US HWY 17-92 CRA – Consider approval of a CRA Redevelopment and Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of $16,859. District 5 - Carey (Sonia Fonseca)

Department
Economic Development

Division
County Manager's Office

Authorized By
Nicole Guillet

Contact/Phone number
Sonia Fonseca - 407-665-7133

Motion/Recommendation
1. Recommend approval of the Redevelopment & Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of $16,859; or

2. Deny the Redevelopment & Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of $16,859; or

3. Continue to a time and date certain.

Background
The Applicant, Ramco USA Development Corporation, is proposing to redevelop a 435,600 square foot site, which includes two structures totaling an approximate 88,800 square feet, located at 1500-1566 S. French Avenue within the Community Redevelopment Area (Winn Dixie Plaza).

The proposed project will include installation of ADA ramps and railings, restriping and paving the parking lot, new landscaping, and signage to meet code requirements. The applicant will be making an investment of nearly $85,000 and is requesting a grant in the amount of 20% of the eligible costs in the amount of $16,859.

The Winn Dixie plaza is located on a Catalyst Site as identified in the CRA Master Plan. The site is experiencing persistent high vacancy rates with 10 vacant units currently. Several of the units have been vacant for as long as a 10 year period. The property manager proposes to make the above improvements to address ADA requirements and aesthetically improve the location to attract tenants.

The proposed application furtherst implementation of the following Goal, Objectives, and Policies of the US-17-92 Corridor Redevelopment Master Plan:
• **Goal:** Promote and provide a cohesive, economically sustainable, and functional built environment throughout the entire US 17-92 corridor.
  
  o **Objective 2:** Eliminate existing blight and prevent the continued degradation of physical and social environment within the CRA jurisdictional boundary and surrounding community.
    
    ▪ **Policy 2.1:** Encourage privately-initiated rehabilitation of substandard and unsightly structures, signs, landscape, and parking areas through available funding programs. Provide matching grants contingent upon design compliance with Corridor Redevelopment Master Plan redevelopment framework standards and perpetual maintenance agreement.
  
  o **Objective 4:** Develop strategies to focus economic redevelopment investment and employment opportunity investment by both public and private sectors.
    
    ▪ **Policy 4.2:** Develop incentives for redevelopment and new development that creates localized employment and new jobs within the CRA jurisdictional boundary.

In addition to the above listed goal, objectives, and policies, the project meets the following application guidelines:

  o The project is located on a catalyst site within the Sanford Gateway catalyst area;
  
  o The project involves streetscape aesthetics and functionality (as was previously approved for Parks Lincoln, ABC Auto Auction and Nursery Road Warehouses);
  
  o The proposed improvements increase safety, and accessibility;
  
  o The proposed improvements will improve the marketability of a plaza with voluminous vacancies.

..Technical Advisory Committee Recommendation
The Technical Advisory Committee recommended approval of the Redevelopment & Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of $16,859 at its December 18, 2014 meeting.

..Staff Recommendation
Staff recommends approval of the Redevelopment & Construction Grant to Ramco USA Development Corporation for redevelopment of the Sanford Town Square (Winn Dixie Plaza), 1500-1566 S. French Avenue, in the City of Sanford, in the amount of $16,859.

..Attachments
  
  • Grant application packet
  
  • ROI
December 15, 2014

Sonia Fonseca
US 17-92 CRA Program Manager
Seminole County Government
Economic Development
1101 E. 1st Street
Sanford, FL 32771

RE: CRA Grant Application for Sanford Town Square

Dear Sonia,

Enclosed herewith please find the CRA grant application for Sanford Town Square. Included in this package are three bids for the work to be done along with some black and white pictures of the shopping center.

Please note that we have in the past couple of years, replaced the roof on one of the buildings and did a complete re-model of the front of the center.

We do feel with the listed improvements this will bring more businesses to the center which will in turn bring more jobs, more traffic which will snowball into more revenue not only for the center but for Seminole County and the City of Sanford.

Please do not hesitate to contact me with any questions or concerns, or if you may need any further information.

Thank you in advance for your review of our application.

Sincerely,

Patti Jackson
Property Manager
Agent for RAMCO USA Development Corp.

cc: Enclosure
US 17-92 CRA Grant Program
for
REDEVELOPMENT & CONSTRUCTION
Information & Application
Fiscal Year 2013-2014
2014 - 2015

US 17-92 Community Redevelopment Agency Seminole County, Sanford, Lake Mary, Winter Springs & Casselberry

- Please note that applications must be submitted BEFORE work begins. Additionally, award of the grant is not guaranteed, and the Applicant assumes all financial liabilities for work initiated prior to the approval of the Grant by the CRA.
GRANT

#

(For Official Use Only)

Redevelopment/Construction Grant Application

Applicant: Ramco USA Development Corp.
Address: 960 Broadway Apt. of Winter Park 174 W Comstock Ave #100
City: Winter Park Fl Zip Code: 32789
Phone/Cell #: 407-746-7361 E-Mail pajacks@email.com

Project Contact Person if different from Applicant: Patti Jackson
Phone: 407-436-5670 cell
E-mail: pajacks@email.com
Mailing Address: 174 W Comstock Ave #100 Winter Park, Fl 32789

Application Preparer (if different than owner): Patti Jackson
Phone: Same as Above
E-mail: Same as Above
Mailing Address: Same as Above

Note: If the Applicant is not the property owner, Applicant must submit Addendum A with the application.

