

July 9, 2021

30-DAY DEMAND

Sent Via Email Only: jerrikdalcherone@gmail.com

Attn: Jerri Dalcherone
Mitchell Claims Services

Re:	Insured:	Northbridge Investment Management, Inc.
	Claim Number:	020201449545
	Policy Number:	NAP 2002376 02
	Date of Loss:	10/29/2020
	Our File Number:	2666-2010462
	Your Insured:	City of Fort Lauderdale
	Your Claim No.:	GL 21-039

Dear Ms. Dalcherone:

As you know, this Firm represents the market of property insurance carriers relative to the water loss that occurred at 2510 West Broward Blvd. in Fort Lauderdale, Florida on October 29, 2020. Enclosed is a Damages Analysis in the amount of **\$395,281.63**.

Based on our investigation, the City of Fort Lauderdale was working on a water main line on the street adjacent to the Property the day before the loss. During the process, the City of Fort Lauderdale negligently opened the valve to an abandoned main water line that ran underneath the property. The abandoned waterline was left in the open position until the next day when it eventually built up enough pressure to break through the concrete slab of the property, flooding it, and causing significant property damage. The market of insurance carriers paid insurance proceeds to its insured for the damage incurred at the property. Accordingly, the City of Fort Lauderdale is responsible for reimbursing the market of insurance carrier's for the total damages.

Please forward payment in the amount of **\$395,281.63** within **30 days** of the date of this letter, made payable to the Butler Trust Account to our Tampa office. Our Firm's tax identification number is 59-2328807.

BUTLER WEIHMULLER KATZ CRAIG LLP

400 North Ashley Drive • Suite 2300 • Tampa, FL 33602
P 813.281.1900 • F 813.281.0900

www.butler.legal

CAM # 21-1152
Exhibit 1
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BUTLER

Jerri Dalcherone
July 9, 2021
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Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

BUTLER WEIHMULLER KATZ CRAIG LLP

A handwritten signature in black ink, appearing to read "Tom Burgess", with a horizontal line extending to the right.

Tom Burgess
tburgess@butler.legal
813.594.5138

cc: Cheryl L. Carpenter
City of Fort Lauderdale
chcarpenter@fortlauderdale.gov

DAMAGES STATEMENT

Swiss Re – a/s/o Northbridge Investment Management Inc.

DOL: October 29, 2020

Butler File No. 2010462

BUILDING REPAIRS

Payment issued towards building repairs	\$197,584.90
Subtotal	\$197,584.90

BUSINESS INCOME (Loss of Rents)

Payment issued toward rent loss for November 2020 through June 2021. <i>(Extended the loss of rents calculation due to tenant working on buildout of the space and the resumption of the tenants operation (Planet Fitness) was to take place at the end of May 2021.)</i>	\$197,696.73
Subtotal	\$197,696.73

TOTAL CLAIM	\$395,281.63**
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***includes \$50,000 deductible*

Damages

Swiss Re a/s/o Northbridge Investment Management Inc.

DOL: October 29, 2020

Butler File No. 2010462

BUILDING REPAIRS

Insured: Northbridge Investment Management, Inc
Property: 2510 West Broward Blvd
Fort Lauderdale, FL 33312

Claim Rep.: David Alvarez
Business: 500 West Cypress Creek Rd., Suite 330
Ft. Lauderdale, FL 33309

Business: (954) 227-5977
E-mail: dalvarez@englemartin.com

Estimator: David Alvarez
Business: 500 West Cypress Creek Rd., Suite 330
Ft. Lauderdale, FL 33309

Business: (954) 227-5977
E-mail: dalvarez@englemartin.com

Claim Number: 1000314444

Policy Number:

