing of the specific information considered by the Client to be confidential or proprietary. The Client shall provide professional credit for the Architect in the Client's promotional materials for the Project.

E. ACCEPTANCE

The above proposal sets forth the terms and conditions of this engagement; however, please let us know if there are any questions or concerns. If you find the proposal acceptable, please acknowledge your Agreement by initialing each page, signing the overall document, and returning this document to us. Acceptance of this proposal must occur within fourteen (14) calendar days of this letter for the financial terms and time schedule detailed above to apply. It is a pleasure for us to have this opportunity to provide a service to you.

Sincerely,		
Core Concepts Architecture, LLC.		
Harfa A-	2023-10-20	
Natalya Maliew	Date	
ACCEPTANCE OF PROPOSAL		
	11/7/23	
Client	Date	



Page 4 of 4

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY) 12/02/23

INSURED



M & Z COMPLETE CONSTRUCTION INC 3484 SOUTHWEST 53RD COURT **FORT LAUDERDALE FL 33312**

INSURHAUS, Inc.

17w045 Hodges Road Oakbrook Terrace, IL-60181

Fax: 630-495-6039

Ph: 630-786-9971

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Kinsale Insurance Company	
INSURER B:	
INSURER C:	
INSURER D:	
INCLIDED E-	

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SH	SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
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			The course of th				MED EXP (Any one person)	\$ 5,000
			H	0100251356-0	08/12/23	08/12/24	PERSONAL & ADV INJURY	\$ 1,000,000
			GEN'L AGGREGATE LIMIT APPLIES PER:				GENERAL AGGREGATE	\$ 2,000,000
					1	_	PRODUCTS - COMP/OP AGG	\$ 2,000,000
			X POLICY PROJECT LOC				111111111111111111111111111111111111111	\$ XXXXXXX
			AUTOMOBILE LIABILITY ANY AUTO				COMBINED SINGLE LIMIT (Ea accident)	\$ XXXXXXX
			ALL OWNED AUTOS SCHEDULED AUTOS				BODILY INJURY (Per person)	\$ XXXXXXX
			HIRED AUTOS NON-OWNED AUTOS	NOT APPLICABLE			BODILY INJURY (Per accident)	\$ XXXXXXX
5					18		PROPERTY DAMAGE (Per accident)	\$ XXXXXXX
			GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$ XXXXXXX
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							AUTO ONLY AGG	\$ XXXXXXX
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				NOT APPLICABLE				\$ XXXXXXX
			DEDUCTIBLE					\$ XXXXXXX
			RETENTION \$					\$ XXXXXXX
			WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE	NOT APPLICABLE			WC STATU- OTH- TORY ER	\$ XXXXXXX
ı			OFFICER/MEMBER EXCLUDED?	NOT APPLICABLE			E.L. EACH ACCIDENT	\$ XXXXXXX
			If yes, describe under SPECIAL PRIVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$ XXXXXXX
\vdash					_		E.L. DISEASE - POLICY LIMIT	\$ XXXXXXX
			OTHER	NOT APPLICABLE				
				NOT APPLICABLE				
DES	DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PRIVIONS							

Schedule Autos list provided upon request;

Schedule often changes, please confirm is issued certificate in force or reprint new one;

Insured's system code# UDCFMO

To print new COI go: WWW.INSURHAUS.COM

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

To confirm is this certificate in force please call 630-786-9971 or fax 630-495-6039



Scan to validate the certificate

CERTIFICATE HOLDER

Hollywood CRA 1948 Harrison Street Hollywood, FL 33020

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN **ACCORDANCE WITH THE POLICY PRIVISIONS.**

PREPARED BY

Marina Shahkmatova

Marta Melnic

© ACORD CORPORATION 1988

AGENCY CUSTOMER ID: UDCFMO

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY INSURHAUS, Inc. ph: 312-489-8268, fax: 630-495-6039 POLICY NUMBER		M & Z COMPLETE CONSTRUCTION INC 3484 SOUTHWEST 53RD COURT		
		FORT LAUDERDALE FL 33312		
CARRIER		NAIC CODE		
			EFFECTIVE DATE:	

POLICY NUMBER		FORT LAUDERDALE FL 33312					
CARRIER	NAIC CODE						
	1	EFFECTIVE DATE:					
ADDITIONAL REMARKS							
THIS IS ADDITIONAL REMARKS FORM IS A SCHE FORM NUMBER: ACORD 25 FORM TITLE:	CERTIFICATE	OF LIABILITY INSURANCE CERTIFICATE Nº: CT85941					
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

STATE OF FLORIDA

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR TERRINIS CERTIFIED UNDER THE PROVISIONS OF CHA



LICENSE NUMBER CGC 1515903

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.





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

RADKEVICH, MARINA G

M & Z COMPLETE CONSTRUCTION INC 5790 STIRLING RD. #308 HOLLYWOOD FL 33021

LICENSE NUMBER: CGC1515903

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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Page 51 of 94



Remodeling Agreement #8707

Restaurant remodeling

This agreement ("Agreement") is made on 25th of October, 2023 by and between MiamiFlashGroup LLC ("Contractor") and Heyday Miami Inc ("Client").

