

EXHIBIT C

TRIDENT PROPERTIES MANAGEMENT

1221 Delaware Avenue • Fort Pierce, Florida 34950
(772) 293-0185

MEMO

To: City Of Ft. Pierce

From: Michael Broderick, 701 Orange Ave. LLC

Date: 6/23/17

Subject: Commercial Façade Grant, 701 Orange Ave., Ft. Pierce Fl.

Find enclosed our application for a commercial facade grant in the amount of \$5,000.00. We are in the process of purchasing property located at 701 Orange Ave. Ft. Pierce and our expected closing date is July 15, 2017.

We anticipate commencing with improvements to the site, exclusive of grant listed items, immediately upon closing. While the property is being purchased through 701 orange Ave. LLC we, as the principals of that LLC, are also the owners of Anytime Fitness Of Ft. Pierce currently located for the last seven years at 111 Orange Ave. where we have been tenants in that building.

We are purchasing the 701 Orange Ave. property for the sole purpose of relocating the gym into its own facility with high visibility and on-site parking.

We plan on completing this relocation once our exterior and interior improvements are completed. Our contemplated budget for the overall renovation is \$200,000.00.

The property is located in a historical district so the exterior of the building is under the jurisdiction of the Historical Preservation Board and we have met on site with Maria Lewicka, Historical Preservation officer for the City Of Ft. Pierce, as well as Kori Benton Senior Planner for the City Of Ft. Pierce to discuss renovation concepts and to review requirements of the City Of Ft. Pierce.

We have engaged the services of Mike Menard of Architectonic Inc. to undertake exterior design, interior layout and mechanicals and the overall drafting of design schemes to meet the city requirements with the end result being a building that we as owners and the City Of Ft. Pierce will be proud to have in this area of the city. We will submit these plans to the Building and Planning departments upon completion.

We believe that with the renovation of this location, and the relocation of the gym facility, this will generate an infusion of hundreds of people per day into this targeted area of redevelopment, simply put a game changer for this area of the city. The relocation of Anytime Fitness will provide the cornerstone for redevelopment in this commercial corridor and will quickly spur additional real estate renovation investment in line with the City Of Ft. Pierce redevelopment plans for this commercial corridor.

For this grant application I am submitting bids we have received for roof work and plate glass replacement that need to be completed to secure the building and make it watertight. Those bids total \$47,376.00 and this work needs to be completed as soon as possible.

An overview of the additional façade details that are being incorporated into our plans include maximizing the history of the structure to recreate the 1959 "art deco" appeal of the exterior, inclusive of matching original exterior finishes, repairing existing exterior façade trim, tile, metal work etc.. When completed we will have a combination of the original façade appeal and a completely modernized operating facility.

If there are questions pertaining to this grant request please contact me at 561-719-3356. Thank you for your consideration.

Detail by Entity Name

Florida Limited Liability Company
701 ORANGE AVE., LLC

Filing Information

Document Number L17000114199
FE/EIN Number NONE
Date Filed 05/23/2017
Effective Date 05/19/2017
State FL
Status ACTIVE

Principal Address

701 ORANGE AVENUE
FORT PIERCE, FL 34950

Mailing Address

1221 DELAWARE AVENUE
FORT PIERCE, FL 34950

Registered Agent Name & Address

BRODERICK, CATHERINE
1221 DELAWARE AVENUE
FORT PIERCE, FL 34950

Authorized Person(s) Detail

Name & Address

Title MGR

BRODERICK, CATHERINE
1221 DELAWARE AVENUE
FORT PIERCE, FL 34950

Title MGR

BRODERICK, MICHAEL
1221 DELAWARE AVENUE
FORT PIERCE, FL 34950

Annual Reports

No Annual Reports Filed

Document Images

05/23/2017 - Florida Limited Liability

[View image in PDF format](#)

Property Identification

Site Address: 701 ORANGE AVE
 Map ID: 24/10S
 Parcel ID: 2410-703-0004-000-1
 Zoning: C3
 Account #: 23537
 Use Type: 1100
 Sec/Town/Range: 10/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Bunwin Inc
 4521 PGA Blvd Suite 201
 Palm Beach Gardens, FL 33418

Legal Description

PLAT OF TOTTEN'S S/D LOTS 4 AND 5 AND N 5 FT OF VAC ALLEY ADJ ON S AND LOTS 6 AND 7 AND E 22 FT OF LOT 8 AND S 5 FT OF VAC ALLEY ADJ ON N OF LOTS 6 AND 7 AND E 6 FT OF LOT 8 (MAP 24/10E) (0.67 AC) (OR 3418-1728)

