

COMMERCIAL FAÇADE PROGRAM APPLICATION

Date 3/9/15

IF APPLICANT IS PROPERTY OWNER

Owner's Name MICHAEL R. RECHTER
Corporate Name RECHTER HOLDINGS, INC.
Property Address 913 NE 4th AVENUE
Phone (954) 224-4635 Fax (954) 727-0145
Contact Person MICHAEL RECHTER
E-Mail MIKER@INTEGRACORPS.COM

IF APPLICANT IS BUSINESS OWNER

Owner's Name _____
Corporate Name N/A
Property Address _____
Phone _____ Fax _____
Contact Person _____
Email _____

PROJECT AND FINANCIAL ASSISTANCE REQUESTED

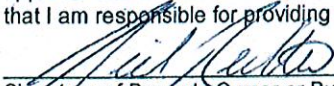
Describe the Proposed Improvement(s): PROPERTY WILL BE FULLY REHABILITATED INCLUDING BUT NOT LIMITED TO CHANGE OF USE TO RESTAURANT/BAR, FULL FAÇADE RECONSTRUCTION, RAISED PARAPET, NEW STOREFRONT GLASS SYSTEMS, NEW SIGNAGE, SITE PAVING AND LANDSCAPING, SITE LIGHTING.

Total Project Cost _____ Total Funding Request \$15,000 / MAX

Will Additional Jobs be Created? X Yes _____ No _____

If yes, how many jobs? 15-20+

I, MICHAEL RECHTER, attest that the information contained herein is correct to the best of my knowledge. I further understand that the Façade Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. I further understand that I am responsible for providing construction documents and/or permits required for any work.


Signature of Property Owner or Business Owner

MICHAEL RECHTER
Print Name

Note: If Applicant is leasing from property owner, Applicant must submit Addendum A with application. N/A

Prepared by and return to:

Robert Marc Schwartz, P.A.
4700 NW Boca Raton Boulevard Suite 104
Boca Raton, FL 33431-4860
561-241-1850
File Number: **Rechter-Hansen**
Will Call No.:

INSTR # 112270958
OR BK 50757 Pages 1529 - 1530
RECORDED 05/07/14 09:25:56 AM
BROWARD COUNTY COMMISSION
DOC-D: \$4305.00
DEPUTY CLERK 5045
#1, 2 Pages

Parcel Identification No. 494234-05-7040

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of April, 2014 between John Hansen, III and John Hansen, IV whose post office address is 3857 SE 80th Street, Ocala, FL 34480 of the County of Marion, State of Florida, grantor*, and Rechter Holdings, Inc., a Florida corporation whose post office address is 241 East Prospect Road, Fort Lauderdale, FL 33334 of the County of Broward, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 17 less the East 10 feet thereof, of Block 214 of PROGRESSO, according to the Plat thereof recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida; Property Appraiser's Identification Number 494234-05-7040.

and

Lots 18, 19, and 20, all less the East 10 feet thereof, of Block 214 of PROGRESSO, according to the Plat thereof recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida; Property Appraiser's Identification Number 494234-05-7050.

and

Lot 21 of Block 214, less the East 10 feet thereof, and all that part of Block 214 of PROGRESSO lying South of said Lot 21 and East of the alley running North and South through said Block 214, according to the Plat thereof recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida; Property Appraiser's Identification Number 494234-05-7180.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any, without reimposing same.

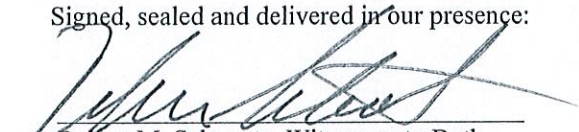
Grantor warrants that at the time of this conveyance, the subject property is commercial property and is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is set forth above.

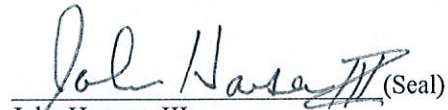
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

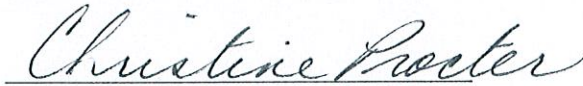
* "Grantor" and "Grantee" are used for singular or plural, as context requires.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Robert M. Schwartz, Witness as to Both

 (Seal)
John Hansen, III

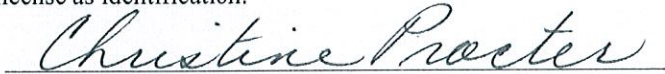

Christine Procter, Witness as to Both

 (Seal)
John Hansen, IV

State of Florida
County of Palm Beach

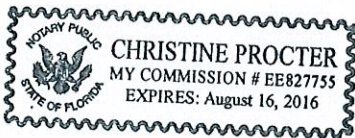
The foregoing instrument was acknowledged before me this 29 day of April, 2014 by John Hansen, III and John Hansen, IV, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]


