



APPLICATION NUMBER

23-SE-006

PLANNING & ZONING DIVISION

JUN 06 2023

RECEIVED

## SPECIAL EXCEPTION USE APPLICATION FOR

ENTER TYPE OF USE /BUSINESS: Prescribed Pediatric Extended Care (PPEC)

Business Name: GTG Care LLC

Business Address: 3625 W Broward Blvd Lauderhill, FL 33312

Business Telephone Number: 305-439-0263

Business Email: kiddtp@yahoo.com (If possible, please copy yalian@commercialregroup.com)

### APPLICANT AND CONTACT INFORMATION

Applicant Name: Robert Kidd

Applicant Address: 525 NW 27th Ave Miami, FL 33125

Applicant Telephone Number: 305-439-0263

Applicant Mobile Telephone Number 305-439-0263

Applicant Email address: kiddtp@yahoo.com

FILL IN BELOW THE CONTACT INFORMATION FOR ANYONE ELSE WHO SHOULD  
RECEIVE COPIES OF NOTICES /CORRESPONDENCE

Name: Yalian Serrano

Address: 11420 N Kendall Dr Suite 207 Miami, FL 33175

Telephone Number: 305-213-4680 Mobile 305-213-4680

Email address: yalian@commercialregroup.com

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Mobile \_\_\_\_\_

Email address: \_\_\_\_\_

### INFORMATION ABOUT THE USE/ BUSINESS

**Business Description (Please list all activities conducted at your business):**

Our business is what is called a Prescribed Pediatric Extended Care Facility (PPEC). We are nurses and therapists (Physical, Occupational, Speech and Behavioral Therapists), that provided non-residential medical care for Medically Fragile children. We provide this care for the Medicaid population. While these children are at the center, we do provide onsite tutoring in a learning center. This is NOT a traditional school, but only set up to provide the children that are already part of the facility, an educational component to their day. At current location, our Certificate of Use, with the City of Miami is for Prescribed Pediatric Extended Care Facility/Learning Center . No Dr. on site and no drugs being prescribed

Date the business opened or is expected to be opened: January 1, 20024

**The Days and Hours of operation for the business:**

**LIST NEXT TO EACH DAY, THE HOURS  
YOU WILL BE OPEN**

**LIST NEXT TO EACH DAY THE  
# OF EMPLOYEES ON DUTY**

|           |                          |                                   |
|-----------|--------------------------|-----------------------------------|
| Sunday    | Closed to Closed .....   |                                   |
| Monday    | 7:00 AM to 7:00 PM ..... | Depending on # of patients served |
| Tuesday   | 7:00 AM to 7:00 PM ..... | Depending on # of patients served |
| Wednesday | 7:00 AM to 7:00 PM ..... | Depending on # of patients served |
| Thursday  | 7:00 AM to 7:00 PM ..... | Depending on # of patients served |
| Friday    | 7:00 AM to 7:00 PM ..... | Depending on # of patients served |
| Saturday  | 9:00 AM to 2:00 PM ..... | Depending on # of patients served |

**How many persons will the proposed business employ?**

Dependent on # of patients served. Present location in Miami employs 55 people and new location would be the same or a little larger operation.

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**List the job titles and approximate salaries for the proposed employees?**

Depends on the # of patients served- Titles generally employed are:

- 1) Nurses (BSN, MSN, RN, LPN)
- 2) Nursing assistants (CNA)
- 3) Therapists (Physical, occupational, speech, behavioral, respiratory)

**Square footage of building space to be occupied by the business :** 23,387 sq. ft. Total

1) 3625 W BROWARD BLVD LAUDERHILL, FL 33312 has 20,608 sq. ft.

2) 3627 W BROWARD BLVD LAUDERHILL, FL 33312 has 2,779 sq. ft.

INFORMATION ABOUT THE SITE

**Property Owner Name:** Robert Kidd

**Property Owner Street Address:** 3625 and 3627 W Broward Blvd

**City, State & Zip Code:** Lauderhill, FL 33312

**Telephone #:** 305-439-0263

**Email** kiddtp@yahoo.com

STANDARDS FOR APPROVAL  
THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY

**Describe how your business will affect the residents who live close by:** It will provide for the residents of the community a resource for children that are considered medical fragile eg cancer, cerebral palsy, epilepsy, genetic abnormalities, etc. It will also provide increased job opportunities in the medical and Therapy field. Current business in Miami is recognized by AHCA as the best run in the State of Florida

**Describe how this business/use will affect neighboring businesses:**

The business will improve the professional nature of the business community and will bring more customers to existing businesses like food establishments, small retailers, banks, gas stations, etc. We will also improve the appearance of the neighborhood by painting both buildings, maintaining the landscaping and parking lot, etc.