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

1. Name of Site or Business Name: Sanford Town Square
   Site Address: 1500 S. Sanford Avenue
   City, County or Township: Sanford Zip Code: 32771
   Acreage of Site: 10 Bldg. Sq. Ft.: 88,300
   County Commission/City Commission District#: 5 A 2 B
CURRENT AND FUTURE LAND USE

2. Zoning/Land Use:

A. Current:  Industrial _________  Commercial  ✓  Residential _________
  Mixed-use _________  Other (Specify) ____________________________

B. After Re-Zone (if applicable):  Industrial _________  Commercial  X  Residential _________
  Mixed-use _________  Other (Specify) ____________________________

3. Current economic condition:
  Vacant lot _________  Developed site  X  Other _________

4. How many buildings are currently on site?
  Industrial _________  How many are occupied? _________  If vacant, for how long? _________
  Commercial _________  How many are occupied? _________  If vacant, for how long? _________
  Residential _________  How many are occupied? _________  If vacant, for how long? _________

5. Year building(s) was/were built: 1986

6. Please describe the condition of the buildings on the site (Digital photo file attachment highly recommended but not required).

New paint in 2012.

Have digital on file that can be sent via email.
II. COST ANALYSIS

BUDGET TABLE

<table>
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<tr>
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<th>Amount</th>
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<tbody>
<tr>
<td>Landscape to conform with CIDE</td>
<td>Exhibit &quot;B&quot;</td>
</tr>
<tr>
<td>Parking lot re-landscape to meet ADA</td>
<td>Exhibit &quot;C&quot;</td>
</tr>
<tr>
<td>Ramp, is required for better ADA access</td>
<td>Exhibit &quot;D&quot;</td>
</tr>
<tr>
<td>Stage to conform with CIDE</td>
<td>Exhibit &quot;E&quot;</td>
</tr>
<tr>
<td>Irrigation</td>
<td>Exhibit &quot;F&quot;</td>
</tr>
</tbody>
</table>

TOTAL: 10,875
FUNDING REQUEST: 16,859.80

III. ANALYSIS OF REDEVELOPMENT POTENTIAL

7. Describe how redevelopment of the site will improve conditions in the vicinity and/or spur adjacent development, and how the project is line with the goals, vision and mission of the US 17-92 CRA. With the improvements listed above - will increase public visibility which will generate more business to the center - which will also generate job growth.
GRANT

8. Describe how the redevelopment of the site will increase Public Safety.  
   Everything will be brought up to current ADA codes - not only  
   benefitting the handicapped but making the public also aware

9. Is the site contaminated?  
   If so, what measures have been taken to address the contamination?

10. Will Seminole Economic Enhancement District (SEED) Funds be requested?  
    If so, for what purpose?

11a. What is the expected rate of return on the investment by the CRA? 

11b. What is the time frame for the return on investment by the CRA?

   The ROI will be calculated by the CRA Program Manager and attached to the application

JOB CREATION & RETENTION

12. Forecast the number of new jobs created after redevelopment or new development of  
    the site (jobs that did not exist in the US17-92 CRA prior to redevelopment or new  
    development).

   Total New Jobs: 100

   There are currently 10 vacant spaces with the   
   recession in some areas of the center it  
   will entice more businesses which creates more jobs. At just 2 each would give min. 20 jobs

OTHER PUBLIC BENEFITS

13. What positive environmental infrastructure improvements are associated with this  
    project? Attach supporting documentation that indicates the positive public benefit to  
    infrastructure enhancements.

   New Visible Signage  
   Public Safety with improved pedestrian parking lines/strips

PROXIMITY TO PUBLIC TRANSIT

14. Attach a local transit schedule, and highlight the lines that serve the project site or  
    surrounding area. If a regularly scheduled route does not serve the area, please provide  
    information about other forms of transit that serve the project site.

   Line 103 picks up at front of center. Many stops around  
   neighboring areas which will bring more traffic to center area.
   Improvements in "N".

15. Would you agree to provide an easement to establish a bus shelter if appropriate or  
    requested?  
    Yes  
    No
GRANT

Submittals
Applications must include the following materials, if applicable, for consideration by the US 17-92 CRA:

a. Current photo(s) of project site;
b. Property Appraiser parcel number and proof of paid property taxes;
c. Applicant information;
d. Listing of businesses or services offered on site (unless residential);
e. Description of proposed improvements;
f. Identification of project’s support of the CRA Master Plan;
g. BTR (unless residential);
h. Rendering or sketch of proposed improvements;
i. Architectural plans – elevation drawing, dimensions, measurements, etc.;
j. Color and material samples;
k. Sign/awning design drawings and/or plans;
l. Documentation of cost estimates – copies of vendor bids, estimates, etc. (refer to pg. 3 for bid requirements); and
m. Signatures of property owner and Applicant

Applications lacking sufficient materials to describe the project will NOT be reviewed.

I, ___________, attest that the information contained herein is correct to the best of my knowledge. I understand that the US 17-92 CRA Redevelopment & Construction Grant Program benefits are contingent upon funding availability and US 17-92 CRA approval and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated US 17-92 CRA boundary are not eligible for grant-funded programs when such funding conflicts with the goals expressed in the US 17-92 CRA Community Redevelopment Plan. I further understand that I am responsible for providing construction documents and/or permits required for any work, and hold harmless Seminole County for any damage associated with this application or the US 17-92 Grant Program.

Signature of Applicant

Print Name
STATE OF FLORIDA: COUNTY OF SEMINOLE:
The foregoing instrument was acknowledged before me this 15th day of December 2014, by ___________, He/She is personally known to me or has produced ______________________ as identification and did not (did) take an oath.