Notary Public

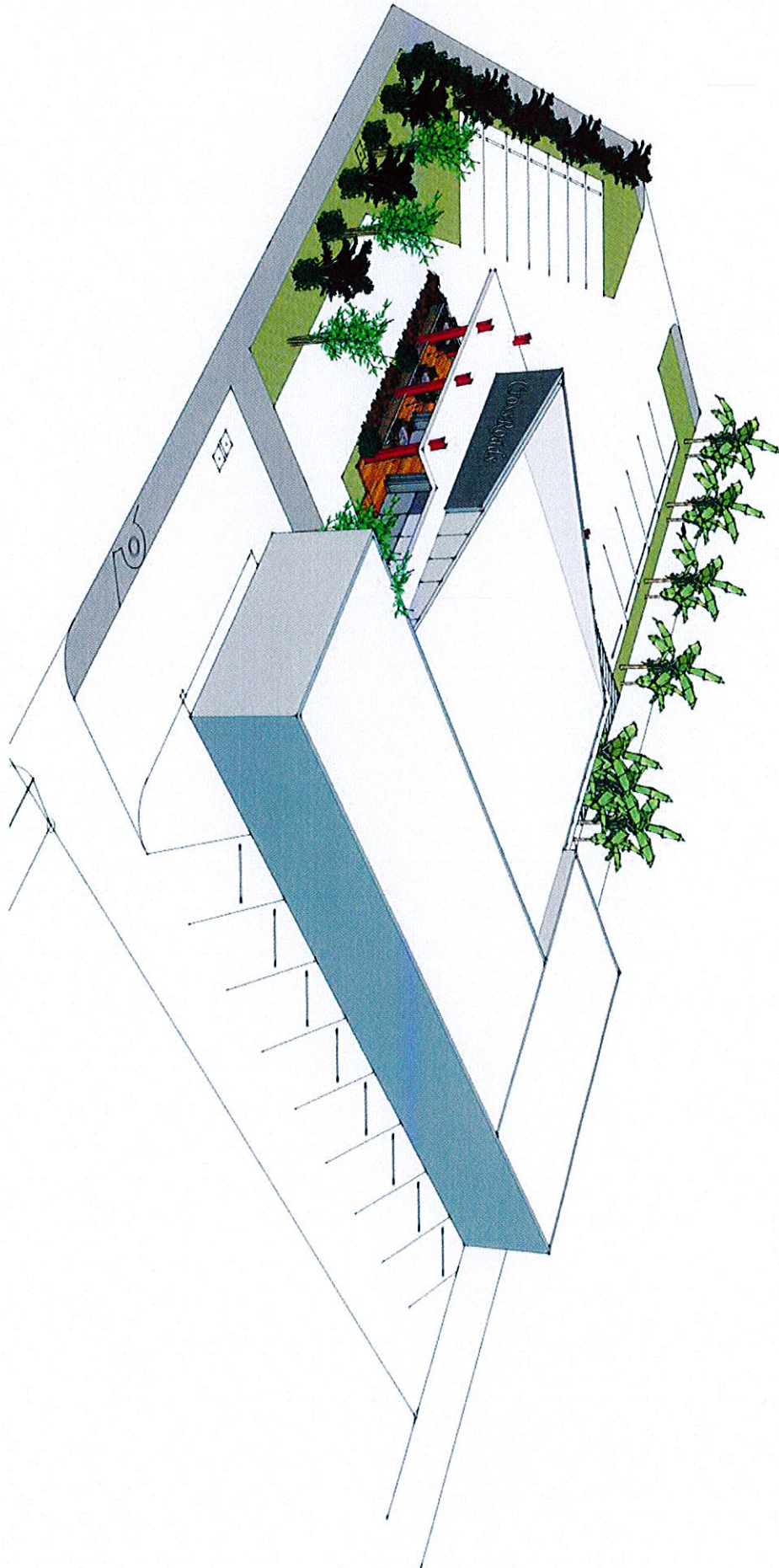
Printed Name: Christine Procter

My Commission Expires: August 16, 2016



FUTURE ELEVATIONS - AFTER -





CURRENT

PHOTOGRAPHS

- BEFORE -

Presented by Robert Edlin
RE/MAX Commercial Associates
(561) 257-7720
redlin@remax.net
License: 444806



Properties for Sale

1 913 NE 4 Avenue, Fort Lauderdale, FL 33304



Property Details

Price	\$830,000
Building Size	6,240 SF
Lot Size	21,160 SF
Price/SF	\$133.01 /SF
Property Type	Industrial
Property Sub-type	Flex Space
Property Use Type	Vacant/Owner-User
No. Stories	1
Year Built	1959
Clear Ceiling Height	8 FT
No. Drive In / Grade-Level Doors	1
Tax ID/APN	494234057040
Status	Active

Property Notes

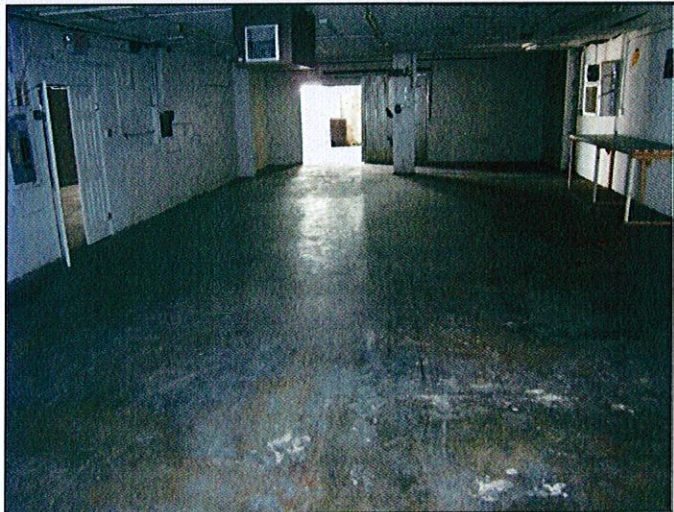
Property Description

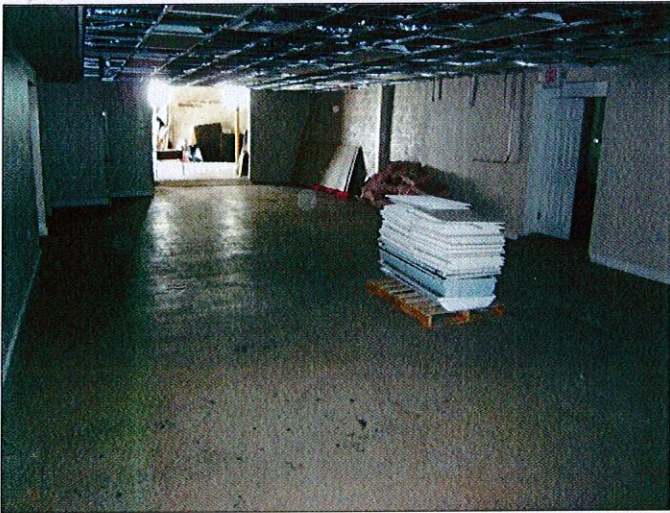
A 6,240 +/- sq. ft. Freestanding Commercial Building with great frontage on NE 4 Avenue. Corner location on 21,160 sq. ft. lot. Flexible building with 4 interconnected work areas. Potential reception, office, showroom, production, storage areas. 2 front doors and 1 rear bay with 10' H by 12' W Overhead door with rear alley access. B-2 Zoning. Ceiling heights vary. In a CRA and Enterprise Zone. Buyer to confirm allowed usage and existing parking and parking requirements with the City.

Location Description

Corner location just south of East Sunrise Blvd. Great frontage on NE 4 Avenue which is the main corridor from Downtown Fort Lauderdale to Downtown Wilton Manors and Downtown Oakland Park. Also great visibility to the Florida East Coast Rail line and proposed "All Aboard Florida" passenger line. 1,500 +/- new apartment units under construction within 1 1/2 miles as of Fall 2013.

Photos





ESTIMATE # 1



RCC Associates, Inc.
255 Jim Moran Blvd.
Deerfield Beach, FL 33442
Phone: 954-429-3700
Fax: 954-429-9210

Budgetary Construction Proposal
for
Progresso Point
-
905-913 NE 4th Avenue
Ft. Lauderdale, FL 33304

December 3, 2014

Intergra, Inc.
Michael Rechter
241 East Prospect Road
Ft. Lauderdale, FL 33334

We are hereby submitting our Budgetary Construction Proposal to furnish and install the following scopes of work for the construction of your project. The proposal is subject to the conditions stated below and attached sheets, made as part hereof by reference thereto.