1. Scope of Work and Costs

The scope of work and associated costs for this project are defined in Appendix 1 attached hereto and incorporated herein by reference. The Contractor agrees to provide restaurant remodeling services to the Client in accordance with the scope of work defined in Appendix 1.

The Contractor may use subcontractors to perform some or all of the work outlined in this Agreement. The Contractor will remain responsible for the quality of work performed by subcontractors and will ensure that they comply with all applicable laws, regulations, and safety requirements.

- 1.1 This scope of work (defined in Appendix 1) is an estimate only and final contract amount will be revised upon further details from the visuals. Revised scope will be based upon approval.
- 1.2 Signage and window installations are to be provided by the subcontractors and removed from the final estimate. Contractor will charge 20% oversight fees for those services.
- 1.3 The Estimate below includes the widened entrance into the restroom hallway (removal of structure above the restroom hallway to the ceiling)
- 1.4 Contractor will provide Liability Insurance + Workers Compensation for their team during the construction period until completion.
- 1.5 Contractor will apply for all the permitting needed and will maintain the permitting process until all inspections are passed.

2. Payment

The Client agrees to pay the Contractor for the services provided in accordance with the following payment schedule:

A deposit of 50% is due upon signing of this Agreement.

25% is due upon completion of demolition and rough plumbing work.

15% is due upon completion of the painting.

Final payment of 10% is due upon completion of all work.

All payments shall be made without abatement, deduction, discount or setoff. Late payments are subject to a service charge of the lesser of 1.5% per month or the highest rate permitted under applicable Law. All payments shall be due within 3 days of invoice.

3. Change Orders

If the Client requests changes to the scope of work after this Agreement has been signed, the Contractor will provide a change order detailing the additional work and associated costs. The Client must approve the change order in writing before any additional work is performed.

4. Warranties

The Contractor warrants that all work will be performed in a professional manner and in accordance with industry standards. The Contractor further warrants that all materials used in the work will be new and of good quality (raw materials will be included into the project cost, if needed the Contractor will procure all finish materials for a specified fee). The Contractor will provide a warranty for the work performed for a period of 12 months from the date of completion. The Contractor operates CGC1523488 under General Contractor License No.

5. Termination

Either party may terminate this Agreement upon 14 days written notice to the other party. In the event of termination, the Contractor will be entitled to payment for all work performed up to the date of termination. If, at the time of termination, the Client has paid for work exceeding the work actually completed, the Contractor shall promptly refund the overpaid amount to the Client.

6. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

OWNERS 3 DAY RIGHT TO CANCEL: If this Agreement is the result of a "home solicitation sale" as used in Florida's "Home Solicitation Sales Act," (Sections 501.021-501.055, Florida Statutes) you have the right to cancel this Agreement if you do not want the Contactor to provide the goods or services related to the Project. Please consult your attorney to determine whether this Agreement is the result of a "home solicitation sale". If this Agreement is the result of a "home solicitation sale" you may cancel this agreement by providing written notice to the Contractor in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this Agreement (the Effective Date). If you cancel this Agreement, the Contractor may not keep all or part of any cash down payment.

7. Entire Agreement

This Agreement contains the entire understanding between the parties and supersedes all prior negotiations, understandings, and agreements between them. This Agreement may not be amended except in writing signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

[Contractor's Signature]

MiamiFlashGroup LLC

1830 South Ocean Dr, Hallandale, FL, 33009

786-353-6350

[Client's Signature]

Heyday Miami Inc

APPENDIX 1

Terms: 6-12 weeks (depends on permits)

Description	Cost
General permit	\$1,000
Plumbing permit	\$1,000
Electrical permit	\$1,000
Demolition: Demolition of existing structures or features obstructing the project, such as partitions or walls.	
Details: The removal of obstacles, including any partitions, to facilitate the remodeling process.	\$850
Doors Replacement: Replacement of doors, supplied in a pre-assembled block format, including two doors in restroom areas. (if more points needed budget will be updated)	
Details: Installation of two pre-assembled block doors in restroom areas as part of the renovation.	\$900
Water and Plumbing Relocation: Relocation of water supply and drainage systems to accommodate the bar area.	
Details: Alterations to the plumbing system to facilitate the placement of the bar area, including the relocation of water and drainage connections.	\$3,800
Wall Repair (Spackling): Repairs to walls following electrical installations, to be determined after electrical work approval.	
Details: Addressing any wall damage or imperfections resulting from the electrical installation. The scope of work will be determined after the electrical work is approved. Estimate price is \$1500-\$5000. Let's put 3000\$ to the estimate	\$3,000
Ceiling Profile Painting and Panel Replacement:	
Details: This involves painting the ceiling profiles and replacing panels as needed to enhance the aesthetic appeal.	\$4,500

Description	Cost
Wall Painting: Painting of the walls.	1 1 1 1 1
Details: Applying paint to the walls to achieve the desired finish.	\$5,500
Outdoor Console Countertop: Installation of a console countertop in the outdoor area.	
Details: Mounting a console-style countertop in the designated outdoor space.	\$1,300
Signage Installation: Installation of external signage.	
Details: Mounting external signage to identify and promote the wine bar.	\$800
Material Delivery: Delivery of construction materials to the project site.	
Details: Transportation and delivery of necessary construction raw materials to the work site.	\$1,000
Waste Removal and Disposal (Two times included, if needed more than two times, budget should be updated)	
Details: Removal and disposal of construction waste and debris from the site, performed twice during the project to maintain cleanliness and safety.	\$1,800
Electric wiring and lighting, sound system, cameras - materials and installation, (done by subcontractor, price agreed with subcontractor)	\$13,900
20% contractor fee	\$2,780
Flooring contractor fee	\$1,600
Materials:	
Raw materials included	