(SEAL)

Notary Public, State of Florida: Signature of Notary taking acknowledgment

Name of Notary Typed, Printed or Stamped
My Commission Expires: 28 Sep 2017
Commission Number: FF-024735
Bonded Through National Notary Assn.

Page 11 of 15
GRANT

Note: if Applicant is not the property owner, Applicant must submit Addendum A with application.

Addendum A

Date: ______________________
To: US 17-92 CRA
    Community Redevelopment Agency
From: ______________________
      (Property Owner)

Subject: Permission for US 17-92 Grant Program Participation

As the owner of ______________________, I give,
permission to participate in the US 17-92,
Grant Program as detailed in the Revitalization and Construction Grant Application, and hold Seminole County
harmless for any damages associated with this application or the US 17-92 Grant Program.

[Signature]
Property Owner's Signature

[Printed Name]
Property Owner's Name Printed

STATE OF FLORIDA:
COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 30th day of November 2014
2014 by ______________________, He/She is personally known to
me or has produced ______________________, as identification and did not
(did) take an oath.

(SEAL)
Notary Public, State of Florida, (Signature of Notary taking acknowledgement)

__________________________
Name of Notary Typed, Printed or Stamped

My Commission Expires: ___________

Commission Number

Page 12 of 15
Detail by Entity Name

Florida Profit Corporation
RAMCO USA DEVELOPMENT CORPORATION

Filing Information

Document Number: S98082
FEI/EIN Number: 593093667
Date Filed: 12/02/1991
State: FL
Status: ACTIVE
Effective Date: 12/01/1991

Principal Address
4333 STE CATHERINE ST WEST
SUITE 400
MONTREAL, QUEBEC CAN H3Z1P-9 AF

Changed: 04/23/2013

Mailing Address
PO BOX 2291
WINTER PARK, FL 32790

Changed: 02/17/2010

Registered Agent Name & Address
TAYLOR, JOHN A
FASETT ANTHONY & TAYLOR PA
1325 W COLONIAL DRIVE
ORLANDO, FL 32804

Name Changed: 09/09/2002
Address Changed: 09/09/2002

Officer/Director Detail
Name & Address
Title MR
ATTIAS, JACOB MR.
4333 STE-CATHERINE WEST SUITE 400
MONTREAL, QC H3Z1P-9 CA

http://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail/EntityName-dom... 12/16/2014
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<td>2014</td>
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**Document Images**

- 03/21/2014 -- ANNUAL REPORT
- 04/23/2013 -- ANNUAL REPORT
- 01/06/2012 -- ANNUAL REPORT
- 03/09/2011 -- ANNUAL REPORT
- 02/17/2010 -- ANNUAL REPORT
- 04/07/2009 -- ANNUAL REPORT
- 07/16/2008 -- ANNUAL REPORT
- 01/10/2007 -- ANNUAL REPORT
- 04/20/2006 -- ANNUAL REPORT
- 04/26/2005 -- ANNUAL REPORT
- 01/09/2004 -- ANNUAL REPORT
- 01/24/2003 -- ANNUAL REPORT
- 09/09/2002 -- ANNUAL REPORT
- 05/02/2001 -- ANNUAL REPORT
- 03/24/2000 -- ANNUAL REPORT
- 04/23/1999 -- ANNUAL REPORT
- 02/18/1998 -- ANNUAL REPORT
- 01/27/1997 -- ANNUAL REPORT
- 04/12/1996 -- ANNUAL REPORT
- 03/02/1995 -- ANNUAL REPORT
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<td>Action by US 17-92 CRA:</td>
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<td>Amount approved:</td>
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*Release of Funds authorized by US 17-92 CRA Program Manager:*

*Release of funds only occurs after the US 17-92 Program Manager has verified that all conditions of the contract and grant application have been satisfied.*
PROPERTY APPRAISER’S INFORMATION
Parcel: 36-19-30-512-0000-0050

Property Address: 1500 FRENCH AVE
Owner: RAMCO USA DEV CORP C/O BRADLEY CORP WINTER PK
Mailing: PO BOX 2291
WINTER PARK, FL 32790
Subdivision Name: FRENCH PROPERTY SUBD OF
Tax District: 54-Sanford-17-92 REDDIST
Exemptions:
DOR Use Code: 16-RETAIL CENTER-ANCHORED

Value Summary

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<th>2014 Certified Values</th>
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<td>Depreciated EXFT Value</td>
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<td>Land Value (Market)</td>
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<td>Land Value Ag</td>
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<td>Just/Market Value</td>
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<td>Tax Amount without SIQ:</td>
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<td>2014 Tax Bill Amount</td>
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<td>Tax Estimator</td>
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<td>Save Our Homes Savings:</td>
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* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description
LEG LOT 5
SUBD OF A V FRENCH PROPERTY
PB 7 PG 10

Taxes

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<th>Taxing Authority</th>
<th>Assessment Value</th>
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Sales

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<th>Book</th>
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<td>SPECIAL WARRANTY DEED</td>
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First Comparable Sale within this Subdivision

Land

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<th>Method</th>
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<th>Units</th>
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Building Information

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<th>Description</th>
<th>Year Built</th>
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<th>Ext Well</th>
<th>Adj Value</th>
<th>Repl Value</th>
<th>Appendages</th>
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12/16/2014
<table>
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**Extra Features**