General Labor		\$	6,600.00
Supervision		\$	34,300.00
Project Engineer		\$	4,900.00
Misc. Small Tools & Supplies		\$	1,500.00
Dumpster/Trash Haul		\$	6,600.00
Jobsite Office	Use Space	\$	-
Rental Equipment		\$	4,650.00
Temporary Utilities	by Owner	\$	-
Temporary Toilets		\$	750.00
Special Inspections/Testing	Allowance	\$	6,500.00
Cleaning		\$	6,000.00
Jobsite Communication		\$	690.00
Overnight Mail/Shipping		\$	560.00
Storage Trailer	Use Space	\$	-
Temporary Site Fencing		\$	5,700.00
Temp Barricade		\$	2,250.00
Temp Protection (Finish Floors/Counters)	NIC	\$	-
First Aid & Safety		\$	380.00
Permit and Acquisition Fees	by Owner	\$	-
Misc. Expenses (Ice/Water)		\$	990.00
Blueprints		\$	300.00
Surveys		\$	6,000.00
Insurance		\$	8,530.00
Warranty Expense	Included	\$	-
Payment & Performance Bond	NIC	\$	-
Project Management		\$	20,000.00
Estimating, Coordinating, Accounting		\$	1,450.00
Close-Out	Included	\$	-
SWPP, Site Work & Earthwork		\$	31,800.00
Water, Fire, Sanitary, Storm Drainage		\$	59,800.00
Paving, Signage, Striping, Curbs, Etc.		\$	56,800.00
Landscaping & Irrigation		\$	17,000.00
Demolition		\$	13,500.00
Concrete		\$	19,000.00
Masonry		\$	8,000.00
Structural Steel		\$	30,300.00
Miscellaneous Metals & Railings		\$	16,000.00
Ornamental Metals		\$	36,800.00
Rough Carpentry		\$	25,900.00
Finish Carpentry & Trim (Exterior)		\$	30,200.00
Millwork	NIC	\$	-

Roofing		\$	10,000.00
Insulation		\$	2,100.00
Waterproofing		\$	600.00
Doors & Hardware		\$	6,200.00
Overhead Door		\$	2,500.00
Windows & Storefront		\$	28,000.00
Nana Wall		\$	56,250.00
Exterior Stucco / EIFS		\$	37,100.00
Framing & Drywall		\$	18,200.00
Flooring		\$	2,600.00
Wall Finishes		\$	4,500.00
Acoustical Ceilings		\$	11,900.00
Painting		\$	13,500.00
Specialties		\$	3,000.00
Equipment	by Owner	\$	-
Furnishings	by Owner	\$	-
Special Construction	NIC	\$	-
Conveying Systems	NIC	\$	-
Fire Alarm	NIC	\$	-
Fire Sprinkler System		\$	20,400.00
Plumbing		\$	15,000.00
Mechanical		\$	107,000.00
Electrical		\$	48,500.00
LV, AV, Sound, SAT, Security, Etc.	NIC	\$	-
Site Lighting		\$	10,000.00
Construction Cost		\$	861,100.00
Contingency		\$	-
State Sales or Use Tax		\$	-
Overhead & Fees		\$	68,890.00
Contract Total		\$	929,990.00

Specifications

This estimate is based upon the following plans by :

Peter Synoyannis, AIA

Pages:

T-1, S- , S-1, S-2, S-4, S-4: Dated 01.15.14
A-1.1, A-1.2, A-1.3, A-2.2, A-3.1, A3.2, A-4., A-5.1, A-5.2, P-1: Dated 01.15.14
Miscellaneous Renderings: No Date
PL-1, A-2.1: Dated 03.10.14
Michael Fay - L-1 - Landscape Plan: Dated 10.12.14
Accurate Land Surveyors - Survey: Dated 03.18.14
XXI - FP - Existing Floor Plan: Dated 04.10.13
XXI - S-1 - Existing Structural Plan: Dated 04.10.13

Exclusions

- 1 Changes by landlord, owner, and building department.
- 2 Unforeseen, concealed, and hidden conditions.
- 3 Liquidated and actual damages.
- 4 Builders risk insurance and bonds.
- 5 Special Inspections/testing.
- 6 Subcontractor and/or building permits and Impact fees.
- 7 Architectural design/engineering fees.
- 8 Asbestos, containment, abatement, and testing.
- 9 Removal and/or replacement of unsuitable fill material.
- 10 Dewatering and/or subsurface consolidation.
- 11 Millwork.
- 12 Fireproofing.
- 13 Specialty equipment.
- 14 Furnishings.
- 15 Special construction.
- 16 Conveying equipment.
- 17 Signage (by Owner).
- 18 Low voltage systems including but not limited to SAT TV, CCTV, security, audio/visual, telephone, data, point of sale, etc.
- 19 Telephone service connection fee and utility charges.
- 20 Fire alarm systems.

Allowances

- 1 Not Applicable.

Qualifications

- 1 This proposal is budgetary in nature and should be treated as such. Once plans, specifications, and a better understanding of the actual work required is established, a revised proposal will be provided for an actual cost estimate.
- 2 This proposal is based on the Owner to incur all costs associated with water and power consumption during all construction activities.
- 3 This proposal is based on any and all existing equipment or devices to remain as being operable. No provisions are included for remedial work or replacement of existing items designated to remain.
- 4 Includes full time on-site supervision for the duration of the construction project.
- 5 Includes use of space for storage of any and all Owner supplied contractor installed items. No off premises storage included.
- 6 All utilities (water, gas, electric, L/V, etc.) are figured to have connections points within five feet of the exterior of the tenant space.
- 7 All existing utility lines, pipes, conduits, systems, etc. are assumed to be in proper working condition. No provisions are included for remedial work to the existing sewer, water, fire, gas, electrical, low voltage, and other utilities. This is inclusive of any cleaning, scoping or repairs.
- 8 Includes one (1) new 1,250 gallon grease trap for the future restaurant space.
- 9 Includes new metal siding using an Alucobond or equal product.
- 10 Includes new composite wood and cladding at the new patio roof extension.
- 11 Includes new roof over the patio area and patching the existing roof at the parapet and new RTU's only. No other patch work is included.
- 12 Includes insulating the perimeter walls and interior restroom walls.
- 13 Includes waterproofing for the new restrooms only.
- 14 Includes all new interior and exterior doors with standard commercial grade hardware.
- 15 Includes all new impact resistant windows and doors.
- 16 Includes Nana Wall or equal folding doors at the five (5) openings indicated.
- 17 Includes re-stuccoing the entire building.
- 18 Includes framing and drywall for all perimeter walls and the new restroom walls.
- 19 Includes tile flooring and tile wainscot walls at the restrooms only.
- 20 Includes a new 2' x 2' standard white acoustical ceiling tile with 15/16 white grid throughout the entire building.
- 21 Includes painting the entire exterior and interior of the building. Painting is figure for two (2) colors on exterior and one (1) color on the interior.
- 22 Includes building standard toilet partitions and accessories for the restrooms.
- 23 Includes a basic layout fire sprinkler system for the entire space.
- 24 Includes plumbing work required for the restrooms only.
- 25 Includes three (3) separate HVAC systems based on the following: Warehouse 3 tons, Office 8 tons, Restaurant 18 tons of conditioned equipment with fiberglass rigid and flex ductwork and standard commercial grade diffusers, registers and grills.
- 26 Includes three (3) separate electrical systems based on the following: Warehouse and Office 200 amps, Restaurant 600 amps. All spaces include code compliant outlets at perimeter walls and 2' x 4' lay-in lights at one (1) per every 100 sf of space.