Current Values

Just/Market: \$137,100
 Exemptions: \$0
 Assessed: \$137,100
 Taxable: \$137,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$137,100	\$137,100	\$0	\$137,100
2015	\$129,100	\$129,100	\$0	\$129,100
2014	\$129,500	\$129,500	\$0	\$129,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-31-2012	3418 / 1728	0112	SP	Land Holding LLC,	\$23,100
01-03-2012	3357 / 0040	0111	CT	Resident,	\$0
05-01-2006	2559 / 2993	XX00	WD	Salvation Army,	\$460,000

Primary Building Information

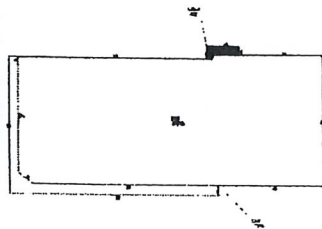
Finished Area of this building: 8,345 SF
 Gross Area of this building: 9,142 SF

Exterior Data

View: Roof Cover: Tar & Gravel
 Year Built: 1939 Frame: Roof Structure: BarJst/Rigid
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1
 Building Type: STRL
 Effective Year: 1950
 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 0% Electric: MAXIMUM
 Full Baths: 0 Heated %: 0% Heat Type:
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: CONC GRD



Total Areas

Finished/Under Air (SF):	8,345
Gross Area (SF):	9,142
Land Size (acres):	0.66
Land Size (SF):	28,950
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	135	1939
CONCRETE LOW	1	7200	1939
CONCRETE LOW	1	9100	1960
BARB WIRE	1	250	1992
CHAINLINK 6'	1	250	1992

- Orange Avenue, from Hwy. 1 west, through 25th Street; and
- Commercial Property located on Avenue D, from Hwy. 1 west, through 25th Street

Please refer to a map of the target areas on Page 2 of the Grant Guidance.

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COMMERCIAL PROPERTY ADDRESS: _701 Orange Ave. Ft. Pierce

AMOUNT OF COMMERCIAL FAÇADE GRANT REQUEST: \$5,000.00

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PROPERTY OWNER INFORMATION (as listed with SLC Property Appraiser)

Name of Property Owner/Grant Applicant: 701 Orange Ave. LLC

Mailing Address: (address, city, state, zip code)

1221 Delaware Ave. Ft. Pierce Fl. 34950

Telephone 561-719-3356 Email: tridentproperty@bellsouth.net

CONTACT INFORMATION If we have questions regarding this application, who shall we contact?

Name: Michael Broderick

Telephone: 561-719-3356 Email: tridentproperty@bellsouth.net

2016-2017 COMMERCIAL FAÇADE GRANT APPLICATION

What is the current zoning of the property?

C-3

(Please include printout from St. Lucie County Property Appraiser

that lists zoning information.)

Are there presently Code Violations registered against this property?
 Yes No

If yes, describe and/or attach documentation:

GENERAL INFORMATION:

• Is the application for a single- or multi-tenant commercial structure?
x Single-tenant Multi-tenant

• Is the building occupied or vacant? Occupied Vacant

• If occupied, provide the name of the business(s) and the business type(s):

• If vacant, does the building currently meet all local and state code requirements? Yes No

• If No, will you be making improvements concurrently with your façade grant improvements so that the building meets all local and state code requirements? Yes No

• If vacant, do you currently have a signed lease with a business to occupy the building? Yes No *If Yes, please provide a copy of the lease. Privately owned company relocating to property.

• If Yes, what is the business name and type?

Name: Anytime Fitness Of Ft. Pierce (LK Group Holding Company)

(select one) Retail Service Professional Not-for-profit Other:

Please Note the Following: Vacant commercial buildings are eligible for this grant program, as long as owners intend to re-activate the building with a predominantly commercial use.

Owners should provide proof of tenant agreements if a specific tenant is scheduled to occupy the space. If no tenant is scheduled to occupy the space at the time of application, the owner must provide proof that the property is in habitable condition as defined by the City's Building Code, or that it will be made to be in habitable condition via a rehabilitation project that will coincide with the façade grant project.

2016-2017 COMMERCIAL FAÇADE GRANT APPLICATION

PAST GRANT INFORMATION

Has the property owner **OR** any of the business owners located on this property received grants **(of any kind)** from the City of Fort Pierce? Yes
x No

If **Yes**, please complete the following for **EACH** grant received. Use additional pages, as necessary.