Description	Cost
NOT INCLUDED:	
Construction of Bar Counter (to estimate we need design, materials and more details about bar counter)	
City fees doesn't included (city fees paid by customer)	
Total	\$44,730.00

[Contractor's Signature]

MiamiFlashGroup LLC

1830 South Ocean Dr, Hallandale, FL, 33009

786-353-6350

[Client's Signature]

Heyday Miami Inc

Guelli21SF0219



3195 North Powerline Rd Suite 112 Pompano Beach, Florida 33069

Phone: (954) 957 9761

Fax:

Email: myestimate@myflwindows.com

Quote #

416357

Prepared by:

South Florida Windows & Doors, Inc.

Client Name:

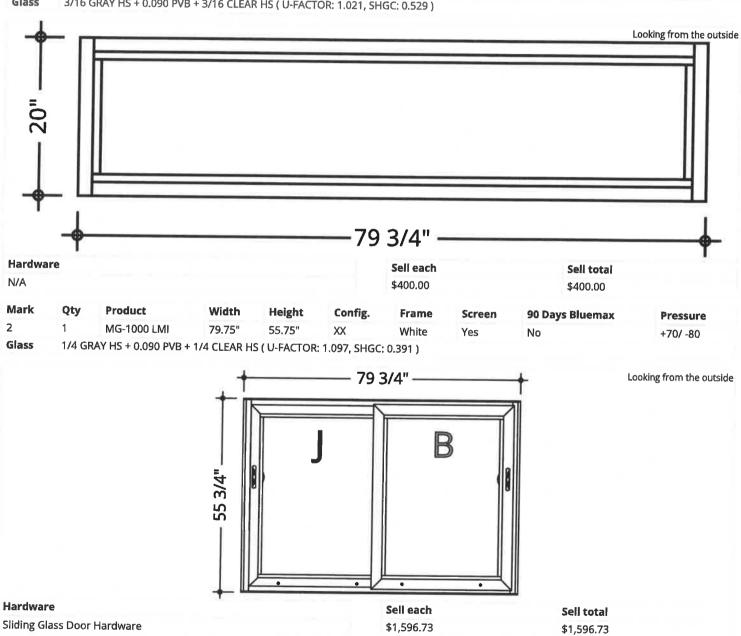
Job Name:

Client Address:

Rep:

OC

Mark	Qty	Product	Width	Height	Config.	Frame	90 Days Bluemax	Flush Adapter	Pressure
1	1	Mg400 LMI	79.75"	20.0"	SQUARE	White	No	No	+65/ -65
Glass	3/16 0	RAY HS + 0 090	PVR + 3/16 C	LEVD HC / II	EACTOD: 1 021	CHCC. O.F.	0.1		



10/13/2023

Page 1 of 3



3195 North Powerline Rd Suite 112 Pompano Beach, Florida 33069

Phone: (954) 957 9761

Fax:

Email: myestimate@myflwindows.com

Quote #

416357

Prepared by:

South Florida Windows & Doors, Inc.

Client Name:

e: Guelli21SF0219

Job Name:

Luis C

Client Address:

Rep:

OC

Mark Qty **Product** Width Height Config. Frame 90 Days Bluemax Flush Adapter **Pressure** Mg400 LMI 79.75" 18.0" **SQUARE** White No No +65/-65 Glass 3/16 GRAY HS + 0.090 PVB + 3/16 CLEAR HS (U-FACTOR: 1.021, SHGC: 0.529)

Guelli21SF0219



3195 North Powerline Rd Suite 112 Pompano Beach, Florida 33069

Phone: (954) 957 9761

Fax:

Email: myestimate@myflwindows.com

Quote #

416357

Prepared by:

South Florida Windows & Doors, Inc.

Client Name:

Job Name:

Luis C

Client Address:

Rep:

OC



Summary

System Summary		Sell Summa	ry
Total Products	2	Total:	\$2,371.49
Sliding Glass Door (MG-1000)	1		
Picture Window (Mg400)	2	Sqft Summary	
		Sliding Glass Door (MG-1000)	30.88 sqft
		Picture Window (Mg400)	21.05 sqft
		Total Sqft	51.93 sqft

Notes: We are upgrading the software, please go to the NOA to check compliance

All rates apply, only line items mentioned are included. Customer agrees to pay all cost/expenses incurred collecting any amount due, including attorney's fees and associated expenses. A \$25 charge is added to checks returned and 1.5% monthly interest fee for past due balance. Quote valid for 30 days.

THIS QUOTE IS SUBJECT TO FIELD VERIFICATION.