Alternates

- 1 Not Applicable

Terms and Conditions

- 1 Price: \$ 929,990.00

Price is effective for 30 days. RCC will not be responsible for price increase beyond 30 days.

- 2 Terms: **To Be Determined**

- 3 Schedule: Duration 14 weeks from construction mobilization. Construction Mobilization to be approximately 7 to 10 days from receipt of building permit and signed contract.

Respectfully submitted,

Accepted by: _____

Officer: _____
Rick Rhodes, Executive Vice President

Date: _____

Date: _____

AMA GREEN, INC.
 GENERAL CONTRACTOR
 937 15TH PLACE
 VERO BEACH, FL 32960
 772-260-6972

General Labor		
Supervision		\$13,500
Project Engineer / Architectural Fees		\$15,000
Misc. Small Tools & Supplies		
Dumpster/Trash Haul		\$6,000
Jobsite Office	Use Space	
Rental Equipment		\$4,650
Temporary Utilities	By Owner	
Temporary Toilets		\$750
Special Inspections/Testing	Allowance	\$4,000
Cleaning		\$3,000
Jobsite Communication		\$0
Overnight Mail/Shipping		\$0
Storage Trailer	Use Space	
Temporary Site Fencing		\$3,500
Temp Barricade		\$0
Temp Protections (Finish Floors/Counters)	NIC	
First Aid & Safety		\$0
Permit and Acquisition Fees	By Owner	
Misc. Expenses (Ice/Water)		\$0
Blueprints		\$300
Surveys		\$5,000
Insurance		\$3,530
Warranty Expense	Included	
Payment & Performance Bond	NIC	
Project Management		\$6,500
Estimating, Coordinating, Accounting		\$0
Close-Out	Included	
StormWaterPP, Site Work & Earthwork		\$31,800
Water, Fire, Sanitary, Storm Drainage		\$47,000
Paving, Signage, Striping, Curbs, Etc.		\$48,000
Landscaping & Irrigation		\$29,000
Demolition		\$13,500
Concrete		\$19,000
Masonry		\$8,000
Structural Steel		\$30,300
Miscellaneous Metals @ Railings		\$16,000
Ornamental Metals		\$36,800
Rough Carpentry		\$25,900
Finish Carpentry & Trim (Exterior)		\$30,200
Milwork	NIC	
Roofing		\$27,950

Insulation		\$2,100
Waterproofing		\$600
Doors & Hardware		\$6,200
Overhead Door		\$2,500
Windows & Storefront		\$28,000
Nana Wall		\$56,250
Exterior Stucco / EIFS		\$37,100
Framing & Drywall		\$18,200
Flooring	Allowance (\$4/SF)	\$25,200
Wall Finishes		\$4,500
Acoustical Ceilings		\$11,900
Painting - Exterior		\$13,500
Painting - Interior		\$5,800
Specialties		\$3,000
Equipment	By Owner	
Furnishings	By Owner	
Special Construction	NIC	
Conveying Systems	NIC	
Fire Alarm	NIC	
Fire Sprinkler System		\$18,000
Plumbing		\$15,000
Mechanical		\$65,000
Electrical		\$35,000
L/V, A/V, Sound, SAT, Security, Etc.	Security Features	\$7,200
Signage (Pylon & Facade)	Allowance	\$17,500
Site Lighting	Allowance	\$10,000
Interior - Restaurant/Bar Related Infrastructure		
Grease Trap	Allowance	\$12,000
Kitchen Hood - 10'	Allowance	\$10,000
Bar	Allowance	\$15,000
Site Lighting	Allowance	\$10,000
Construction Cost		\$858,730
Contingency		
State Sales or Use Tax		
Overhead & Fees	5%	\$42,937
Contract Total		\$901,667

LANDMARK BANK, N.A. CORAL RIDGE BRANCH
2600 EAST COMMERCIAL BLVD.
FORT LAUDERDALE, FL 33308

ACCOUNT:
DOCUMENTS:

PAGE: 1
120017066 12/31/2014

TELEPHONE: 954-771-5525

000646

RECHTER HOLDINGS INC
241 E PROSPECT ROAD
FORT LAUDERDALE FL 33334

BUSINESS LITE CKG ACCOUNT 120017066

LAST STATEMENT 11/28/14 77,816.25
CREDITS .00
2 DEBITS 8,705.08
THIS STATEMENT 12/31/14 69,111.17

DESCRIPTION	DATE	AMOUNT
PAYMENT TO COMM'L REAL ESTATE LOAN 33639	12/10	7,160.30
PAYMENT TO COMM'L REAL ESTATE LOAN 33837	12/26	1,544.78

ITEMIZATION OF OVERDRAFT AND RETURNED ITEM FEES

	TOTAL FOR THIS PERIOD	TOTAL YEAR TO DATE
* TOTAL OVERDRAFT FEES:	\$.00	\$.00
* TOTAL RETURNED ITEM FEES:	\$.00	\$.00

DAILY BALANCE	
DATE.....BALANCE	DATE.....BALANCE
12/10 70,655.95	12/26 69,111.17





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/17/2015

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

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 on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Corporate Insurance Advisors 1401 E Broward Blvd Suite 103 Ft. Lauderdale FL 33301		CONTACT NAME: Jaclyn Stamper PHONE (A/C, No, Ext): (954) 315-5000 FAX (A/C, No): (954) 315-5050 E-MAIL ADDRESS: JStamper@ciafl.net	
INSURED Rechter Holdings, Inc. c/o Integra, Inc. 251 E Prospect Road Fort Lauderdale FL 33334		INSURER(S) AFFORDING COVERAGE INSURER A: Colony Insurance Co. NAIC # 39993 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 14-15 Liability Master