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<th>Value</th>
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<td>272,055</td>
<td>$99,028</td>
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<td>12/1/1987</td>
<td>1.70</td>
<td>$408</td>
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<td>BLOCK WALL</td>
<td>12/1/1987</td>
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PROPERTY TAXES - PAID
**CURRENT YEAR'S TAXES PAID**

Parcel: 36-19-30-512-0000-0050

Tax Year: 2014

Tax Bill #: 017235

Non-School Assessed Value: $3,745,969

School Assessed Value: $3,745,969

Gross Tax Amount: $74,595.35

Millage Code: S4 SANFORD

Exemptions Granted: NO

Homestead: NO

Additional Exemptions: NO

Non-Ad Valorem Assessments: *NONE*

Owner & Mailing Address:

RAMCO USA DEV CORP
C/O BRADLEY CORP WINTER PK
PO BOX 2291
WINTER PARK FL 32790

Property Address:

1500 FRENCH AVE

Legal Description:

LEG LOT 5 SUBD OF A V FRENCH
PROPERTY PB 7 PG 10

http://www.seminoletax.org/dev/payresult.asp?txtAccountID=36193051200000050
Tax Status: **CURRENT YEAR'S TAXES PAID**

<table>
<thead>
<tr>
<th>Date</th>
<th>Receipt Num.</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-18-14</td>
<td>R11/18/14P010548</td>
<td>$71,611.54</td>
</tr>
</tbody>
</table>

Information below reflects the 2014 tax bill discounted and gross amounts.

<table>
<thead>
<tr>
<th>NOV 30</th>
<th>DEC 31</th>
<th>JAN 31</th>
<th>FEB 28</th>
<th>MAR 31</th>
</tr>
</thead>
<tbody>
<tr>
<td>$71,611.54</td>
<td>$72,357.49</td>
<td>$73,103.44</td>
<td>$73,849.40</td>
<td>$74,595.35</td>
</tr>
</tbody>
</table>

Other Comments:

Prior Years Unpaid Delinquent Taxes: *NONE*
PHOTOS
ESTIMATES
Proposal

GREEN IMPRESSIONS, INC.
LANDSCAPE & DESIGN
2708 GLYN ST.
ORLANDO, FL 32807
(407) 490-5448

DATE: October 21, 2014

PROPOSAL SUBMITTED TO: Bradley Corporation of Winter Pa
174 W Comstock Ave.
Winter Park, FL. 32789

RE: Sanford Town Square

We hereby submit specifications and estimate for Shrub Replacement as follows:

- Prep & Demo
- Deliver & Install Buffer Hedges (10)
- Deliver & Install Oak Trees, 2' Caliper (26)
- Deliver & Install Crape Myrtle, 30 gal 6-8' tall (21)
- Deliver & Install Ground Cover Shrubs, Arboricolas, 3 gal (90)
- Deliver & Install Mulch (10 yds.)
* Irrigation Allowance – 12 hrs.
* (this is an estimation only, if more is required will receive approval)

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of TEN THOUSAND EIGHT HUNDRED SEVENTY FIVE DOLLARS AND NO CENTS ($10,875.00) with payment to be made as follows: NET 30 DAYS AFTER COMPLETION.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal is subject to acceptance within 10 days and is valid thereafter at the option of the undersigned.

AUTHORIZED SIGNATURE: ____________________________

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

DATE __________________ SIGNATURE__________________
Sanford Town Center

Landscape Improvements

Dear Ms. Jackson,

Rolling Green Landscape Solutions is pleased to submit our proposal for landscape improvements at Sanford Town Center.

Scope of Work:

Scope of Work Included in Proposal:

1. Landscape improvements will be made based on the following City of Sanford guidelines:
   b. Double Islands – 2 trees, 10 groundcover shrubs (parking lot islands, oversized).
   c. Single Islands – 1 tree, 5 groundcover shrubs (parking lot islands, standard).
   d. Building Frontage – Crape Myrtles in front of architectural columns (all beds without existing trees)

2. Existing dead or undersized landscape material will be removed.
3. All irrigation will be fixed and automated to ensure plant survival.
4. All new landscape areas will be mulched.

Pricing Summary:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Unit Price</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prep &amp; Demo</td>
<td>1</td>
<td>LS</td>
<td>$450.00</td>
<td>$450.00</td>
</tr>
<tr>
<td>Buffer Hedges</td>
<td>10</td>
<td>EA</td>
<td>$34.00</td>
<td>$340.00</td>
</tr>
<tr>
<td>Oak Tress (2' caliper)</td>
<td>26</td>
<td>EA</td>
<td>$245.00</td>
<td>$6,370.00</td>
</tr>
<tr>
<td>Crape Myrtle (30gal 6-8' tall)</td>
<td>21</td>
<td>EA</td>
<td>$195.00</td>
<td>$4,095.00</td>
</tr>
<tr>
<td>Ground Cover Shrubs (3gal)</td>
<td>90</td>
<td>EA</td>
<td>$13.00</td>
<td>$1,170.00</td>
</tr>
<tr>
<td>Mulch (all new plantings)</td>
<td>10</td>
<td>CY</td>
<td>$50.00</td>
<td>$500.00</td>
</tr>
<tr>
<td>Irrigation System (allowance)</td>
<td>1</td>
<td>LS</td>
<td>$2,000.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>Total Cost:</td>
<td></td>
<td></td>
<td></td>
<td>$14,925</td>
</tr>
</tbody>
</table>

Please review the above document and contact me with any questions you may have.

Thanks for the opportunity!

