

mmontes62@yahoo.com

Miguel Montes
Montes Consulting LLC
PO Box 1286
Fort Pierce, FL 34950

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, FL 34954

Dear Colleen Greer / Shaun Coss:

This letter is in response to your letter addressed to the Bahamaville Corp., dated June 5, 2018 regarding Case # 17-00001712, Property Address: 1212 Ave L, Tax ID#: 2404-801-0046-000/9.

Since the date of this letter, attached is a copy of a Deed showing that Bahamaville is no longer the owner of said property and Montes Consulting LLC purchased the property on July 3, 2018.

Since then, Montes Consulting LLC has addressed the following City Ordinance Violations in the following manner:

1. Have the fire Alarm system tested and certified. Have all fire extinguishers serviced and provide current certification.

Response: We are working with – Total Life Safety Corp. and have them submitting a full proposal to have fire alarm fixed, tested and certified. In addition, we will have all the necessary fire extinguishers serviced and certified accordingly.

2. Install smoke detectors where they have been removed.

Response: All smoke detectors have been replaced where removed.

3. All bathroom sinks, kitchen sinks, showers and bathtubs must be provided with Hot water.

Response: I new hot water heater is being installed this week by Kraas & Kraas per our purchase agreement of the property.

4. Install electrical panel blanks where required.

Response: All panel blanks where replaced where needed.

5. Replace the missing water heater access cover.

Response: This will be replaced when the other Hot water heater is installed this week.

6. Provide Proof of Professional Pest Control Service.

Response: We have hired, MASSEYI Pest Control, Inc. who is helping us eradicate the pests.

Montes Consulting LLC would like to schedule a new date for inspection to have all these violations reviewed and eliminated. In addition, since Bahamaville is no longer in existence, Montes Consulting LLC would like to also schedule a hearing to have all of the recorded fines removed from the property 1212 Ave L, Fort Pierce FL 34950.

Thank you in advance for your support with this matter.

Sincerely,

A handwritten signature in black ink that reads "Miguel Montes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Miguel Montes
Property Manager
929-391-2789



PEST PREVENTION SERVICE AGREEMENT

NO. 29232

SERVICE ADDRESS

BILLING ADDRESS

Business Name: Montes Consulting LLC
 Property Address: 1212 Avo L
Fort Pierce FL 34930
 City: _____ State: _____ County: _____ Zip: _____
 Phone: _____ (Extension) _____ Date of Agreement: _____

Contact Name (Agent): Miguel Phone: (889) 391-2789
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Business Type: Rental Service Frequency: Monthly Grid #: _____

1. SCOPE OF WORK

PrevenTech will provide pest prevention services for: Roaches Ants Mice Rats Pantry Pests Fruit Flies Drain Flies

2. AREAS TO BE SERVICED

Interior and exterior in initial special focus on German Roaches and termites (Kitchen + BRG) + 6 Rodent boxes to be installed and baited/monitored monthly.

3. SERVICE SCHEDULE

A. Initial Service Schedule: 7/14/18 Follow-Up Service on Initial: _____
 B. Regular Service Schedule: _____

4. CUSTOMER COOPERATION

Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:

- A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation, and storage practices noted on our Inspection Service Reports.
- B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. INSURANCE

PrevenTech carries comprehensive General Liability Insurance. Upon request, we will furnish a "Certificate of Insurance" showing coverage in effect.

6. TERMS OF AGREEMENTS

- A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
- B. If THE COMPANY is at any time dissatisfied with PrevenTech's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. GUARANTEED SATISFACTION

See reverse side of this agreement for explanation of PrevenTech's Pest Prevention Guarantee.

8. 1ST YEAR SERVICE CHARGES		2ND YEAR SERVICE CHARGES		Equipment	
Initial Service Charge	\$ <u>385</u>			Items Purchased:	<u>Rodent Boxes</u>
Monthly Service Charge	\$ <u>80</u>	Monthly Service Charge	\$ <u>80</u>	# Purchased:	<u>6</u>
Annual Amount	<u>1,265</u>	Annual Amount	\$ <u>1,265</u>	x \$ <u>100</u> EA =	\$ <u>100</u>
5% Discount for Advance Payment	\$ (<u>63.25</u>)	5% Discount for Advance Payment	\$ (<u>40</u>)	x \$ _____ EA =	\$ _____
Discounted Annual Amount	<u>1,201.75</u>	Discounted Annual Amount	<u>912</u>	+ Sales Tax	\$ <u>6.50</u>
Sales Tax	\$ <u>82.23</u>	Sales Tax	\$ <u>62.40</u>	Total	\$ <u>106.50</u>
Amt Remitted w/Agreement	\$ <u>704.583</u>	NOTE: PrevenTech reserves the right to adjust the monthly service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			