ACCEPTED BY:

Print Name:

Date:

Title:

Signature:

(please complete if party to this quote is a corporation only)

10/13/2023

Page 3 of 3



1460 SW 3rd Street Suite B5 Pompano Beach, FL 33069 (954) 399-7446

ESTIMATE EST-7066

Promoting Your Business Is Our Business www.allvenuegraphics.com State Certified Electric Sign Contractor ES12001940

Payment Terms: Deposit & Terms as Listed

Created Date: 10/18/2023

US

DESCRIPTION: Lighted Channel Letter Sign

Bill To: Heyday Installed: Heyday

 120 S 20th Ave
 120 S 20th Ave

 Hollywood, FL 33020
 Hollywood, FL 33020

Requested By: Kate Kate Salesperson: Randy Risley

Work Phone: 954-399-7446

US

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT	
1	Channel Letter Sign - Front Lit	1	\$5,414.84	\$5,414.84	
	24" Front Lit, Channel Letters, White LED Illur	minated "Heyday"			
	Quote includes: Elevation Drawings, Sealed Engineering Certification Drawings, Design, Production,				
	Installation, City inspections, and Permit Closeout.				
	City Permit Fees will be passed through to the customer at cost.				
	A 20 Amp Dedicated Electric Sign Circuit, with Timer, within 3' of Sign Location is Required. If a Sign				
	Circuit is not already available then one must be installed by a certified electrician.				

IMPORTANT NOTICE TO BUSINESS OWNER: Your business must be registered with the approving authority (city/county) before a sign permit application may be submitted. Please apply for your BTR Business Tax Receipt as soon as possible.

Subtotal:	\$5,414.84
Taxes:	\$319.54
Grand Total:	\$5,734.38

Signature:	Date:	
	stimate, or reply e-mail stating approval, affirms your are accept this quotation, sign and return this document acceptance.	
	omer must approve all artwork and materials prior to s rials within 10 days of artwork receipt, then All Venue of price based on the current material costs.	
tenant, or any other party that the order	demnifies All Venue Graphics and Signs against any cla red signs, materials or services may violate. This includ signs, materials or services are not properly authorized authorization is required.	es any agreements the client may
past due. All signs and related products d owned under this agreement is paid in fu agrees to pay all attorney's fees, collection	will be added to overdue invoices, additional fees of 200 described above are the sole property of the All Venue full. Client will provide access to said signs if payment is costs, and other related expenses incurred by All Venuy money due under the payment terms of this agreement.	Graphics and Signs until all money not made in full when due. Client ue Graphics and Signs in an effort to
-	ject completion is based on a calculation from the date Supply Chain Issues may impact project completion da	
walls, windows, vehicles, or other surfac	nstallation quotes are based on the ready to apply conces must be clean and in good repair. Cleaning and pre if surfaces are not ready for sign or graphics installatio	paration fees will be added to the
requirements, for use in your project. Sm	TWORK: Customer supplied files must meet the minim nall files, under 3MB, are typically not usable for large f ork well. Non-vector files (.jpg .gif .tiff .png) will require a applied to your project.	format design. Vector files (.ai .eps
	mate includes up to 3 artwork revisions during the des roject is cancelled during or after the design phase, the payable.	
	yout will begin after the order is initialized in our syster editing, is necessary and/or commercial photos/artwor	
call with your credit card number to initiate	card is on file in our order system, we will work with your order in our design que. After we have your art see of your order will be due upon pick-up or installation	work approval, we will charge a 50%
·	s valid for 10 days. Prices and availability may be impace. Quote prices are locked-in when the estimate is con	
All Ven	nue Graphics and Signs Standard Terms and Conditions	5:

THANK YOU FOR YOUR BUSINESS!



Date: Oct 4, 2023

Payment Terms: 7 days

Due Date: Oct 11, 2023

Balance Due: 1 375,25 \$

Bill To:

Heyday Miami Inc Hollywood, FL 2165 Van Buren str. 33020

Item	Quantity	Rate	Amount
advanced payment for bar-management consulting service	1	1 375,25 \$	1 375,25 \$
		Total:	1 375,25 \$

Notes:

Total amount of consulting service is 2 750,5 USD Advanced payment - 50% of total amount.

Terms:

Prefer payment method: PayPal - Kindyuy@gmail.com

Additional payment method:

Bank transfer: Beneficiary

IBAN UA 32 322001 00000 2620 3339 8268 76

Account No 26203339826876 Receiver: DOBROVOLSKYI YURII

25019, Ukraine, reg. Kirovohradska, c. Kropyvnytskyi, st. 40-richchia Peremohy, buil. 26/33, fl. 10

Account with Institution

Bank: JSC UNIVERSAL BANK

City: KYIV, UKRAINE Swift code: UNJSUAUKXXX

BILLED TO: Heyday Miami INC

PAY TO: VEPRYK OLEKSII, 65016, Ukraine,

region Odeska, city Odesa, street Yalynkova,

building 44a

Bank JSC CB PRIVATBANK, 1D HRUSHEVSKOHO STR., KYIV, 01001, UKRAINE

SWIFT CODE/BIC: PBANUA2X

INTERMEDIARY BANK

Citibank N.A., NEW YORK, USA SWIFT CODE/BIC: CITIUS33

Account Name VEPRYK OLEKSII
Account Number 5168752014180452

DESCRIPTION	RATE	AMOUNT
3d rendering visualization	840 sq ft	\$1700.00

TOTAL \$1700.00

BILLED TO: Kate Balandina

PAY TO: Yelyzaveta Chaban

1721 SE 17th str, Fort Lauderdale 33316

arch.lisa.chaban@gmail.com

Bank Bank of America
Account Name Yelyzaveta Chaban

Account Number 898138170713 Zelle 7542757738

DESCRIPTION	RATE	HOURS	AMOUNT
Design consultation week 09/27 - 10/03 Design consultation week 10/09 - 10/15	\$35/hr \$35/hr	10	\$350 \$350

TOTAL	\$700.00
-------	----------

Payment is required within 10 days of invoice date. Please send remittance to arch.lisa.chaban@gmail.com.