Eric Kobb
407-394-8515
Terms & Conditions:

1. Payment Terms:
   a. All jobs over $1,000 in value will require a 50% deposit in order to schedule work; remaining balance must be paid upon completion.
   b. All jobs under $1,000 will be paid in full upon completion.

Contract Acceptance:

Owner:

Patti Jackson  
Property Manager  
RAMCO Development

Contractor:

Eric Kobb  
Owner  
Rolling Green Landscape Solutions

I have read and agree to the following proposal, agree to the terms and accept the contract.

By: ______________________________  
Title: ______________________________  
Date: ______________________________

By: ______________________________  
Title: ______________________________  
Date: ______________________________
Pine Properties & Development, Inc.
Post Office Box 2171
Ocala, Florida 34478
Work: 407-495-5314
Fax: 352-854-9900

TO: Bradley Corporation of Winter Park
174 Comstock Avenue
Winter Park, Florida 32789

FOR: Sanford Town Square

DATE: 10/29/2014

### Proposal

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>HOURS</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape shopping center as per scope provided by management:</td>
<td></td>
<td></td>
<td>$16,074.95</td>
</tr>
<tr>
<td>a) Property buffer – trees every 25’ and continuous shrubs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Double islands – 2 trees, groundcover shrubs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Single islands – 1 tree, groundcover shrubs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) Building frontage- Crape Myrtles in front of columns</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) Remove existing dead or undersized landscape material</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f) Check and repair irrigation (8 hours) additional time will be billed at time and material</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g) Mulch all landscape areas</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If approved, please date and sign below.

<table>
<thead>
<tr>
<th>Name</th>
<th>Date</th>
</tr>
</thead>
</table>

Thank you for your business!
Asphalt Maintenance, LLC.

Date: 03/09/2014      Q# 09211500

Bradley Corp. Of Winter Park
ATT: Patty
Winter Park, FL.

Winn Dixie
1500 S. French Ave.
Sanford, FL.

Job Specifications:

All work to be in compliance with ADA codes from Chuck Childers report.
Restripe parking lot as previously existed with DOT approved traffic paint. Striping includes parking lines, HC stalls, arrows, stop bars, curbs, no parking fire lane, light pole bases, no cart limit, and car stops.
Install blue reflectors missing at fire hydrants.
Clean and seal App. 31,574 Sq. yards and apply two coats sealer.
Genite Sealer will be used on this application.
200’ curb painted previously.
Install 25 new car stops. Remove and replace HC signs with 10 new ones.
Repair Damaged Asphalt Approx. 3,371 sq Ft with type SIII Asphalt
Discount price requires $18,500.00 Down, 18,500.00 on completion.

Terms as follows: DUE UPON COMPLETION OF THE WORK OR AT THE OPTION OF
Asphalt Maintenance, LLC by the 10th of the month following the date of the invoice.
Should interim or progress invoicing be agreed upon, payment is to be made within
ten days of the interim or progress billing date.

It is understood and agreed by all parties that Asphalt Maintenance, LLC reserves
the right to terminate this agreement and shall be entitled to recover all charges for
which payment is due and Asphalt Maintenance, LLC is entitled to recover.
Customer hereby authorizes any attorneys at law to appear for Asphalt Maintenance
IN ANY ACTION ON THIS AGREEMENT, in any court of law in the county where contractor res

Asphalt Maintenance LLC 9/10/14
Owner/Agent 9/10/14
Sweeping the Central Florida Community, Power Washing the State of Florida

2730 Shute St, Orlando, FL 32805
Phone 407.299.7884 Fax 407.299.7040 Cell 407.587.6123
saiderson@blownawayusa.com

TO Patti Jackson
Property Manager
Bradley Corporation
174 W. Comstock Ave. Suite 207
Winter Park, FL 32789
Phone #: 407-740-7301
Fax #: 407-740-8991
Cell #: 321-436-4650
Email: pgjackson@cfl.rr.com

<table>
<thead>
<tr>
<th>JOB LOCATION</th>
<th>PAYMENT TERMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanford Town Square / 1500 South French Avenue Sanford, FL</td>
<td>Net 30 Days</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TYPE OF SERVICE</th>
<th>DESCRIPTION</th>
<th>LINE TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Repair*</td>
<td>1. Mill or saw cut areas totaling approximately 3371 square feet to 1/8 Inch deep.</td>
<td>$11,798.50</td>
</tr>
<tr>
<td></td>
<td>2. Haul all material off site for disposal.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Clean and sweep all milled areas.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. Tack coat all damaged areas.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5. Place hot 5-3 asphalt and compact with roller.</td>
<td></td>
</tr>
<tr>
<td>Parking Lot Seal Coating*</td>
<td>Apply first coat of Seal Master sealer with 3-4 lbs. of silica sand per gallon of sealer (plus 4% additive) with continual agitation during application.</td>
<td>$19,674.00</td>
</tr>
<tr>
<td></td>
<td>First application to be cut in with hand brushes around curbing and sidewalks while the use of a wand sprayer and tanker in large areas such as parking lots.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Apply second coat of sealer with wand sprayer system.</td>
<td></td>
</tr>
<tr>
<td>Total Square feet*</td>
<td>281,050 total square feet.</td>
<td></td>
</tr>
<tr>
<td>Parking Lot Striping*</td>
<td>Stripping of all parking spaces and emblems using DOT approved white or yellow acrylic and thermo plastic traffic paint. Painting of handicap emblems using DOT approved blue acrylic and thermo plastic paint.</td>
<td>$11,815.00</td>
</tr>
<tr>
<td></td>
<td>Paint 445 parking stalls (Hollywood Style), 16 Handicap Stalls with Blue Box, 34 Arrows, 16 blue car stops, 40 yellow bollards, 9 DOT Arrows, 19 Stop Bars, 10 No Parking Fire Lane Stencils, 18 Ft. ONLY Stencil, 150 Linear Feet of 6 Inch Double Yellow, 1 Large Crosswalk, 1000 Linear Feet of 4 Inch White, 2400 Linear Feet of Yellow Curb, 2500 Linear Feet of 4 Inch Yellow, 9 Yellow light Bases, replace 25 Car Stops and Install &amp; repair 16 Handicap Signs.</td>
<td></td>
</tr>
</tbody>
</table>