Type of Loss: <NONE>

Date of Loss: 10/29/2020
Date Inspected: 11/2/2020

Date Received:
Date Entered: 12/16/2020 11:00 AM

Price List: FLFL8X_DEC20
Restoration/Service/Remodel
Estimate: 2020-12-16-1100

2020-12-16-1100**2020-12-16-1100**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. 1/2" drywall - hung, taped, floated, ready for paint	1,575.20 SF @	2.35 =	3,701.72
12. Final cleaning - construction - Commercial	15,750.00 SF @	0.18 =	2,835.00
11. Taxes, insurance, permits & fees (Bid Item)	4,009.18 EA @		0.00
10. Commercial Supervision / Project Management - per hour	100.00 HR @	67.69 =	6,769.00
7. R&R Concrete slab on grade - 6" - finished in place	15,750.00 SF @	9.30 =	146,475.00
3. Batt insulation - 4" - R13 - unfaced batt	1,575.20 SF @	0.70 =	1,102.64
Perimeter 4' flood cut, replacement of drywall. Did not include store front			
5. Paint the surface area - one coat	3,512.00 SF @	0.66 =	2,317.92

Summary for Dwelling

Line Item Total	163,201.28
Overhead	15,643.22
Profit	15,643.22
Material Sales Tax	2,898.73
Total Cleaning Tax	198.45
Replacement Cost Value	\$197,584.90
Net Claim	\$197,584.90

David Alvarez

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (7%)	Cleaning Mat Tax (7%)	Total Cleaning Tax (7%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (7%)
Line Items								
	15,643.22	15,643.22	2,898.73	0.00	198.45	0.00	0.00	0.00
Total	15,643.22	15,643.22	2,898.73	0.00	198.45	0.00	0.00	0.00

Recap by Room

Estimate: 2020-12-16-1100	163,201.28	100.00%
Subtotal of Areas	163,201.28	100.00%
Total	163,201.28	100.00%

Recap by Category

O&P Items	Total	%
CLEANING	2,835.00	1.43%
CONCRETE & ASPHALT	70,087.50	35.47%
GENERAL DEMOLITION	76,387.50	38.66%
DRYWALL	3,701.72	1.87%
INSULATION	1,102.64	0.56%
PAINTING	2,317.92	1.17%
O&P Items Subtotal	156,432.28	79.17%
Non-O&P Items	Total	%
LABOR ONLY	6,769.00	3.43%
Non-O&P Items Subtotal	6,769.00	3.43%
O&P Items Subtotal	156,432.28	79.17%
Overhead	15,643.22	7.92%
Profit	15,643.22	7.92%
Material Sales Tax	2,898.73	1.47%
Total Cleaning Tax	198.45	0.10%
Total	197,584.90	100.00%

Damages

Swiss Re a/s/o Northbridge Investment Management Inc.

DOL: October 29, 2020

Butler File No. 2010462

BUSINESS INCOME (Loss of Rents)

VIA OVERNIGHT DELIVERY and EMAIL TO

July 8, 2021

PF Riverbend LLC
d/b/a Planet Fitness
9 Grand Ave., Suite 2D
Toms River, NJ 08753
Attn: Ira Warhaftig

Re: *Landlord Completion of Work*
 Planet Fitness
 2670 West Broward Blvd., Suite 3-107
 Ft. Lauderdale, FL

Dear Tenant:

Please accept this letter as notification that Landlord has completed its work pursuant to the water line break at the location referenced above and has returned the space to tenant as of April 1, 2021.

Therefore, as of April 1, 2021, Tenant is back in possession of the space and has 60 days of rent abatement beginning that day. Tenant's payment of rent shall resume as of May 31, 2021.

Should you have any questions, please contact Jenny Rivera at (314) 727-6664.
Thank you.

Sincerely,

Robin Weber
Lease Analyst

Enclosure

cc: Steven W. Deutsch, Esquire
 Frank, Weinberg & Black, P.L.
 7805 SW 6th Court
 Plantation, FL 33324

Lease File

Lease Ledger

Lease Information		
	As of Date	12/31/2020
	Lease Id	t0000944
	Property	fl_rivb
	Building Name	Riverbend Marketplace
	Unit(s)	FX4101
	Unit Address	Riverbend Marketplace 2510-2670 W Broward Boulevard Fort Lauderdale, FL
PF Riverbend LLC d/b/a Planet Fitness	Lease Term	From 11/15/2016 To 11/30/2031
PF Riverbend LLC	Lease Area	15,000.00 (Gross Lease)
9 Grand Avenue, Suite 2D	Monthly Rent	21,666.67
Toms River, NJ - 08753	Office Phone	(609) 312-7467
	Cell Phone	
	Email	ira.warhaftig@planetfitnessmiami.com
	Lease Currency	usd