BILLED TO: Kate Balandina

PAY TO: Yelyzaveta Chaban

1721 SE 17th str, Fort Lauderdale 33316

arch.lisa.chaban@gmail.com

Bank Bank of America
Account Name Yelyzaveta Chaban

Account Number 898138170713 Zelle 7542757738

DESCRIPTION	RATE	HOURS	AMOUNT
Design consultation week 10/16 - 10/22 Design consultation week 10/23 - 10/29	\$35/hr \$35/hr	10 10	\$350 \$350

TOTAL		\$700.00

Payment is required within 10 days of invoice date. Please send remittance to arch.lisa.chaban@gmail.com.

BILLED TO: Kate Balandina

PAY TO: Yelyzaveta Chaban

1721 SE 17th str, Fort Lauderdale 33316

arch.lisa.chaban@gmail.com

Bank Bank of America
Account Name Yelyzaveta Chaban

Account Number 898138170713 Zelle 7542757738

DESCRIPTION	SQ FT	PRICE	AMOUNT
Design consultation			
Measurement plan of existing interior			
Measurement plan of existing electrical appliances			
Interior photoficsation			
	840	\$0.50/sq ft	\$420
8			

TOTAL \$420.00

Payment is required within 10 days of invoice date. Please send remittance to arch.lisa.chaban@gmail.com.

BILLED TO: Kate Balandina

PAY TO: Yelyzaveta Chaban

1721 SE 17th str, Fort Lauderdale 33316

arch.lisa.chaban@gmail.com

Bank Bank of America
Account Name Yelyzaveta Chaban

Account Number 898138170713 Zelle 7542757738

DESCRIPTION	SQ FT	PRICE	AMOUNT
Design consultation			
Measurement plan of existing interior			
Measurement plan of existing electrical appliances			
Interior photoficsation			
	840	\$0.50/sq ft	\$420
8			

TOTAL \$420.00

Payment is required within 10 days of invoice date. Please send remittance to arch.lisa.chaban@gmail.com.

BILLED TO: Kate Balandina

PAY TO: Yelyzaveta Chaban

1721 SE 17th str, Fort Lauderdale 33316

arch.lisa.chaban@gmail.com

Bank Bank of America
Account Name Yelyzaveta Chaban

Account Number 898138170713 Zelle 7542757738

DESCRIPTION	RATE	HOURS	AMOUNT
Design consultation week 10/30 - 11/05	\$35/hr	10	\$350
Design consultation week 11/06 - 11/12	\$35/hr	10	\$350
Design consultation week 11/13 - 11/19	\$35/hr	7	\$245
Design consultation week 11/20 - 11/26	\$35/hr	7	\$245
TOTAL			\$1190.00

December Invoice of \$1190 - Pending - Total for Design Services = \$4620.00

Payment is required within 10 days of invoice date. Please send remittance to arch.lisa.chaban@gmail.com.

ESTIMATE

Art of Coating - Miami 2295 NW Corporate Blvd Ste 110, FL weiss@artofcoating.com +1 (772) 243-7642 artofcoating.com



date

Kate Balandina

Bill to

Kate Balandina Heyy Bartender LLC 120 S 20th Ave Hollywood, Florida 33020 United Nations

Estimate details

Estimate no.: 1001

Estimate date: 10/13/2023 Expiration date: 10/27/2023

#	Product or service	SKU	Amount
1.	Polyaspartic Coating		\$7,560.00
	• 100% UV stable		
	Crystal clear finish that repels		
	moisture		
	High gloss finish		
	 High abrasion and scratch resistance 		
	 High stain and chemical resistance 		
	 High tolerance to heat (hot-tire pick 		
	up is not an issue)		
	 No VOC's 		
	 Flexible, higher-impact resistance 		
	 Coating penetrates into the concrete 		
	for a strong bon		
		Subtotal	\$7,560.00
		Sales tax	\$529.20
Note	to customer		Ψ020.20
	FLAKES and COLOR MIX as well as additional pattern samples will be provided upon deposit payment.	Total	\$8,089.20
			Paid in Full
		Expiry	10/27/2023



























ANTOLA SERVICES CORP.

General Contractor CGC1524583

17011 N Bay Road, Unit 1006, Sunny Isles Beach, FL 33160

October 19, 2023

COST PROPOSAL

120 S.20th Ave Hollywood FL, 33020 Attention: KATE BALANDINA

Project Name & Address: BAR REMODELING

120 S.20th Ave, Hollywood FL, 33020

Quote for Miscellaneous

We are proposing to furnish labor, equipment and required supervision to complete the above referenced work per submitted bid drawings and Specifications.