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		GL4030557	12/16/2014	12/16/2015	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 1,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO					BODILY INJURY (Per person) \$
	ALL OWNED AUTOS					BODILY INJURY (Per accident) \$
	HIRED AUTOS					PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB					EACH OCCURRENCE \$
	EXCESS LIAB					AGGREGATE \$
	DED					
	RETENTION \$					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					WC STATUTORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)					E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

NFP/City of Ft. Lauderdale
101 NE Third Avenue Ste 300
Ft. Lauderdale, FL 33301

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

AUTHORIZED REPRESENTATIVE

Mark Schwartz/JACLYN

COMMENTS/REMARKS

NFP/City of Ft. Lauderdale are Additional Insured as respects General Liability.

OFREMARK

COPYRIGHT 2000, AMS SERVICES INC.

Streetscape Program

Application Form

PLEASE SUBMIT **FOUR** COPIES OF THE APPLICATION PACKAGE

1. Address of project requesting CRA Investment: 913 NE 4th AVENUE
FT. LAUDERDALE, FL 33304

2. Name of Applicant: RECHTER HOLDINGS, INC.

Address of Applicant: 2411 EAST PROSPECT ROAD
OAKLAND PARK, FL 33334

Phone: (954) 224-4655 Fax: (954) 707-0145

Email: MIKE@INTEGRACORPS.COM

3. Does the applicant own project property? ☒ Yes ☐ No

If "no" box is checked, when will property be in control (own or long-term lease) of the applicant?

Indicate the owning entity of the property (i.e. name on property title):

RECHTER HOLDINGS, INC.

4. What is the total estimated project investment?
PARCEL 1 \$305,350
PARCEL 2 \$48,460
PARCEL 3 \$148,050 } \$501,860

Current assessed value: _____

New capital investment dollars: \$1,000,000 +

Total estimated new assessment: \$1.2 - \$1.4M

5. What is the percentage (%) amount of ownership equity relative to total estimated investment?

☒ 20% or more

☐ 10% to 19.9%

☐ Less than 10%

☐ None

EXHIBIT D
RECHTER

6. When is it anticipated that construction will begin, assuming project receives funding assistance from this program?

X Less than 12 months

_____ 12 to 16 months

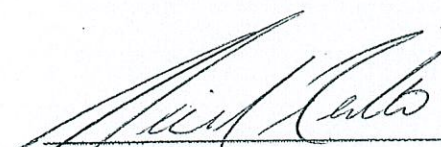
_____ 16 to 24 months

_____ Longer

7. Include with this application:

- ✓ • Description of proposed development/improvement to the property
- ✓ • Preliminary site plan, floor plans and renderings that enable staff to determine quality of design; parking must be included in the site plan and meet current code regulations
- ✓ • Infrastructure improvements, if any, in either the public ROW or on private property
- ✓ • Preliminary project schedule
- ✓ • Tenant makeup
- ✓ • Resume of developer indicating related development experience
- Business and Financial Information:
 - ✓ *Business Plan
 - ✓ *Pro forma
 - ✓ *Mortgage on property
 - *Lease agreements - N/A
 - ✓ *Letter of Intent from lending institution N/A
 - ✓ *Partnership and/or ownership information with equity positions

Streetscape Program benefits are contingent on funding availability and CRA approval, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.



Signature of Applicant

3/9/15

Date

Rechter Holdings, Inc.

241 East Prospect Road
Ft. Lauderdale, FL 33334
PH 954-727-0054/FAX 954-727-0145

PROGRESSO - CROSSROADS 913 NE 4TH AVENUE, FT. LAUDERDALE

Request for CRA Streetscape Contribution

March 9, 2015

Owner/Developer: Rechter Holdings, Inc. ("Rechter")
Project Name: Progresso Pointe – Crossroads
Contact: Michael Rechter
Development: +/- 6,000 SF Retail/Restaurant/Office/Gallery
Request: Funding request for Streetscape Improvement in the amount of \$91,267.00 (50% of \$182,535.00)

1. **Developer information.** Rechter Holdings, Inc. is a Florida real estate company, led by Dr. Michael R. Rechter, CEO of Integra Corporations. Established in 1998, Integra has grown from modest health care roots and currently consists of five divisions - Health Care, Real Estate, Entertainment, Retail and Publishing. **Integra Real Estate** owns and operates approximately 1,000,000 SF of commercial retail property and provides development, investment, brokerage and property management services throughout Florida in both retail and multi-family residential markets. **Integra Entertainment** owns and operates Vero Bowl/Stuart Bowl, Game Zones, and Stix Billiard Clubs in South Florida. Integra Entertainment specializes in providing upscale, state of the art centers combining modern style with a local flavor and are "best in class" type facilities.
2. **Description of proposed development.** Rechter is redeveloping Progresso – Crossroads, an existing, dilapidated, 6,000 SF building and ½ acre site, located on the highly visible "bend" at Progresso Drive/NE 4th Avenue, an area undergoing redevelopment near Downtown Ft. Lauderdale. The Project consists of a complete renovation including, but, not limited to: change of use to include restaurant/bar and retail/office/gallery, full façade reconstruction and elevation, raised parapet, new storefront glass system all around the building, new signage, site paving and landscaping, irrigation, site lighting, complete new interiors, HVAC, etc.
3. **Financial Information.**
 - a. **Investment and Estimated Assessment.** The property sat mostly vacant for a number of years until this past spring, when Rechter purchased the empty/vacant property and began the redevelopment and change of use process. The assessment value is based on the existing conditions, pre-renovation. With the redevelopment of this project, the assessment will significantly increase, thereby increasing the revenue generated to the CRA. Below is a breakdown and the estimated assessment:

Current Assessed Value:	\$ 501,860	(2014)
New Capital Invested Dollars:	\$1,000,000+	
Total Estimated New Assessment:	\$1,200,000 - \$1,400,000	
 - b. **Mortgage information.** Rechter obtained a construction loan from Landmark Bank in the amount of \$450,000.