Trans	Post				Charges				
Date	Month	Ctrl No	Description	Net	GST/PST	Total	Payments	Balance	
			Balance Forward					94,065.18	
01/01/2020	01/2020	C-106872	CAM Estimates	6,013.63		6,013.63		100,078.81	
01/01/2020	01/2020	C-106873	Sales Tax Payable for CAM Estimates	390.89		390.89		100,469.70	
01/01/2020	01/2020	C-106874	Insurance Recovery	1,130.14		1,130.14		101,599.84	
01/01/2020	01/2020	C-106875	Sales Tax Payable for Insurance Recovery	73.46		73.46		101,673.30	
01/01/2020	01/2020	C-106876	Rent - Retail	20,000.00		20,000.00		121,673.30	
01/01/2020	01/2020	C-106877	Sales Tax Payable for Rent - Retail	1,300.00		1,300.00		122,973.30	
01/03/2020	01/2020	R-25113	Chk# 4903				-121,500.42	1,472.88	
01/22/2020	01/2020	R-25513	Chk# 5353				-2,440.55	-967.67	
02/01/2020	02/2020	C-110208	CAM Estimates	6,013.63		6,013.63		5,045.96	
02/01/2020	02/2020	C-110209	Sales Tax Payable for CAM Estimates	390.89		390.89		5,436.85	
02/01/2020	02/2020	C-110210	Insurance Recovery	1,130.14		1,130.14		6,566.99	
02/01/2020	02/2020	C-110211	Sales Tax Payable for Insurance Recovery	73.46		73.46		6,640.45	
02/01/2020	02/2020	C-110212	Rent - Retail	20,000.00		20,000.00		26,640.45	
02/01/2020	02/2020	C-110213	Sales Tax Payable for Rent - Retail	1,300.00		1,300.00		27,940.45	
02/04/2020	02/2020	R-26102	Chk# 5492				-28,908.12	-967.67	
02/25/2020	02/2020	C-112331	Water/Sewer 11/20/19-1/22/20	1,827.33		1,827.33		859.66	
03/01/2020	03/2020	C-113899	CAM Estimates	6,013.63		6,013.63		6,873.29	
03/01/2020	03/2020	C-113900	Sales Tax Payable for CAM Estimates	390.89		390.89		7,264.18	
03/01/2020	03/2020	C-113901	Insurance Recovery	1,130.14		1,130.14		8,394.32	
03/01/2020	03/2020	C-113902	Sales Tax Payable for Insurance Recovery	73.46		73.46		8,467.78	
03/01/2020	03/2020	C-113903	Rent - Retail	20,000.00		20,000.00		28,467.78	
03/01/2020	03/2020	C-113904	Sales Tax Payable for Rent - Retail	1,300.00		1,300.00		29,767.78	
03/06/2020	03/2020	R-27177	Chk# 5842				-28,908.12	859.66	
03/10/2020	03/2020	R-27272	Chk# 5943				-1,827.33	-967.67	
04/01/2020	04/2020	C-117855	CAM Estimates	6,013.63		6,013.63		5,045.96	
04/01/2020	04/2020	C-117856	Sales Tax Payable for CAM Estimates	390.89		390.89		5,436.85	
04/01/2020	04/2020	C-117857	Insurance Recovery	1,130.14		1,130.14		6,566.99	
04/01/2020	04/2020	C-117858	Sales Tax Payable for Insurance Recovery	73.46		73.46		6,640.45	
04/01/2020	04/2020	C-117859	Rent - Retail	20,000.00		20,000.00		26,640.45	
04/01/2020	04/2020	C-117860	Sales Tax Payable for Rent - Retail	1,300.00		1,300.00		27,940.45	
04/01/2020	04/2020	C-121857	Sales Tax Payable for Deferred Rent	-1,300.00		-1,300.00		26,640.45	
04/01/2020	04/2020	C-121858	Deferred Rent	-20,000.00		-20,000.00		6,640.45	
04/28/2020	04/2020	R-28172	Chk# 6283				-7,608.12	-967.67	
05/01/2020	05/2020	C-121867	CAM Estimates	6,013.63		6,013.63		5,045.96	