Note* All material and labor is included and the above work to be performed in accordance with the layout approved by management and completed in a substantial workmanlike manner.

Total Charge: $43,287.50

Quotation prepared by: Seth Aiderson  407-587-6123
This is a quotation on the services described above, subject to the conditions noted below:
- All areas to be swept off or quarantined by Blown Away.
- Not responsible for foot traffic or vehicles breaking through barriers and tracking newly coated surface.

To accept this quotation and conditions, sign here, date and return:

THANK YOU FOR YOUR BUSINESS!
VISIT US AT WWW.BLOWNAWAYCFL.COM
Hasting L. Summerlin's
Black Gold Sealcoating Company
106 E. Carroll St. * Kissimmee, FL 34744
Cell: 407-301-0404 Fax: 407-556-3806
www.BGsealcoat.com
hsummerlin@cfl.rr.com

Billing Contract

Attn: Patty Jackson Date: 8/4/2014

Job Name: Sanford Town Square Shopping Center

Address: 1500-1566 French Ave. Sanford, FL.

Phone: 407-740-7301 Fax: 407-740-8091

SEAL COATING OF SANFORD TOWN SQUARE WITH GENERAL POLY 142

1. Sprinkler systems must be turned off before sealing starts & remain off for 24 hours.

2. We will clean the surface of all loose dust, dirt, leaves & any foreign materials by sweeping and power blowing the entire area.

3. Prior to asphalt patching of pot holes with type 2 hot plant mix asphalt, we will tar tack areas with R.W.-70 adhesive. Completed asphalt areas will be power rolled to uniform compaction with a 2 ton roller.

4. All oil spots will be treated with css-1 asphalt emulsion gem seal tar oil spot primer.

5. Immediately after all prep work is completed, we will then apply two (2) coats of css-sealer to the entire area and three (3) times on turns and entrances. Sealer contains 4lbs of type 2 silica sand to each gallon and 1 gallon of sealer per 100 gallons of sealer. This is based on moderate traffic.

6. All existing traffic markings will be restriped with a latex D.O.T. traffic paint.

7. This area must remain closed for 24 hours.

8. All work will be completed in a neat & timely manner & all work is guaranteed for 2 years.

*Includes all labor & material costs on the above specifications, for the sum of $45,328.00 dollars.

30% Deposit down

30% when half done, & balance upon completion

All materials is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard industry practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, weather, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature

Acceptance of Proposal

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: ________________________________ Signature: ________________________________

Date: ________________________________ Signature: ________________________________
EXHIBIT “D”
RAMP

WESTON REHAB AND CONSTRUCTION
MANAGEMENT

Proposal

RE: Sanford Towne Center

Winn Dixie ADA ramp

A. Reconfigure sidewalk in front of Winn Dixie to include as follows.

Barracade work area

Cut concrete in front and demo approximately 180 square feet of walkway.

Pour concrete slab flush with parking lot

Pour 12 foot ramp each side of flush slab with sloped curb

Install ADA warning pad on front of flush slab Winn Dixie ADA ramp
Haul away all debris and clean up

Includes required permits

Total $2,700.00

Thank you,
Robin Kossow
Weston Rehab and Construction Management
Rkossow@gmail.com
4079294845
**QUOTE**

**DATE:** JUNE 9, 2014  
**EXPIRATION DATE:** 7/9/2014

TO  
Patti Jackson  
Property Manager  
Bradley Corporation  
174 W. Comstock Ave. Suite 207  
Winter Park, FL 32789  
Phone #: 407-740-7301  
Fax #: 407-740-8091  
Cell #: 321-436-8450  
Email: palackson@cfl.rr.com

---

<table>
<thead>
<tr>
<th>JOB LOCATION</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Sanford Town Square / 1500 South French Avenue Sanford, FL</td>
<td>Net 30 Days</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SERVICE</th>
<th>DESCRIPTION</th>
<th>LINE TOTAL</th>
</tr>
</thead>
</table>
| Infill Existing Ramp* | 1.) Demo existing HC ramp located at Winn Dixie main entrance on works scope provided by Bradley Corporation.  
2.) Haul off all access material off site.  
3.) Install "L" Shape ramp running horizontally along store front and sloping gradually to their entrance to comply with current ADA code.  
Install hand rails to comply with ADA codes. | $5,500.00 |
| Hand Rail Install* | Install hand rail to prevent potential trip and fall hazard on areas that have elevation changes. | $2,550.00 |
| Frequency* | One Time Occurrence. | |
| Note* | All material and labor is included and the above work to be performed in accordance with the existing parking lot layout and completed in a workmanlike manner. | |

**Total Charge:** $8,050.00

---

Quotation prepared by: Seth Alderson  
Cell: 407-587-6123

This is a quotation on the services described above, subject to the conditions noted below:

- A Purchase Order or invoice number is to be provided by client prior to service being rendered. Issuance of such order constitutes agreement to the following conditions:
  1. Due diligence will be taken in quarantining the areas in which will be serviced to avoid foot or car traffic.  
  2. Guaranteed for six months against defective workmanship and material excluding normal traffic wear and tear.