9. PAYMENT TERMS

- A. Method of payment Year in Advance Payment less 5% discount Upon Receipt of Monthly Invoice Remit to Service Technician
- B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
- C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

PrevenTech Address: 433 SW Thornhill Dr.
FL 34984
 City: _____ State: _____ Zip: _____
 Phone: 877-0205
 Approved by: PrevenTech General Manager Date: _____

Accepted for: Miguel Montes Date: 7/10/18
 THE COMPANY
 Approved by: [Signature] Date: 6-22-18
 PrevenTech

Prepared by and return to:
Frank H. Fee, IV, Esq.
Fee, Yates & Fee PLLC
426 Avenue A
Fort Pierce, FL 34950
(772) 461-5020
File Number:

Loan No: 1-A

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COMMERICAL MORTGAGE AND SECURITY AGREEMENT

This Commercial Mortgage And Security Agreement ("Mortgage"), is made this 3rd day of July, 2018, by and between MONTES CONSULTING LLC, a Florida limited liability company ("Borrower") whose address is Post Office Box 2633, Stuart, FL 34995, hereinafter called the Borrower, and KRAAZ & KRAAZ FINANCE LLC, a Florida limited liability company ("Lender") whose address is 124-A North 2nd Street, Fort Pierce, Florida 34950, hereinafter called the Lender:

The terms "Borrower" and "Lender", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Borrower, for and in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Lender, its successors and assigns, in fee simple, the following described land, situate, lying and being St. Lucie County, Florida, to-wit:

Lot 20, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0045-000/2

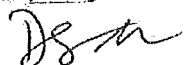
AND

Lots 21 and 22, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0046-000/9

Together with all easements, appurtenances abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater, subterranean or otherwise), water rights (whether riparian, appropriate or otherwise, and whether or not appurtenant to the above described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now, or at any time in the future, be located on and/or used in connection with the above-described real property, payment awards, amounts received from eminent domain, amounts received from any and all insurance payments, and timber which may now or later be located, situated, or affixed on and used in connection therewith (hereinafter "Property").

THIS IS A FIRST MORTGAGE encumbering rental real property. Borrower warrants to Lender that at the time of this grant the above described property is investment property.

Initials: 



CERTIFICATE

The undersigned, **Denise Santana** and **Miguel Montes**, as President and Treasurer, respectively, and constituting all the of acting executive officers of **BAHAMAVILLE CORP.**, a Florida corporation (hereinafter "**Company**"), hereby certify that the Company is duly formed, validly existing and in good standing under the laws of the State of Florida, and in accordance with the provisions of its Articles of Incorporation and By-laws; that the following resolution was unanimously adopted, with the consent and approval given by all available shareholders, and the same have not been revoked, canceled, annulled or amended in any manner and are in full force and effect. To wit:

BE IT RESOLVED, that the Company be, and it is hereby, authorized to convey the following described real property to **KRAAZ & KRAAZ FINANCE, LLC**, a Florida limited liability company ("**Lender**") in exchange for a discharge of corporate obligations now matured and due to Lender, to wit:

Lot 20, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0045-000/2

AND

Lots 21 and 22, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0046-000/9

We further certify that neither the execution and delivery by the Company, acting, by and through **Denise Santana** and **Miguel Montes**, of any of the instruments or documents authorized in the foregoing resolution, nor the conveyance therein contemplated, nor compliance with the terms and provisions thereof will:

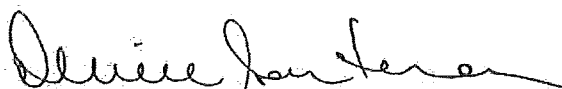
(a) conflict with, constitute a default under, or result in a breach of any (i) terms, conditions, or provisions of the Articles of Incorporation and By-laws; (ii) law, regulation, order, writ injunction or decree of any court or governmental authority; or (iii) agreement or instrument to which the Company is a party or to which it is bound or to which it is subject, or

(b) result in the creation of or imposition of any lien, charge or encumbrance, of any nature whatsoever upon any of the properties conveyed to Lender.