05/01/2020	05/2020	C-121868	Sales Tax Payable for CAM Estimates	390.89	390.89		5,436.85
05/01/2020	05/2020	C-121869	Deferred Rent	-20,000.00	-20,000.00		-14,563.15
05/01/2020	05/2020	C-121870	Sales Tax Payable for Deferred Rent	-1,300.00	-1,300.00		-15,863.15
05/01/2020	05/2020	C-121871	Insurance Recovery	1,130.14	1,130.14		-14,733.01
05/01/2020	05/2020	C-121872	Sales Tax Payable for Insurance Recovery	73.46	73.46		-14,659.55
05/01/2020	05/2020	C-121873	Rent - Retail	20,000.00	20,000.00		5,340.45
05/01/2020	05/2020	C-121874	Sales Tax Payable for Rent - Retail	1,300.00	1,300.00		6,640.45
05/06/2020	05/2020	R-28739	Chk# 6389			-7,608.12	-967.67
06/01/2020	06/2020	C-125264	CAM Estimates	6,013.63	6,013.63		5,045.96
06/01/2020	06/2020	C-125265	Sales Tax Payable for CAM Estimates	390.89	390.89		5,436.85
06/01/2020	06/2020	C-125266	Deferred Rent	-20,000.00	-20,000.00		-14,563.15
06/01/2020	06/2020	C-125267	Sales Tax Payable for Deferred Rent	-1,300.00	-1,300.00		-15,863.15
06/01/2020	06/2020	C-125268	Insurance Recovery	1,130.14	1,130.14		-14,733.01
06/01/2020	06/2020	C-125269	Sales Tax Payable for Insurance Recovery	73.46	73.46		-14,659.55
06/01/2020	06/2020	C-125270	Rent - Retail	20,000.00	20,000.00		5,340.45
06/01/2020	06/2020	C-125271	Sales Tax Payable for Rent - Retail	1,300.00	1,300.00		6,640.45
06/02/2020	05/2020	R-29477	Chk# 6642			-7,608.12	-967.67
07/01/2020	07/2020	C-129120	CAM Estimates	6,013.63	6,013.63		5,045.96
07/01/2020	07/2020	C-129121	Sales Tax Payable for CAM Estimates	390.89	390.89		5,436.85
07/01/2020	07/2020	C-129122	Deferred Rent Payback	1,666.67	1,666.67		7,103.52
07/01/2020	07/2020	C-129123	Sales Tax Payable for Deferred Rent Payback	108.33	108.33		7,211.85
07/01/2020	07/2020	C-129124	Insurance Recovery	1,130.14	1,130.14		8,341.99
07/01/2020	07/2020	C-129125	Sales Tax Payable for Insurance Recovery	73.46	73.46		8,415.45
07/01/2020	07/2020	C-129126	Rent - Retail	20,000.00	20,000.00		28,415.45
07/01/2020	07/2020	C-129127	Sales Tax Payable for Rent - Retail	1,300.00	1,300.00		29,715.45
07/02/2020	07/2020	R-30350	Chk# 6916			-29,715.46	-0.01
07/23/2020	07/2020	C-131109	Water & Sewer 1/23/20-6/19/20	3,255.20	3,255.20		3,255.19
08/01/2020	08/2020	C-133015	CAM Estimates	6,013.63	6,013.63		9,268.82
08/01/2020	08/2020	C-133016	Sales Tax Payable for CAM Estimates	390.89	390.89		9,659.71
08/01/2020	08/2020	C-133017	Deferred Rent Payback	1,666.67	1,666.67		11,326.38
08/01/2020	08/2020	C-133018	Sales Tax Payable for Deferred Rent Payback	108.33	108.33		11,434.71
08/01/2020	08/2020	C-133019	Insurance Recovery	1,130.14	1,130.14		12,564.85
08/01/2020	08/2020	C-133020	Sales Tax Payable for Insurance Recovery	73.46	73.46		12,638.31
08/01/2020	08/2020	C-133021	Rent - Retail	20,000.00	20,000.00		32,638.31
08/01/2020	08/2020	C-133022	Sales Tax Payable for Rent - Retail	1,300.00	1,300.00		33,938.31
08/05/2020	08/2020	R-31347	Chk# 7229			-30,683.13	3,255.18
08/13/2020	08/2020	R-31542	Chk# 7350			-3,255.20	-0.02
08/28/2020	08/2020	C-136318	2019 RECOVERY	-28,871.05	-28,871.05		-28,871.07
08/28/2020	08/2020	C-136319	2019 RECOVERY	8,340.29	8,340.29		-20,530.78
08/28/2020	08/2020	C-136320	2019 RE TAX RECOVERY REFUND	-6,772.20	-6,772.20		-27,302.98
08/28/2020	08/2020	C-136321	SALES TAX ON 2019 RECOVERY	-1,876.62	-1,876.62		-29,179.60
08/28/2020	08/2020	C-136322	SALES TAX ON 2019 RECOVERY	542.12	542.12		-28,637.48
08/28/2020	08/2020	C-136323	SALES TAX ON 2019 RE TAX REFUND	-440.19	-440.19		-29,077.67
08/31/2020	08/2020	C-136552	2019 RECOVERY ADJ	347.16	347.16		-28,730.51
08/31/2020	08/2020	C-136553	SALES TAX ON 2019 RECOVERY	22.56	22.56		-28,707.95
08/31/2020	08/2020	C-136562	CAM CATCH-UP JAN-AUG (-2884.63X8 MOS)	-23,077.04	-23,077.04		-51,784.99
08/31/2020	08/2020	C-136563	SALES TAX ON CAM CATCHUP	-1,500.01	-1,500.01		-53,285.00
08/31/2020	08/2020	C-136564	INS CATCH-UP JAN-AUG (592.86 X 8 MOS)	4,742.88	4,742.88		-48,542.12
08/31/2020	08/2020	C-136565	SALES TAX ON INS CATCHUP	308.29	308.29		-48,233.83
09/01/2020	09/2020	C-136944	CAM Estimates	3,129.00	3,129.00		-45,104.83
09/01/2020	09/2020	C-136945	Sales Tax Payable for CAM Estimates	203.39	203.39		-44,901.44
09/01/2020	09/2020	C-136946	Deferred Rent Payback	1,666.67	1,666.67		-43,234.77