- c. **Requested contribution.** Rechter is requesting 40% contribution toward the cost of the streetscape improvements as follows:

Total cost of Streetscape = \$182,535.00
50% CRA Contribution = \$91,267.00

4. **Description of improvements included in streetscape.** The project fronts 3 streets (NE 4th Avenue, Progresso Drive, NE 9th Street). The development plan proposes several improvements that will improve functionality, aesthetics and overall pedestrian experience in this area. Among the improvements are the following:

Installation of new pavement curbing around the site, drainage structures, pavers, landscaping and related irrigation, lighting, new sidewalks, bicycle racks and other related street improvements.

5. **Project construction schedule.** Below is the construction schedule. The administrative approval process has been underway since December 2014 and has received tentative approval for all aspects, including parking, for the proposed change of use. Currently, we expect to be able to submit for building permits by April 30, 2015 and expect construction to commence on or about June 1, 2015 with completion by September 2015.

AMA GREEN, INC.
GENERAL CONTRACTOR
937 15TH PLACE
VERO BEACH, FL 32960
772-260-6972

OFF SITE STREETScape RIGHT OF WAY IMPROVEMENTS

Eligible expenses include comprehensive street improvements in the public Right of Ways, adjacent to the project including pavement curbing, drainage structures, sidewalks, crosswalks, on street parking, decorative pedestrian street lighting, street furniture, bus shelters, bicycle lanes and racks, signalization and signage, landscaping and related irrigation and other related street improvements and permits as may be approved by the CRA board for the project.

General Labor		
Supervision		\$3,300
Project Engineer/Architect		\$5,500
Misc. Small Tools & Supplies		\$1,000
Dumpster/Trash Haul		\$3,500
Jobsite Office	Use Space	
Rental Equipment		\$2,450
Temporary Utilities	By Owner	
Temporary Toilets		\$750
Special Inspections/Testing	Allowance	\$2,500
Cleaning		\$0
Jobsite Communication		\$0
Overnight Mail/Shipping		\$0
Storage Trailer	Use Space	
Temporary Site Fencing/Traffic Management		\$2,700
Temp Barricade		\$0
Temp Protections (Finish Floors/Counters)	NIC	
First Aid & Safety		\$0
Permit and Acquisition Fees	By Owner	\$1,000
Misc. Expenses (Ice/Water)		\$0
Blueprints		\$300
Surveys		\$2,800
Insurance		\$3,530
Warranty Expense	Included	
Payment & Performance Bond	NIC	
Project Management		\$6,500
Estimating, Coordinating, Accounting		\$0
Close-Out	Included	
StormWaterPP, Site Work & Earthwork		\$21,800
Water, Fire, Sanitary, Storm Drainage		\$29,800
Paving, Signage, Striping, Curbs, Etc.		\$36,800
Landscaping & Irrigation		\$12,700
Demolition		\$7,500
Concrete		\$13,609
Masonry		\$0
Structural Steel		\$0

Miscellaneous Metals @ Railings		\$0
Ornamental Metals		\$0
Rough Carpentry		\$0
Finish Carpentry & Trim (Exterior)		\$0
Milwork	NIC	
Roofing		\$0
Insulation		\$0
Waterproofing		\$0
Doors & Hardware		\$0
Overhead Door		\$0
Windows & Storefront		\$0
Nana Wall		\$0
Exterior Stucco / EIFS		\$0
Framing & Drywall		\$0
Flooring		\$0
Wall Finishes		\$0
Acoustical Ceilings		\$0
Painting		\$0
Specialties		\$0
Equipment	By Owner	
Furnishings	By Owner	
Special Construction (Bike Racks, Tree Grates)		\$3,800
Conveying Systems	NIC	
Fire Alarm	NIC	
Fire Sprinkler System		\$0
Plumbing		\$2,500
Mechanical		\$0
Electrical / Lighting		\$4,675
L/V, A/V, Sound, SAT, Security, Etc.	NIC	
Signage (Pylon)		\$0
Site Lighting		\$0
Construction Cost		\$169,014
Contingency		
State Sales or Use Tax		
Overhead & Fees		\$13,521
TOTAL OFFSITE CONSTRUCTION COST		\$182,535

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
L.B. #3635
TEL. (954) 782-1441
FAX (954) 782-1443

ALTA/ACSM LAND TITLE SURVEY

LEGEND OF ABBREVIATIONS:	
A	CENTRAL WIRE
B	ARC LENGTH
C	ARC LENGTH
D	ARC LENGTH
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ZM	ARC LENGTH
ZN	ARC LENGTH
ZO	ARC LENGTH
ZP	ARC LENGTH
ZQ	ARC LENGTH
ZR	ARC LENGTH
ZS	ARC LENGTH
ZT	ARC LENGTH
ZU	ARC LENGTH
ZV	ARC LENGTH
ZW	ARC LENGTH
ZX	ARC LENGTH
ZY	ARC LENGTH
ZZ	ARC LENGTH
AA	ARC LENGTH
AB	ARC LENGTH
AC	ARC LENGTH
AD	ARC LENGTH
AE	ARC LENGTH
AF	ARC LENGTH
AG	ARC LENGTH
AH	ARC LENGTH
AI	ARC LENGTH
AJ	ARC LENGTH
AK	ARC LENGTH
AL	ARC LENGTH
AM	ARC LENGTH
AN	ARC LENGTH
AO	ARC LENGTH
AP	ARC LENGTH
AQ	ARC LENGTH
AR	ARC LENGTH
AS	ARC LENGTH
AT	ARC LENGTH
AU	ARC LENGTH
AV	ARC LENGTH
AW	ARC LENGTH
AX	ARC LENGTH
AY	

STREET ADDRESS:
905-913 N.E. 4th Avenue Fort Lauderdale, Florida 33304

LEGAL DESCRIPTION:

Lots 17, 18, 19 and 20, Block 214, Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, less the East 10 feet of said Lots 17, 18, 19 and 20.

TOGETHER WITH:

Lot 21, and all that part of Block 214 lying South of Lot 21 of said Block 214 and East of the alley running North and South through said Block, in Block 214, Progresso, according to the plat thereof, as recorded in plat Book 2, Page 18, Public Records of Miami-Dade County, Florida.

Said lands now lying, and situate in Broward County, Florida.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown listed field measurements are based on a bearing of N/A.
3. The listed shown bearing were not associated for ownership, rights of way, easements, or other encumbrances.
4. Ownership of forces and walls is **not** determined.
5. This survey is the property of Accurate Land Surveys, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified person to be valid one year from the date of completion.
7. This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.
8. This survey reflects all legible, plotable, recorded matters of survey per Schedule B2 of Old Deed Book 10-20-1000, Page 1000, and all other recorded matters of survey per Schedule B2 of Old Deed Book 19-14-014, Page 1100 PM.
9. The survey was performed by the surveying company: Survey Commitment File Number: 19-20-100007, Effective Date: February 19, 2014 @ 1:00 PM.
9. The perimeter area of the subject property is 18,676 square feet, or 0.433 acres, more or less.