Grant Recipient's Name:

Name of Organization/Business that received the grant:

Grant Amount: \$ _____ Year Grant Awarded: _____

Name of Grant Program:

Grant Recipient's Name:

Name of Organization/Business that received the grant:

Grant Amount: \$ _____ Year Grant Awarded: _____

Name of Grant Program:

Grant Recipient's Name:

Name of Organization/Business that received the grant:

Grant Amount: \$ _____ Year Grant Awarded: _____

Name of Grant Program:

Grant Recipient's Name:

Name of Organization/Business that received the grant:

Grant Amount: \$ _____ Year Grant Awarded: _____

Name of Grant Program: _____

Has the City of Fort Pierce or the Fort Pierce Redevelopment Agency ever provided a Commercial Façade Grant for this property?

If Yes, please explain, listing the year(s) and amount(s) of the grant award(s):

_\$5,000.00 grant awarded to prior property owners for exterior facade repairs

___ No Unknown

2016-2017 COMMERCIAL FAÇADE GRANT APPLICATION

PROJECT INFORMATION

- **Scope of Work and Cost Estimates:**

A detailed Scope of Work must be included for the application to be complete. It must adequately describe the work to be done, services needed, products required to complete the façade grant project and timeline for each improvement.

A cost estimate must also be included for the application to be complete. It must adequately estimate the price of the work to be done and all of the materials/products required in completing the façade grant project. Three cost estimates from licensed contractors are preferred and should be provided on contractor letterhead and include contractor contact information.

- After obtaining a signed Grant Contractual Agreement, how many weeks will it take for you to start construction? 8 Weeks
- How many months do you expect it to take to complete your project? 6 Months
- Estimated Total Project Cost per lowest cost estimate (Façade Grant-eligible improvements only): \$75,000.00
- **Amount of grant funds requested (50% of the Estimated Total Project Cost above, not to exceed \$5,000: \$5,000.00**
- Are you undertaking additional improvements at this time which are not Façade Grant eligible? x Yes ___ No *It is important to include this information because it helps with leveraging calculations, which affect the grant application in a positive way.
- If Yes, what is the estimated cost of these improvements: \$200,000.00
- Please describe these improvements (attach additional pages, if necessary):

Interior and exterior improvements for the relocation of Anytime Fitness facility from 111 Orange Ave. to this location.
- Will you complete these façade improvements if none or only a portion of this grant request is awarded? x Yes ___ No

Please explain your Yes or No answer: All planned work will be undertaken and completed so the relocation can be completed as soon as possible.

In the last year, have you made improvements to the façade, site, or interior of this property? Yes No

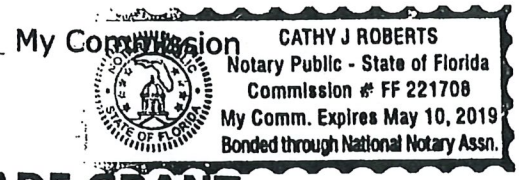
- If **Yes**, estimate the total cost of these improvements: \$_____

NOTARY STATE OF FLORIDA, COUNTY OF ST. LUCIE

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared Michael Broderick, who is personally known to me or produced FL DL, as identification, and acknowledged he/she executed the forgoing Agreement for the use and purposes mentioned in it and that the instrument is his/her act and deed.

IN WITNESS OF THE FORGOING, I have set my hand and official seal in the State and County aforesaid in this 22 day of June, 2017.

NOTARY PUBLIC Cathy J Roberts
Expires: 5-10-19



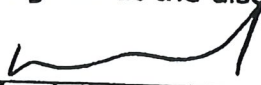
2016-2017 COMMERCIAL FAÇADE GRANT APPLICATION

I acknowledge the following:

- All statements provided in the application are true and any misrepresentation will void any subsequent Grant Contractual Agreement and or/funding.
- The Commercial Façade Grant will be used for the project described in this application. A Grant Contractual Agreement must be signed before entering into any contracts, purchasing any materials, or performing any work included in the façade grant project. I understand that failure to comply with the Grant Contractual Agreement may result in forfeiting the grant award.
- The City of Fort Pierce or the Department of Urban Redevelopment is obligated only to administer the grant procedures and is not liable to the applicant, owner, or third parties for any obligations or claims of any nature growing out of, arising out of, or otherwise related to the project or application undertaken by the applicant and/or owner. Additionally, all required permits are the responsibility of the owner/applicant.
- Acceptable proofs of payment of an eligible invoice include: 1 - A copy of the front and back of a cancelled check to the vendor/contractor containing the vendor/contractor's name, the date the payment was made, the amount paid, a memo line stating what the payment is purchasing, and a signature of the property owner and a receipt on vendor/contractor letterhead with contact information for the vendor/contractor; or 2 - A credit card statement showing the facade

grant eligible charges, along with a print-out showing payment of these charges, receipt on vendor/contractor letterhead with contact information for the vendor/contractor.