**What site characteristics make this location suitable for your use/ business:**

ADA Accessibility

Layout of building

Proximity to demographic served

Parking

Proximity to highways

**How will this use/ business affect the community economically?**

Certainly by adding more jobs to the community

Increasing money spent on businesses in the community

Improving the professional view of the community

Providing quality medical care to the surrounding community.

**ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES**

**Describe any fire hazards associated with your business:** There are none. We do not use tools or  
or pieces of equipment that are prone to catch fire. The building is also next to a fire station.

**Describe what security measures your business will require:** We currently use security cameras, alarm  
system, electric locks and doors, appropriate fencing, etc.

**Describe any chemicals, fluids, gases or potentially hazardous substances that your  
business will use or store on site:** N/A

**Describe any activity in your business that will use water other than normal washing and  
toilet use** N/A

**Describe any activity in your business that will utilize City park  
facilities:** N/A

**Describe any activity in your business that will generate noise, light or vibration:**  
N/A

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**Describe transit, automobile or pedestrian traffic that your business will create in the area:**

It does not increase the traffic other than employees that would be driving to work and parking there, plus small non-emergency transport vehicles that bring the children and leave. We hire a third party transportation company that brings the children to our location and leaves once they have been dropped off.

**Describe any activity in your business that will involve alcohol, music or live entertainment:**

N/A

**Describe any other aspects of your business about which you feel that the reviewer should know:** Our business services families with financial needs and challenges, who on top of that must also care for their medically fragile kids. We provide them with the much needed support they need to care for their kids at no extra cost to these families. Medicaid pays for 100% the services we provide. We also take our care to the next level and provide learning possibilities and opportunities for the children while in our care. We will use the bigger building at #3625 W...for the PPEC at the beginning and as the business grows we will also use the small building as well. At the beginning the small building at #3627 W...will be used for our storage.

**ATTACH THESE DOCUMENTS TO THIS APPLICATION**

1. Site Plan
- ✓ 2. Floor Plan
- ✓ 3. Inventory of Fixtures and Equipment
- ✓ 4. Legal Description
- ✓ 5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
- ✓ 6. Copy of Lease (For Applicants who are renting)
7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own)
- ✓ 8. Letter from property owner authorizing you to apply for a special exception.

**NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.**



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## AFFIDAVIT

I, ROBERT KIDD, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

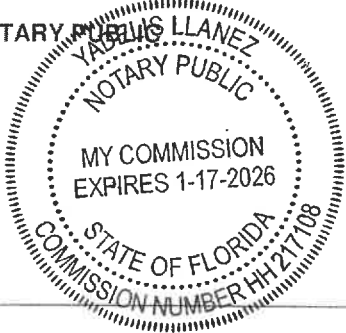
PRINT YOUR NAME: Robert Kidd

SIGN YOUR NAME: [Signature]

DATE: 06/05/2023

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY  
OF June, 20 23, BY ROBERT KIDD, WHO IS  
PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED Driver License  
AS IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC



SIGN: [Signature]

PRINT: YADELYS LLANEZ

STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES: 01-17-2026

## YOUR SUBMISSION

1. The original application with Attachments 1 -8 .
2. A check made payable to the City of Lauderhill for the appropriate fee amount.

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**Fees**

|  |          |
|--|----------|
| Special Exception Use Application Fee.....   | \$800.00 |
| Cost of Mailing (minimum amount or actual cost of mailing, whichever is greater).....                    | 90.00    |
| Criminal Background Check(for child/elder care facility, game room or convenience store) PER PERSON..... | 38.50    |

Should you have any questions concerning this application, please call Planning and Zoning at 954-730-3050.

**SIGN SPECIFICATIONS:**

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least ten (10) days before the public hearing. No permit shall be required for such sign. The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be  
WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3' above ground level.

POSTS shall be set a minimum of  
18" below ground level.

**CITY OF LAUDERHILL  
NOTICE  
OF  
PUBLIC HEARING**

**SPECIAL EXCEPTION**

**DATE:**

**TIME:**

**LOCATION:**

**COMMISSION CHAMBERS  
5581 WEST OAKLAND PK BLVD  
LAUDERHILL, FLORIDA**

**FOR ADDITIONAL INFORMATION  
PLEASE CALL 954-730-3050**

## **REAL ESTATE RESEARCH SERVICES**

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**Alldata Real Estate Systems, Inc.**  
290 NE 51<sup>st</sup> Street  
Ft. Lauderdale, FL  
(954) 772-1800