ENCROACHMENTS ACCORDING TO THE AFOREMENTIONED

SCHEDULE B2:
 Progresso Drive asphalt across Southeast boundary.
 Driveway to road right of way along the South and East boundaries.

FI 000 INFORMATION.

FLOOD INFORMATION:
Community name and number: Fort Lauderdale 125105
Map and panel number: 12011C0216F

INBOX date: 10-02-97
Panel date: 08-18-92

Flood zone: "X"
Base flood elevation: N/A

CERTIFY TO:

Rechter Holdings, Inc., a Florida corporation
Robert Marc Schwartz P.A.
Old Republic National Title Insurance Company

This is to certify that the map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys,¹ jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 7b, 8, 9, 10, 11, 16 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and as listed in Table A thereof, the undersigned surveyor certifies that, in his professional opinion, as of the date of this certification, the accompanying further certifies that in his professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

SHEET 1 OF 1 SCALE 1"=20' PROFESSIONAL SURVEYOR AND MAPPER IN WASH. - STATE OF FLORIDA ROBERT L. THOMPSON (PRESIDENT) <i>RECEIVED 3-18-14</i>	SKETCH NUMBER SU-14-0322

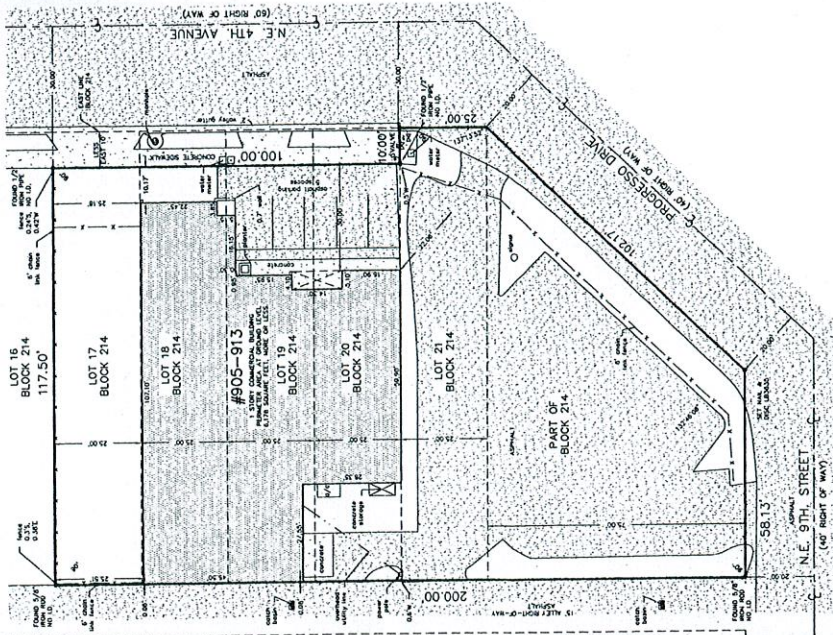
SHEET 1 OF 1	SCALE 1"=20'	SKETCH NUMBER SU-14-0322
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LOCATION SKETCH NOT TO SCALE

SCHEDULE B2 EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters. If any created, first appearing in the Public Records, or attaching subsequent to the Effective Date hereof, but prior to the date of proposed recording of this instrument, or any instrument of discharge hereunder, have been removed by this. Commitment. (This item is not a matter of survey.)
2. General or special taxes and assessments not required to be paid in the year 2014, and subsequent years. (This item is not a matter of survey.)
3. Rights or claims of parties in possession not recorded in the Public Records. (This item is not a matter of survey.)
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the Land and inspection of the Land. (After upon review of survey to be determined by the examiner.)
5. Easements, or claims of easements, not recorded in the Public Records. (This item is not a matter of survey.)
6. Easements, or claims of easements, not recorded in the Public Records. (This item is not a matter of survey.)
7. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records. (This item is not a matter of survey.)
8. Any Owner Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty (or any portion of the Land) insured hereunder, including abandoned, filed and artificially acquired lands, and lands acquired to such lands. (This item is not a matter of survey.)
9. Rights of the lessors under unrecorded leases. (This item is not a matter of survey.)
10. All matters contained on the Plat of Progress, as recorded in Plat Book 2, page 18, Public Records of Miami-Dade County, Florida. (This item affects the subject property and a shown herein.) together with and as amended by City of Fort Lauderdale Ordinance No.CJ-01-46 recorded in O.R. Book 32,681, page 217, Public Records of Broward County, Florida. (This item does not affect the subject property.)
11. Reservations as set forth in the deed from the deed from the Internal Improvement Fund of the State of Florida, recorded in Deed Book 419, Page 500, Public Records of Broward County, Florida. (as to Lot 20, 21 only) (None per Plat in Plat Book 2, page 18, Public Records of Miami-Dade County, Florida.)
12. Reservations as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 469, Page 357, Public Records of Broward County, Florida; (as to Lots 19, 20, 21 only) (None per Plat in Plat Book 2, page 18, Public Records of Miami-Dade County, Florida.)
13. Reservations as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 469, Page 357, Public Records of Broward County, Florida; (as to Lots 19, 20, 21 only) (None per Plat in Plat Book 2, page 18, Public Records of Miami-Dade County, Florida.)
14. Conditional Permit For Construction Of Sign And Light Poles In Trafficway Area recorded in O.R. Book 28,919, Page 54, Public Records of Broward County, Florida. (as to Lot 21 and portion of Block 224 only. (This item is not a matter of survey.)
15. All matters contained in the original Ordinance Amended Deed by Court Order in Settlement of Landowner's Action recorded in O.R. Book 49,810, Page 962, affected by Instruments recorded in O.R. Book 49,835, Page 496; O.R. Book 52,004, Page 1603, and O.R. Book 53,035, Page 1,901, Public Records of Broward County, Florida. (Subsequent telecommunications systems easements affect the subject property.) (This item is not a matter of survey.)



PROPOSED SITE DATA	
NET LOT AREA	22,887 S.F.
BASELINE IMPROVEMENT	6,000 S.F.
TOTAL IMPROVEMENTS	483 S.F.
TOTAL S.F.A. (COPULY PLANT)	6,238 S.F.
TOTAL IMPROVED AREA	6,721 S.F.
TOTAL IMPROVED AREA	6,721 S.F.