ORIGINAL SCOPE OF WORK

- -Provide labor as per plans and **specifications**.
- -<u>Permits procedure, New General Contractor application procedure, comply and complete the building association requirement application, city surveys</u>. The City fees for such tasks shall be paid by the owner.
- -Supervise and coordinate works with all sub-contractors.
- -Both the contractor and owner should communicate through phone or text message, and confirm by email for any specification detail, or for any potential change prior to any particular job.
- Once the plans are ready, the estimated time for the city to approve the permits is approximately 8 weeks
- -Expected completion of the entire work 2 Months <u>PLUS</u> interruptions by <u>others contractors</u>, Change Orders, or the waiting time between the request for <u>inspections</u>, and the inspections by the city.

- -Payments will be as follows:
- 25% upon execution of the Agreement
- 15% upon city permission approval
- 10% once start Job.
- 10% upon satisfactory demolition.
- 10% upon satisfactory completion of the Plumbing rough inspection.
- 10% upon satisfactory completion of the Electrical rough inspection.
- 10% Once the epoxy floor work is finished.
- 10% upon satisfactory completion of the Final inspection.

SITE WORK:

Painting walls (H = 10.5)

Self-leveling floor (S = 840 sq ft)

Removing the lower door / frame in the corridor opening

Replacement of doors in restrooms 2 pcs.

Transfer of water and sewerage to the bar area

Electrical wiring

Light distribution

Painting ceiling panels

Window replacement

Console tabletop from the street

DEMOLITION:

- -Remove All furniture, cabinet, appliances, etc.... By specifications
- -Floor demolition
- -Remove bathrooms doors
- -Throw debris

DOORS:

-Remove and replace bathrooms doors (regular doors)

PAINT:

- -Painting walls
- -Painting ceiling panels and structure

FLORING:

- Floor leveling with epoxy finish

WINDOW & TABLETOP:

- -Remove and replace window (provide by owner)
- -Console Tabletop installation (Provide by owner)

WALLS:

- Increase the height of the entrance to the Bathroom area according to specifications

ELECTRICAL WORKS

- -New GFI electrical connections (bakery display case)
- -New GFI outlets Location (Bar)
- -Regular outlets and plates installation
- -New Lamps installation (provided by owner)

PLUMBING WORKS:

- -New drain Sink Bar (Connected to grease trap)
- -New hot and cold-water location (Sink Bar)

Scope of work shall include, but not limited to, the following:

- Provide labor as per plans and specifications
- Permits Procedure
- Materials: Paint, Compound, masking Tape, Thin set, sheetrock, Joint Reinforced Tape, Screws, Nails, Caulking,
- Required Equipment
- Required insurances

Not included in this proposal unless otherwise specified:

- Item of work not listed above
- Surveys, permit fee and other related fees
- New furniture
- New countertop
- New Bar cabinets
- Bar cabinets installation
- Bar Countertop installation
- New Sink bar
- New faucet bar

All work will be performed in accordance with the drawings and specifications and will completed in a substantial workmanlike manner for the sum of SIXTY-SIX THOUSAND FIVE HUNDRED DOLLARS (\$ 66,500.00).

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written change order and will become an extra charge over and above the estimate, and completion time. In the event that one or more Change Orders need a "Revision" an extra cost will be charged to the owner for a new drawing, and / or procedure in the City Building Department. In the event of strikes, accidents, natural disasters, or other cases of force majeure, this agreement may vary in cost and completion time.

This proposal may be withdrawn by us if not accepted within ten 10 days.

We are willing to commence the project as soon as we reached an agreement.

Works on the unit will begin once approved permits by the city

ANTOLA SERVICES CORP.

Project Name & Address: Townhouse Remodeling 16460 NE 27th Ave., North Miami Beach, FL, 33160

AGREEMENT

ANTOLA SERVICES CORP. ----MARCO A. ANTOLA A. CGC 1524583

Acceptance of cost proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

KATE BALANDINA

By:		
	Owner	
Data:		



STATEMENT OF WORK FOR THIN-MIL COATING

Attn: Ms. Kate Balandina Date: October 5, 2023

From: Blackrock Industrial Group

Customer Name: Kate Balandina Scope: Thin-Mil Coating

Estimator: Hicham Hilal Project: 120 S20th Avenue Hollywood, FL 33020

Job Code: KATETHINMILCOATING_001_2023

Description	Per SqFt.	Line Cost
SkimCoat Self-leveling over tiled floor over approximately (+/-) 840 square feet	\$10.00	\$8,400.00
Preparation and repair of existing substrate over approximately (+/-) 840 square feet. - Shot-blast / Diamond-grind the existing substrate to create an environment suitable for mechanical bond of the solution to the substrate. - Patch and repair all minor cracks, divots, and miscellaneous imperfections. Application of an Epoxy Primer over approximately (+/-) 840 square feet. Application of an 100% solids epoxy coating over approximately (+/-) 840 square feet. Application of a 100% chemical resistant/ UV resistant Urethane coating over approximately (+/-) 840 square feet.		
General Terms & Conditions:	Subtotal:	\$8,400.00
	Tax:	\$0.00
 This price includes all taxes, labor, product and miscellaneous supplies. This application carries with it a five-year warranty for any manufacturer or workmanship related failure. This Statement-of-Work is valid for 30 days from the date of issuance. Please see our attached Terms & Conditions document for further information. 	Total:	\$8,400.00

Deposit	\$4,200.00	Due at the time of crew scheduling and prior to purchase of product.
Progress	\$3,000.00	Due prior to application of epoxy primer.
Completion	\$1,200.00	Due upon completion of project.