09/01/2020	09/2020	C-136947	Sales Tax Payable for Deferred Rent Payback	108.33	108.33		-43,126.44
09/01/2020	09/2020	C-136948	Insurance Recovery	1,723.00	1,723.00		-41,403.44
09/01/2020	09/2020	C-136949	Sales Tax Payable for Insurance Recovery	112.00	112.00		-41,291.44
09/01/2020	09/2020	C-136950	Rent - Retail	20,000.00	20,000.00		-21,291.44
09/01/2020	09/2020	C-136951	Sales Tax Payable for Rent - Retail	1,300.00	1,300.00		-19,991.44
09/01/2020	09/2020	R-32031	Chk# 7527			-30,683.13	-50,674.57
10/01/2020	10/2020	C-140480	CAM Estimates	3,129.00	3,129.00		-47,545.57
10/01/2020	10/2020	C-140481	Sales Tax Payable for CAM Estimates	203.39	203.39		-47,342.18
10/01/2020	10/2020	C-140482	Deferred Rent Payback	1,666.67	1,666.67		-45,675.51
10/01/2020	10/2020	C-140483	Sales Tax Payable for Deferred Rent Payback	108.33	108.33		-45,567.18
10/01/2020	10/2020	C-140484	Insurance Recovery	1,723.00	1,723.00		-43,844.18
10/01/2020	10/2020	C-140485	Sales Tax Payable for Insurance Recovery	112.00	112.00		-43,732.18
10/01/2020	10/2020	C-140486	Rent - Retail	20,000.00	20,000.00		-23,732.18
10/01/2020	10/2020	C-140487	Sales Tax Payable for Rent - Retail	1,300.00	1,300.00		-22,432.18
10/06/2020	10/2020	R-33054	Chk# 7835			-1,775.01	-24,207.19
10/20/2020	10/2020	C-141442	6/20/20-9/22/20 Water	2,427.04	2,427.04		-21,780.15
11/01/2020	11/2020	C-143971	CAM Estimates	3,129.00	3,129.00		-18,651.15
11/01/2020	11/2020	C-143972	Sales Tax Payable for CAM Estimates	203.39	203.39		-18,447.76
11/01/2020	11/2020	C-143973	Deferred Rent Payback	1,666.67	1,666.67		-16,781.09
11/01/2020	11/2020	C-143974	Sales Tax Payable for Deferred Rent Payback	108.33	108.33		-16,672.76
11/01/2020	11/2020	C-143975	Insurance Recovery	1,723.00	1,723.00		-14,949.76
11/01/2020	11/2020	C-143976	Sales Tax Payable for Insurance Recovery	112.00	112.00		-14,837.76
11/01/2020	11/2020	C-143977	Rent - Retail	20,000.00	20,000.00		5,162.24
11/01/2020	11/2020	C-143978	Sales Tax Payable for Rent - Retail	1,300.00	1,300.00		6,462.24
11/04/2020	11/2020	R-33833	Chk# 8164 - NSFed by ctrl# 34027 Deposited Items Returned			-6,461.59	0.65
11/09/2020	11/2020	R-34027	Chk# 8164 - NSF receipt Ctrl# 33833 Deposited Items Returned			6,461.59	6,462.24
12/01/2020	12/2020	C-147656	CAM Estimates	3,129.00	3,129.00		9,591.24
12/01/2020	12/2020	C-147657	Sales Tax Payable for CAM Estimates	203.39	203.39		9,794.63
12/01/2020	12/2020	C-147658	Deferred Rent Payback	1,666.67	1,666.67		11,461.30
12/01/2020	12/2020	C-147659	Sales Tax Payable for Deferred Rent Payback	108.33	108.33		11,569.63
12/01/2020	12/2020	C-147660	Insurance Recovery	1,723.00	1,723.00		13,292.63
12/01/2020	12/2020	C-147661	Sales Tax Payable for Insurance Recovery	112.00	112.00		13,404.63
12/01/2020	12/2020	C-147662	Rent - Retail	20,000.00	20,000.00		33,404.63
12/01/2020	12/2020	C-147663	Sales Tax Payable for Rent - Retail	1,300.00	1,300.00		34,704.63