**Cutro & Associates, Inc.**  
1025 Yale Drive  
Hollywood, FL  
(954) 920-2205

**Florida Real Estate Decisions, Inc.**  
1500 West Cypress Creek Road  
Suite 409  
Ft. Lauderdale, FL  
(954) 761-9003

**Florida Real Estate Decisions, Inc.**  
12765 W. Forest Hill Boulevard  
Suite 1314  
Wellington, FL  
(561) 798-4423

**Florida Real Estate Decisions, Inc.**  
16375 NE 18<sup>th</sup> Avenue  
Suite 300  
Miami, FL  
(305) 757-6884

**\*The above mentioned companies have provided the required certified mailing list for previous applicants.**

**This is not a recommendation just a list of companies who have provided this service in the past.**

**Please refer to the yellow pages for additional sources.**



**SPECIAL EXCEPTION USE APPLICATION  
ADDITIONAL REQUIREMENTS  
FOR**

**CHILD CARE/SCHOOLS**

**THE FOLLOWING REQUIREMENTS ARE IN ADDITION TO THOSE LISTED ON THE SPECIAL  
EXCEPTION USE APPLICATION. PLEASE SUBMIT THE FOLLOWING WITH YOUR  
APPLICATION (1 COPY ONLY):**

1. Provide evidence of financial responsibility: Submit monthly profit and loss statements for a 1 year period and a bank statement showing sufficient resources to cover any losses.
2. Provide evidence of ownership of the property or a contract or option to purchase or lease.
3. Provide evidence of a letter submitted to the Department of Public Services, Social Services Division, acknowledging your desire operate a child care facility.
4. Evidence of past job and education experience or both showing that the applicant and employees of the applicant are qualified to operate a child care facility.
5. List of all persons with a financial interest in the facility, along with affidavits from each stating whether or not that person was ever convicted of a crime. Also provide a copy of each person's driver's license and social security number.
6. The owner or operator of any child care facility shall annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of three hundred thousand dollars (\$300,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
7. Demonstrate conformance with the usable indoor floor space, outdoor play area, staff-to-child ratio, and toilet and bath facility requirements in Florida Administrative Code Section 65C-22.002, as may be amended from time-to-time.
8. If transportation services are provided, the following requirements shall apply:
  - a. The transportation services requirements specified in the Florida Administrative Code as may be amended from time-to-time.
  - b. Annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of one million dollars (\$1,000,000.00) for bodily injury and property damage. Proof of such

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|                    |
|--------------------|
| APPLICATION NUMBER |
|--------------------|

insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.

9. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.



CITY OF MIAMI  
**CERTIFICATE OF USE**  
FIRE SAFETY PERMIT

FY 22- 23

ISSUED:

Jun 22 2022

**BUSINESS NAME:** GTG CARE LLC

DBA:

BUSINESS ADDRESS: 525 NW 27 AV

EXPIRES: 2023-09-30

ACCOUNT NUMBER: 180896

CERTIFICATE NUMBER: 2206000716

COMMENTS: PPEC Facility/Special Needs Learning Center

RESTRICTIONS:

APPROVED USE(S):

CU06 -General Commercial - Office



- PLEASE DISPLAY THIS CERTIFICATE IN A CONSPICUOUS LOCATION AT OCCUPANCY ADDRESS.
- FAVOR DE MOSTRAR ESTE CERTIFICADO EN UN SITIO VISIBLE EN LA DIRECCION DEL COMERCIO.
- TANPRI AFICHE SÈTIFIKA SA A NAN YON KOTE KONSIDÈB NAN ADRÈS OKIPANS.

[www.miamigov.com](http://www.miamigov.com)



STRUCTURED  
SETTLEMENT  
CAPITAL

President: Andrew Savvsky  
e-mail: [asavvsky@settlement-network.com](mailto:asavvsky@settlement-network.com)

June 4, 2023

To whom it may concern,

I, Andrew M Savvsky, President of Structured Asset Ventures II, LLC,  
authorize Robert Kidd/R&A Building Corp 4475 SW 8<sup>th</sup> St/GTG Care LLC to apply for a special  
exemption with the City of Lauderhill, for the properties located at 3625 and 3627 W Broward  
Blvd Lauderhill, FL 33312 which I currently own.

Thank you in advance for your consideration in this matter.