To accept this quotation and conditions, sign here, date and return:

---

**THANK YOU FOR YOUR BUSINESS!**  
**VISIT US AT WWW.BLOWNAYAWCFL.COM**
Patti Jackson

From: Larry Evans [evansunderground@gmail.com]
Sent: Tuesday, June 17, 2014 11:26 AM
To: Patti Jackson
Subject: RE: Sanford Town Square

Concrete is 35 foot long by 6 foot wide will have a five foot flat for ADA ramp also will have railing installed total for concrete 3877.00
That total is to tear out existing concrete put in an ADA ramp with railing
Thank You,

Larry Evans

On Jun 16, 2014 9:11 AM, "Larry Evans" <evansunderground@gmail.com> wrote:

I am back in town now when I get to the house this evening I will make sure I resend this I really apologize

Thank You,

Larry Evans

On Jun 12, 2014 3:19 PM, "Patti Jackson" <pajackson@cfl.rr.com> wrote:

Larry,

For some reason I am not getting your proposal. Could you please fax to me at 407-740-8091?

Thank you,
Patti

From: Larry Evans [mailto:evansunderground@gmail.com]
Sent: Tuesday, June 10, 2014 11:16 AM
To: Patti Jackson
Subject: RE: Sanford Town Square

Yes I sent it once last week didn't realize you didn't have it so soon as I get home this evening I will send it to you and then I will text you to see if you have it

Thank You,

Larry Evans

7/25/2014
A DIAMOND ELECTRIC SIGNS & LIGHTING
2207 WEST 1ST STREET
SANFORD, FL 32771

Phone #  407-302-6015
diamondlis@yahoo.com
Fax #  407-657-6482

Name / Address
RAMCO USA
PATTY JACKSON
C/O BRADLEY CORPORATION
P.O. BOX 2291
WINTER PARK, FL 32790

Job Address
1505-1555 S. FRENCH AVE
SANFORD, FL 32751

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MANUFACTURE 144&quot; TALL AND 125&quot; WIDE MONUMENT SIGN AS PER LAST APPROVED</td>
<td>9,878.50</td>
<td>9,878.50T</td>
<td></td>
</tr>
<tr>
<td>DRAWING. (USING EXISTING FOOTERS)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MANUFACTURE 120&quot; TALL AND 125&quot; WIDE MONUMENT SIGN AS PER LAST APPROVED</td>
<td>1</td>
<td>8,845.50</td>
<td>8,845.50T</td>
</tr>
<tr>
<td>DRAWING. (USING EXISTING FOOTERS)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

50% DOWN, BALANCE DUE UPON COMPLETION

Subtotal                                  $18,724.00
Sales Tax (0.0%)                          $0.00
Total                                     $18,724.00

Signature

Date: 6/19/2014
Estimate #: 10045
A+ Sign Service Inc.
2119 directors row #3
Orlando, FL 32809
(407) 468-0988

SANFORD TOWNE SQUARE

Client Information:
Attn: A/P DEPT.

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>9-1-14</td>
<td>monument sign 12’ tall 110” wide 8 tenant spaces per approved drawings</td>
<td>10,565.00</td>
</tr>
<tr>
<td></td>
<td>monument sign 10’ tall 110” wide 6 tenant spaces per approved drawings</td>
<td>9,450.00</td>
</tr>
<tr>
<td></td>
<td>permit fees</td>
<td>1,250.00</td>
</tr>
</tbody>
</table>

**TOTAL DUE**: 20,165.00

tax TBD

Please remit the total amount due within 30 days.

THANKS FOR YOUR BUSINESS!
PROPOSAL

ELECTRONIC SIGN SYSTEMS, INC.

Submitted By: Bruce D. Lowe
P. O. Box 520118
Longwood, FL 32750
Phone: 321-231-2015
E-mail: electronicsigns@aol.com

*******************************************************************************

PROPOSAL SUBMITTED TO: Ramco USA
P.O. Box 2291
Winter Park, FL 32790
Attn.: Patty Jackson
Job Address: 1505-1565 S. French Ave. Sanford, FL
*******************************************************************************

We hereby propose to supply labor and equipment to:
1. Fabricate and install one new 10' 6" wide by 12' tall monument sign as per customer's supplied
drawing. New sign to be installed on existing structure. $11,410.00
2. Fabricate and install one new 10' 6" wide by 10' tall monument sign as per customer's supplied
drawing. New sign to be installed on existing structure. $10,655.00
*******************************************************************************

All materials are guaranteed to be as specified, and the above work to be performed in accordance
with the drawings and specifications (if applicable) submitted for the above work and completed in a
substantial workmanlike manner for the amount of $22,065.00 (Twenty-two thousand, sixty-five)
dollars. Price includes all labor and equipment.

Deposit of $11,035.00
Balance due upon completion.
Quote valid for 60 days!

*******************************************************************************

RESPECTFULLY SUBMITTED BY: [Signature]
BRUCE D. LOWE, (Vice-president)
ELECTRONIC SIGN SYSTEMS, INC.

*******************************************************************************

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are
authorized to do the work as specified. Payment will be made as determined in above terms.