0 - 30 Days

28,242.39

31 - 60 Days

25,801.62

61 - 90 Days

652.04

Above 90 Days

-19,991.42

Prepayments

0.00

Amount Due

34,704.63

NBIM Riverbend US LP

120 South Central Ave, Suite 500
Clayton MO 63105

SANSONE

group

120 S. Central Avenue
Suite 500
St. Louis, MO 63105

9/3/2020

PF Riverbend LLC d/b/a Planet Fitness

PF Riverbend LLC
9 Grand Avenue, Suite 2D
Toms River NJ 08753

Re: Riverbend Marketplace, 2510-2670 W Broward Boulevard
Unit(s): FX4101
2020 NNN Estimate Increase Letter

Dear PF Riverbend LLC:

Effective **09/01/2020** the new Charge Schedule pursuant to your lease agreement will change as follows **(retro-active to 1/1/2020)**.

Charge Type	Charge Name	Basis	Current	Tax	Net Current
renret	Rent - Retail	Flat Amount	20000.00	6.5%	21,300.00
camest	CAM Estimates	Flat Amount	3129.00	6.5%	3,332.40
insur	Insurance Recovery	Flat Amount	1723.00	6.5%	1,835.00
defrenpb	Deferred Rent Payback	Flat Amount	1666.67	6.5%	1,775.00
Total			26,518.67		28,242.39

Rent and other charges are calculated in accordance with the terms of your Lease. If you have any questions, please do not hesitate to contact me at ajunge@sansonegroup.com

Sincerely,

Anne Junge

Accounts Receivable Manager.