October 23, 2023

RE: 120 South 20th Hollywood, FL 33020

Kate Balandina

Thank you for the opportunity to submit this contract for Interior renovation services to the property located at 120 South 20th Hollywood, FL 33020. The cost for these services is \$74,768.00 For the Client's review below is an itemized list of the services that was discussed between both parties. We thank you in advance for your consideration.

SCOPE OF WORK

Total of areas Approx. 840 sf.ft. Of remodeling

Bathroom

- Preparation, demolition and removal
- Remove drywalls and Widen the entrance into the restrooms hallway
- Replace two restrooms doors
- Electrical Install new electrical wiring and light distribution in the ceiling and walls
- Replacing ceiling panels and increasing ceiling space and possibly relocating A/C ducts
- Self-leveling approximately 840 sq. ft. Floor
- Plumbing Transfer of water and sewage plumbing to the bar area from restrooms
- Window replacement
- Removing the lower door in the corridor opening
- Build a Cansole tabletop from the street
- Installation of a new sign Façade (TBD Provide and Install by others)
- Painting painting 10' high walls and ceiling

Total: \$74,768.00

Job Includes

All working equipment as needed All labor and Rough Materials Waste and debris and clean up job areas Architectural Drawings Permit and permits runners

Job Excludes

permit fees Floor tiles Bar plumbing fixtures



Bar cabinets and shelves
Tiles
Paint
Booth tables, chairs, stools, community tables,
Kitchen and bar equipments
Drink Rail, Drawer server station
Booth seating
Under counter cabinet
Hand sink, bar sink
Bakery Display case
Restroom plumbing fixtures

Progress of Payments:

10% Initial Deposits
20% Upon Start Up
20% Upon 25% Completion
45% Upon 50% Completion
5% Upon final completion and all permits closed

Payment: Invoices will be sent weekly based upon agreement. Payments are due and payable upon presentation of each invoice. Interest will be added (at the current prime rate) to invoices that have not been paid within ten (10) days of the invoice date. A dispute over any portion of Eco Builders Inc invoice shall not relieve the Client responsibility to pay the undisputed portion of the invoice in accordance with the terms of this Contract. Further, the Client shall not withhold amounts from Eco Builders Inc compensation to impose a penalty or liquidated damages on Eco Builders Inc, or to offset sums requested by or paid to vendors for the cost of changes in the Work unless Eco Builders Inc agrees or has been found liable for the amounts in a binding dispute resolution proceeding. If the Client fails to make payments due to Eco Builders Inc for Services within ten (10) days of the presentation of invoices, or by such other time period as mutually agreed upon by Eco Builders Inc and the Client prior to commencement of Services, upon seven (7) days prior written notice to the Client, Eco Builders Inc will be entitle to terminate or, at Eco Builders Inc option, suspend performance of our Services for which payment is outstanding. Unless payment in full is received by Eco Builders Inc within seven (7) days from the date of the notice, the termination, suspension and/or retention of said services shall take effect without further notice. Eco Builders Inc shall have no liability to the Client for delay or damages caused the Client because of such termination, suspension, or retention of said services and the Client waives any claims against Eco Builders Inc and shall defend and indemnify Eco Builders Inc from and against all claims for injury or loss stemming from Eco Builders Inc cessation of services.

Warranty for the Quality of the Work: Eco Builders Inc warrants to the Client that materials and equipment furnished under this Contract will be of good quality and new unless otherwise required or permitted by the Building plans and or the Client, that the Work will be free from defects not inherent in the quality required or permitted, and that the work will conform with the requirements of the Building plans, current building codes, and manufactures specifications.



Eco Builders Inc guarantees their workmanship for one year after the date of completion of the Work. If the Client finds any of the Work to be not in accordance with the requirements of the Building plans, building codes, and manufactures specifications within the one year period, the Client shall give Eco Builders Inc written notice promptly after discovery of the condition. Eco Builders Inc shall promptly correct the condition after receipt of written notice. Eco Builders Inc warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Eco Builders Inc, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage shall be the responsibility of the Client.

Insurance: Eco Builders Inc will provide General Liability insurance during the Work being performed under this Contract. Eco Builders Inc will provide the Client with a copy of said insurance.

Waiver of Consequential Damages: Eco Builders Inc and the Client waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Contract or Project.

Should you find this contract acceptable, please indicate your authorization by signing and dating the electronic copy enclosed and returning it to Eco Builders Inc for our permanent files. The other copy is for your files.

Should you have any questions or if we may be of further assistance in this matter, please do not he sitate to call.