IN WITNESS WHEREOF, we have each executed this certificate and acknowledged the same on the date stated for each Member.

7-3-2018

Date

 (SEAL)
Denise Santana, President

7-3-2018

Date

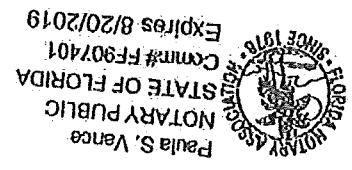
 (SEAL)
Miguel Montes, Treasurer

STATE OF FLORIDA
COUNTY OF St. Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 3rd day of July, 2018, by Denise Santana and Miguel Montes, her husband, as and constituting the sole acting executive officers of BAHAMAVILLE CORP., a Florida corporation, who are personally known to me or who provided _____ as identification and who did not take an oath.

Paula S. Vance
_____, NOTARY PUBLIC

My Commission Expires:
My Commission Number:



CERTIFICATE OF RESOLUTION

The undersigned, being the President and Secretary of **BAHAMAVILLE CORP.**, a Florida corporation, (the "Corporation") does hereby certify that the following is a complete and accurate copy of Resolutions adopted by the Board of Directors of the Corporation, pursuant to unanimous written consent:

RESOLVED, that the Corporation be, and it is hereby, authorized to convey the following described real property to **KRAAZ & KRAAZ FINANCE, LLC**, a Florida limited liability company ("**Lender**") in exchange for a discharge of corporate obligations now matured and due to Lender, to wit:

Lot 20, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0045-000/2

AND

Lots 21 and 22, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0046-000/9

FURTHER, RESOLVED, that Denise Santana, President of the Corporation be, and she is hereby, authorized and directed in the name and on behalf of the Corporation and under its corporate seal, to execute and deliver any and all documents required by Lender to convey the above property and conclude the foreclosure action pending against the Corporation in the Circuit Court of St. Lucie County, case number 562018CA000881AXXXHC, in such form as she, in her sole and absolute discretion, deems necessary or desirable; and that said officer be and she is hereby authorized and directed to take such action as may be required of the Corporation to carry out the intent and accomplish the purpose of the foregoing resolutions.

The undersigned further certify that the following are the duly elected officers of the Corporation set out at the left of their names; and that the signatures set opposite their titles and

names are their correct signatures.

<u>Title</u>	<u>Name</u>	<u>Signature</u>
President	Denise Santana	<u>Denise Santana</u>
Treasurer/Secretary	Miguel Montes	<u>Miguel Montes</u>

DATED this 3rd day of July, 2018.

Denise Santana
Denise Santana, President

Miguel Montes
Miguel Montes, Treasurer/Secretary

(CORPORATE SEAL)

Prepared by and return to:

Frank H Fee, IV
Attorney at Law
Fee & Fee, PLLC
426 Avenue A
Fort Pierce, FL 34950
772-461-5020
File Number: Kraaz-Montes

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Special Warranty Deed

This Special Warranty Deed made this 3rd day of July, 2018 between Kraaz & Kraaz Finance, LLC, a Florida limited liability company, whose post office address is 124 North 2nd Street, Fort Pierce, FL 34950, grantor, and Montes Consulting, LLC, a Florida limited liability company whose post office address is 1214 Avenue L, Fort Pierce, FL 34950, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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 Saint Lucie County, Florida, to-wit:

Lot 20, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0045-000/2

Parcel Identification Number: #2404-801-0045-000/2

and

Lots 21 and 22, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0046-000/9

Parcel Identification Number: 2404-801-0046-000/9.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that at the time of the delivery of this deed, the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

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:

Kraaz & Kraaz Finance, LLC

By: Kraaz Management, LLC, its Manager

By: Hans E. Kraaz, Manager

Witness Name: James H. Kraaz, Jr.
James H. Kraaz, Jr.
Witness Name: _____

State of Florida
County of Saint Lucie

The foregoing instrument was Acknowledged before me this 3rd day of July, 2018 by Hans E. Kraaz, Manager of Kraaz Management, LLC, as Manager, on behalf of the limited liability company for Kraaz & Kraaz Finance, LLC. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Paula S. Vance
Notary Public

Printed Name: _____

My Commission Expires: _____