- Any unapproved changes to project plans as stated in the approved Scope of Work will void the grant and result in non-payment of funds. If changes to the Scope of Work are necessary, it is the responsibility of the Grant Recipient to immediately contact the City's Grants Administrator in writing for additional project review and written approval before continuing with the project.
- Funding awards will not be increased after notification of the initial award.
- Reimbursement will occur after project completion or after each phase is completed (if phases are approved) and upon submission of appropriate invoices and proof of payment documents as outlined in the Guidelines.
- Grant Recipient will regularly submit monthly progress reports to the Department of Urban Redevelopment throughout the duration of project, until the project is completed.
- The Façade Grant will be completed, meaning all close-out documents, reports, requests for reimbursement, etc. and submitted before September 30, 2017. Extensions due to extenuating circumstances may be given at the discretion of the Department of Urban Redevelopment.



6/21/17
Signature of Property Owner
Date

MICHAEL ROBERTS

Printed Name

Signature of Property Owner
Date

Printed Name

CAUTION - PLEASE READ:

Project improvements that are part of this Commercial Façade Grant application shall not be started prior to the applicant having a signed Grant Contractual Agreement. This includes entering into any agreements or contracts with contractors or purchasing materials for these improvements. Starting the project prior to having a signed Grant Contractual Agreement with the City will result in a loss of awarded grant funds.

2016-2017 COMMERCIAL FAÇADE GRANT

CHAUNCEY'S GLASS, INC.

P. O. Box 3747

Fort Pierce, FL 34948

772/465-8090 FAX: 772/465-4887

PROPOSAL Estimate

Date	Estimate
4/24/2017	1

Ship To:
Innovation Constructing Mike Waldrop

Project:
SALVATION ARMY ORANGE AVE & 7TH ST

Scope of Work	Qty	Cost	Project Name
			Total
For (4) openings 1- 152" x 111" 1- 142" x 111" 1- 112" x 111" 1- 141" x 111" #10 FINISH ALL GLASS IMPACT 9/16" CL OVER CL W/ PROPER CAULKING. REMOVE OLD PLATE & SASH, OPENINGS WILL BE PREPARED BY OTHERS 50% due at signing \$10,488. Balance due upon completion \$10,488.		19,695.77	19,695.77
Subtotal			\$19,695.77
Sales Tax (6.5%)			\$1,280.23
Total			\$20,976.00

Estimate valid 90 days upon receipt.
50% Deposit due at signing.
Balance due upon completion.

Signature _____



DATE: June 13, 2017

Dependable Roofing Systems, Inc. (hereinafter referred to as "Contractor") proposes to perform and furnish the labor, materials, insurance, supervision, equipment and warranty (herein together referred to as the "Work") described herein for:

OWNER/CUSTOMER: Trident Properties Management

ADDRESS: 1000 Holland DR #2 Boca Raton, FL 33487

PROJECT: 701 Orange Ave Fort Pierce, FL

A. SCOPE OF WORK:

- 1.) Remove the existing damaged roof decking from the two roof sections and repair with new deck to match the existing deck and new Modified Bitumen membrane to water tight conditions.
- 2.) Broom swept and pressure clean the existing roof covering including the wall flashings before applying the first base coat of Gaco Silicone.
- 3.) Apply the second coat of White Gaco Silicone over the base coat.
- 4.) Shop fabricate and install 10" box gutters and down spouts and leader heads to the south side of the building.
- 5.) Furnish Dependable Roofing 2 year labor and material warranty
- 6.) Furnish a 50 year limited material warranty From Gacorooft coatings

B. CONTRACT SUM: Contractor shall perform the Work for Twenty four Thousand Nine Hundred Dollars (\$24,900.00), in current funds and if this Proposal is accepted by Owner, Owner shall pay said sum as provided herein.

C. PAYMENT SCHEDULE: 10% deposit 40% upon installation of base coat and final payment upon completion the scope of work.

D. TERMS AND CONDITIONS: The terms and conditions on the reverse side are a part of this proposal.

E. This Proposal is subject to revision or withdrawal by Contractor for any reason until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by Contractor has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted, revised or withdrawn.

By: _____

Title: _____

ACCEPTANCE

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: _____

By: _____

Title: _____

Date: _____



TRIDENT PROPERTIES MANAGEMENT

Michael Broderick R.P.A. F.M.A. C.A.M.
Director of Property Management

(561) 719-3356
tridentproperty@bellsouth.net

1221 Delaware Avenue
Fort Pierce, Florida 34950



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