[illegible]

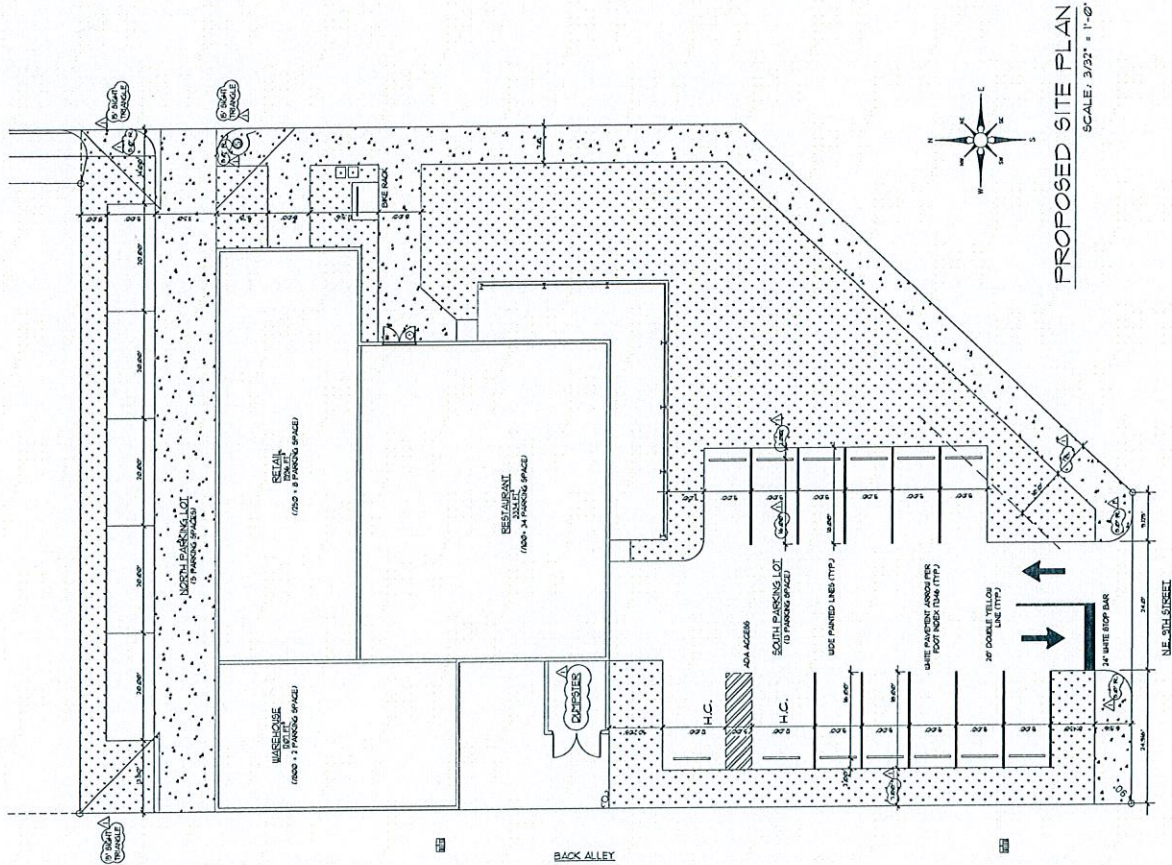
EXISTING TREE SCHEDULE					
NUMBER	SPECIFIC NAME	(COMMON NAME)	SIZE	CONDITION	STATUS
①	PODS AUREA	(STRANGER PG)	72" DBH	SEVERE POOR CONDITION VERY POOR CONDITION SEVERE DAMAGE TO TRUNK, BRG 20%	REMOVE
②	SYAGUS ROMANOFFIANA	(QUEEN PALM)	12' D.E.	VERY POOR CONDITION	REMOVE
③	SYAGUS ROMANOFFIANA	(QUEEN PALM)	14' D.E.	VERY POOR CONDITION	REMOVE
④	SYAGUS ROMANOFFIANA	(QUEEN PALM)	12' D.E.	VERY POOR CONDITION	REMOVE



REVISIONS	BY	DATE
1	PS	10/10/18

DATE	BY	DATE	DATE	DATE	DATE
10/10/18	PS	10/10/18	10/10/18	10/10/18	10/10/18
10/10/18	PS	10/10/18	10/10/18	10/10/18	10/10/18
10/10/18	PS	10/10/18	10/10/18	10/10/18	10/10/18
10/10/18	PS	10/10/18	10/10/18	10/10/18	10/10/18
10/10/18	PS	10/10/18	10/10/18	10/10/18	10/10/18

PL-1



PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

B-2 ZONING DISTRICT

STREET ADDRESS:
905-913 NE 4th Avenue Fort Lauderdale, Florida 33304

LEGAL DESCRIPTION:
Lots 17, 18, 19 and 20, Block 214, Program, according to the plat thereof as recorded in Plat Book 2, Page 10, of the Public Records of Broward County, Florida, and the Lot 10 of said Block 21, 18, 19 and 20.

TOGETHER WITH:
Lot 21, and all that part of Block 214 lying South of Lot 21 of said Block 214 and East of the alley running North and South through said Block, E. Block 214, Program, according to the plat thereof, as recorded in Plat Book 2, Page 10, of the Public Records of Broward County, Florida.

ENCROACHMENTS ACCORDING TO THE AFOREMENTIONED SCHEDULE B2:
Encroachment in the form of a driveway from the South and East boundaries.

FLOOD INFORMATION:
Community name and number Fort Lauderdale 120106
Flood zone V-1
Flood date: 12-05-07
Flood zone: V-1
Flood date: 12-05-07
Base Flood Elevation: 10.0

LEGEND
CONCRETE
GRASS
4" STRIPING BLUE HANDICAP

WAREHOUSE
WAREHOUSE GROSS - 1000 SF.
WAREHOUSE NET - 1000 SF.
WAREHOUSE TOTAL - 1000 SF.
OFFICE SPACE
OFFICE GROSS - 1000 SF.
OFFICE NET - 1000 SF.
OFFICE TOTAL - 1000 SF.
RESTAURANT SPACE
RESTAURANT GROSS - 1000 SF.
RESTAURANT NET - 1000 SF.
RESTAURANT TOTAL - 1000 SF.
TOTAL OCCUPANCY
TOTAL - 233 PEOPLE

EXISTING SITE DATA
NET LOT AREA - 22,800 SF.
EXISTING BUILDING AREA - 1000 SF.
TOTAL VULNERABLE AREA - 23,800 SF.
PROPOSED SITE DATA
NET LOT AREA - 22,800 SF.
EXISTING BUILDING AREA - 1000 SF.
TOTAL VULNERABLE AREA - 23,800 SF.