Offered By:	Accepted By:
Eco Builders, INC	Kate Balandina
Moe Seyed	Date
Project /Manager	

ESTIMATE

GoodLife Design Group

GoodLife Design Group 305-351-6702

11/20/23

ESTIMATE NO. HEY2

BILL TO

Heyday Miami Inc

120 S.20th Ave Hollywood, FL 33020 9175416885

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Bar Facade			3750
Bar Top (Quartz)			5800
Back Bar			3500
Back Bar LED			2250
			0.00
			0.00
		SUBTOTAL	15,300
		DISCOUNT	0.00
Remarks, notes on how long the estimate is valid, project duration		TAX RATE	6.00%
estimates		TOTAL TAX	918
		SHIPPING/HANDLING	0.00
		Quote Total	\$ 16,218

SHIP TO

Invoice (offer) nr 4-10/23 dnia 4-10-2023

Place: Kyiv

Supplier:

PALIICHUK OLHA YURIIVNA

Account number 3334414782

Ukraine, 02095, Kyiv, Darnytskyi district, str. Knyazhy Zaton, bldg. 4,

sq. 263

IBAN: GB31CLJU00997186002184

BIC: CLJUGB21

Bank: Clear Junction Limited

Bank address: 15 Kingsway, London WC2B 6UN

Currency: EUR

Terms of payments and acceptation: Postpayment of 100% upon the services

delivery. The services being rendered at the location of the Customer.

Інвойс (оферта) № 4-10/23 від 4-10-2023

Місце: м. Київ

Виконавець:

Фізична особа-підприємець ПАЛІЙЧУК ОЛЬГА ЮРІЇВНА

€ДРПОУ 3334414782

Україна, 02095, м. Київ, Дарницький р-н, вул. Княжий Затон, буд. 4,

кв.263

IBAN: GB31CLJU00997186002184

BIC: CLJUGB21

Bank: Clear Junction Limited

Bank address: 15 Kingsway, London WC2B 6UN

Валюта: EUR

Умови оплати та передачі: 100% післяплата за фактом виконання

послуг. Послуги надаються за місцем реєстрації Замовника

Customer: Kate Balandina Heyday Miami Inc 120 S.20th Ave Hollywood, FL 33020

Замовник: Катерина Баладіна

Heyday Miami Inc 120 S.20th Ave Hollywood, FL 33020

Nº	Type of work\ Вид робіт	Quantity∖ К-сть	Amount, EUR Загальна вартість, EUR
1.	Дизайн інтер'єру. Послуги дизайнера інтер'єру/	-	2295
	Interior design. Interior Designer Services		
	Total / Всього		2295

Price: 2295 EUR

Cost per capita: Two thousandand two hundred ninety five EUR

Payment term: 5 days

Вартість : 2295 EUR

Вартість прописом: Дві тисячі двісті дев'яносто п'ять євро

Термін оплати: 5 днів

All charges of correspondent banks are at the Customer's expenses.

This Invoice is an offer to enter into the agreement. Payment according hereto shall be deemed as an acceptation of the offer to enter into the agreement on the terms and conditions set out Invoice.

Please note, that payment according hereto at the same time is the evidence of the work performance and the service delivery in full scope, acceptation thereof and the confirmation of final mutual installments between Parties.

Payment according hereto shall be also the confirmation that Parties have no claims to each other and have no intention to submit any claims. The agreement shall not include penalty and fine clauses.

The Parties shall not be liable for non-performance or improper performance of the obligations under the agreement during the term of insuperable force circumstances.

Any disputes arising out of the agreement between the Parties shall be settled by the competent court at the location of a defendant.

Supplier:

Усі комісії банків-кореспондентів сплачує Замовник.

Цей Інвойс ϵ пропозицією укласти договір. Оплата за цим Інвойсом ϵ прийняттям пропозиції укласти договір на умовах, викладених в цьому Інвойсі.

Оплата згідно цього Інвойсу одночасно є свідченням виконання робіт та надання послуг в повному обсязі, їх прийняття, а також підтвердженням кінцевих розрахунків між Сторонами.

Оплата згідно цього Інвойсу є підтвердженням того, що Сторони не мають взаємних претензій та не мають наміру направляти рекламації. Договір не передбачає штрафних санкцій.

Сторони звільняються від відповідальності за невиконання чи неналежне виконання зобов'язань за договором на час дії форс-мажорних обставин.

Всі спори, що виникнуть між Сторонами по договору будуть розглядатись компетентним судом за місцезнаходження відповідача.

Виконавець:

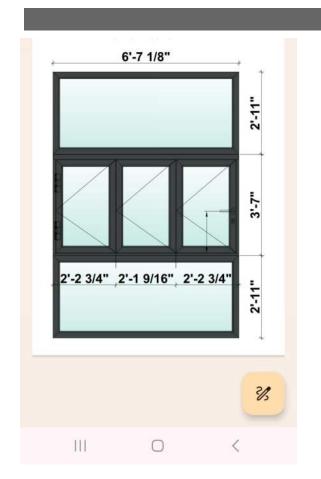
Name and surname: PALIICHUK OLHA YURIIVNA Position: Individual entrepreneur Ім'я і прізвище: ПАЛІЙЧУК ОЛЬГА ЮРІЇВНА

Посада: Фізична особа-підприємець

Windows UA	10/10/23
	HEYDAY
BILL TO	
Heyday Miami Inc	

120 S.20th Ave Hollywood, FL 33020 9175416885

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Impact Window manufacturing (top, middle, bottom)			4700
Profile Color and Tint can be selected			
Installation			2100
			0.00
			0.00
	-	SUBTOTAL	6,800



DISCOUNT	0.00
TAX RATE	6.00%
TOTAL TAX	408

SHIPPING/HANDLING

0.00

Quote Total

\$ 7,208