DATE: [Date] SIGNATURE: [Signature]
WESTON REHAB AND CONSTRUCTION MANAGEMENT

Proposal

RE: Samuel Towne Center

Russell hand ratings in all areas indicated in due report. Listed as

[Redacted]

Total: $15,000

Thank you,
Robin Kosnow
Weston Rehab and Construction Management

RobinKosnow@gmail.com
4379294545

428 Alabama Ave NE #504
Blacksburg, VA 24060

Office: (540) 658-4880
Cell: (434) 413-7865
RobinKosnow@gmail.com
EXHIBIT “F”
HAND RAILS

A Property Services Company
2730 Shute St, Orlando, FL 32805
Phone 407.299.7884 Fax 407.299.7040
salderson@blownawayusa.com Cell: 407.587.6123

TO Patti Jackson
Property Manager
Bradley Corporation
174 W. Comstock Ave. Suite 207
Winter Park, FL 32789
Phone #: 407-740-7301
Fax #: 407-740-8091
Cell #: 321-436-8650
Email: pajackson@cfl.rr.com

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<td>Net 30 Days</td>
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<tr>
<th>SERVICE</th>
<th>DESCRIPTION</th>
<th>LINE TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hand Rail Install*</td>
<td>Install hand rail to prevent potential trip and fall hazard on areas that have elevation changes.</td>
<td>$16,580.00</td>
</tr>
<tr>
<td>Work Scope*</td>
<td>12 total areas of elevation change on sidewalk and ramps to drive lanes.</td>
<td></td>
</tr>
<tr>
<td>Frequency*</td>
<td>One Time Occurrence.</td>
<td></td>
</tr>
<tr>
<td>Note*</td>
<td>All material and labor is included and the above work to be performed in accordance with the existing parking lot layout and completed in a workmanlike manner.</td>
<td></td>
</tr>
</tbody>
</table>

Total Charge: $16,580.00

Quotation prepared by: Seth Alderson  Cell: 407-587-6123
This is a quotation on the services described above, subject to the conditions noted below:
- A Purchase Order or Invoice number is to be provided by client prior to service being rendered. Issuance of such order constitutes agreement to the following conditions:
  - Due diligence will be taken in quantifying the areas in which will be serviced to avoid foot or car traffic.
  - Guaranteed for six months against defective workmanship and material excluding normal traffic wear and tear.

To accept this quotation and conditions, sign here, date and return: ____________________________________________

THANK YOU FOR YOUR BUSINESS!
VISIT US AT WWW.BLOWNAYCFL.COM
**Beyer's Welding Inc.**

4950 Canoe Creek Rd.
Saint Cloud, FL 34772

Phone # (407)892-2832 tim@beyerswelding.com
Fax # (407)892-4254 www.beyerswelding.com

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>LABOR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WILL FAB. 2 LINE RAIL 20' SECTIONS IN 10 PLACES WITH 4 POSTS - 2 PLACES 10' WITH 2 LINE RAIL, SLOP AND WHEEL CHAIR RAMP IN FRONT OF STORE CONCRETE HAS NOT BEEN CUT, BUT WILL FAB. AND INSTALL ALL RAILS FOR WHEEL CHAIR RAMPS IN FRONT OF STORE</td>
<td>1</td>
<td>$21,800.00</td>
<td>$21,800.00</td>
</tr>
</tbody>
</table>

Subtotal: $21,800.00
Sales Tax (7.0%): $1,526.00
Total: $23,326.00
<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Ramco USA Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Company</td>
<td>Sanford Town Square (Winn Dixie)</td>
</tr>
<tr>
<td>Value of Improvements</td>
<td>(excluding land purchase)</td>
</tr>
<tr>
<td>Company Information:</td>
<td>US 17-92 CRA</td>
</tr>
<tr>
<td>Proposed Location/City:</td>
<td>Sanford</td>
</tr>
<tr>
<td>CRA Grant Award</td>
<td></td>
</tr>
<tr>
<td>Total Taxable Value</td>
<td></td>
</tr>
</tbody>
</table>

**Taxing Entities (Ad Valorem):**

<table>
<thead>
<tr>
<th>Entity</th>
<th>Millage Rate</th>
<th>Current Value</th>
<th>Total Improvements</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cnty County</td>
<td>4.8751</td>
<td>$18,262</td>
<td>$18,673</td>
<td>$411</td>
</tr>
<tr>
<td>Schools</td>
<td>7.8970</td>
<td>$29,582</td>
<td>$30,248</td>
<td>$666</td>
</tr>
<tr>
<td>City Sanford</td>
<td>6.8250</td>
<td>$25,566</td>
<td>$26,142</td>
<td>$575</td>
</tr>
<tr>
<td>SJRWM(Saint Johns River Water Management)</td>
<td>0.3164</td>
<td>$1,185</td>
<td>$1,212</td>
<td>$27</td>
</tr>
<tr>
<td>Natural Lands/Trails I/S Debt</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>19.9135</strong></td>
<td><strong>$74,595</strong></td>
<td><strong>$76,274</strong></td>
<td><strong>$1,679</strong></td>
</tr>
</tbody>
</table>

*Total Improvements: includes all capital investment and improvements to land, structure(s) and equipment*

**Return of Grant Investment Through Ad Valorem Taxes**

<table>
<thead>
<tr>
<th>Years</th>
<th>10.0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Months</td>
<td>121</td>
</tr>
</tbody>
</table>

*The above ‘time of payoff’ calculations can be considered conservative given property appreciation is not considered through time*