Sincerely,

Andrew M Savvsky,

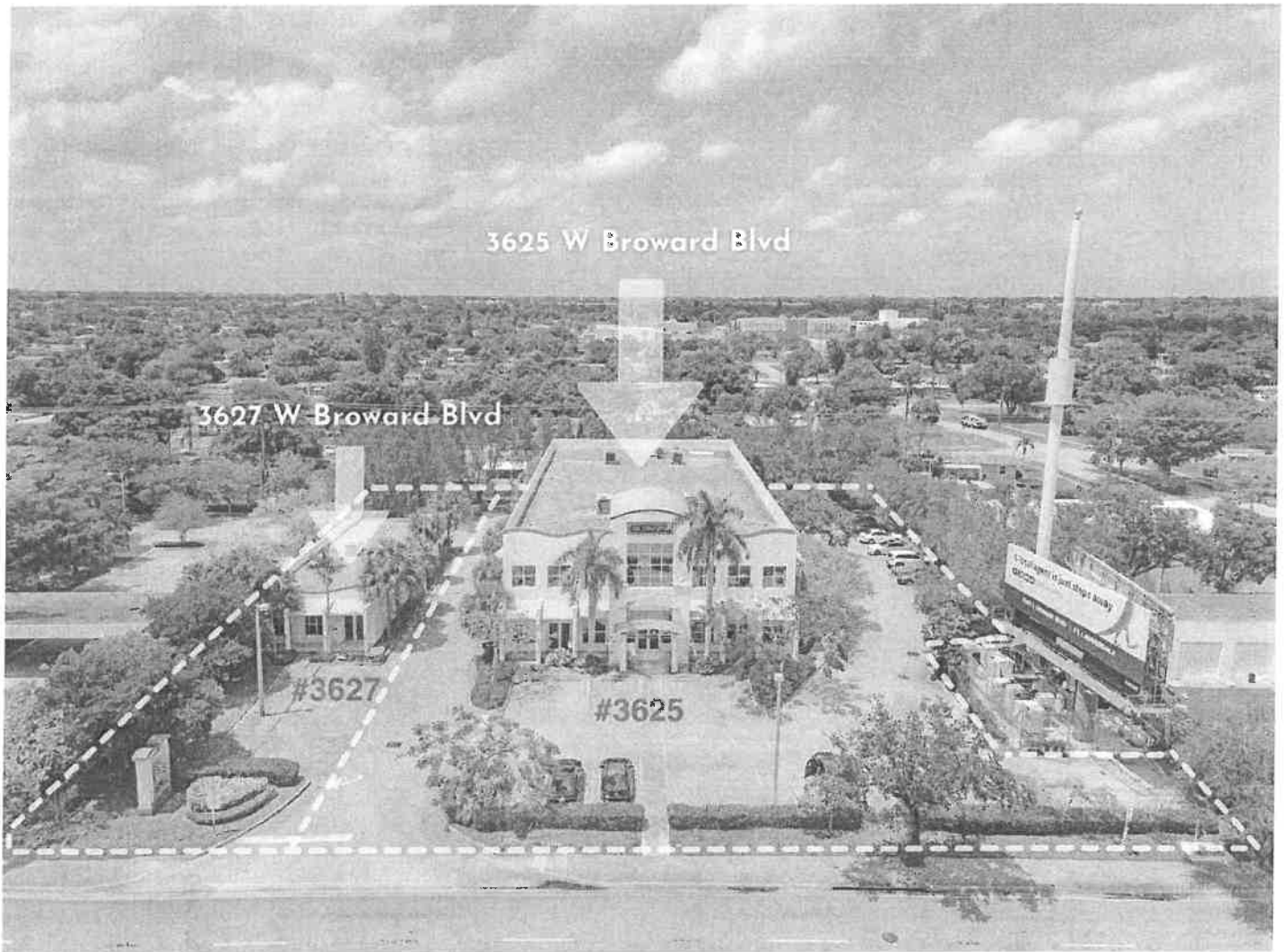
President

*Andrew Savvsky*

detlopp verified  
06/05/23 7:58 AM EDT  
8JEU-8ZCP-P7A4-PSCE

Signature

# Site Plan







## Legal Description

- 1) 3625 W BROWARD BOULEVARD, LAUDERHILL FL 33312-1013 Legal Description: BROWARD ESTATES SEC 1 33-3 B LOT 12 E1/2 TOGETHER WITH LOT 13 LESS S 75 OF E 30 OF SAID LOT 13 BLK 2, TOG WITH A POR OF VACATED ALLEY ADJ TO SAID LOT PER RESO NO 2004-460 IN OR 37583/889.
- 2) 3627 W BROWARD BOULEVARD, LAUDERHILL FL 33312-1013  
BROWARD ESTATES SEC 1 33-3 B LOT 11 E 10,12 LESS E1/2 BLK 2 TOG WITH A POR OF VACATED ALLEY ADJ TO SAID LOT PER RESO NO 2004-460 IN OR 37583/889

## Inventory of Fixtures and Equipment

1 Hoyer Lift  
1 Kitchen table  
4 chairs  
1 Conference table  
4 chairs  
1 Crib  
1 Medical bed  
1 Highchair  
1 Parallel Bars



## CERTIFICATION LETTER

**City of Lauderhill**

**Date:** June 2, 2023

**Applicant:** R and A Building Corp. 4475 SW 8<sup>th</sup> St.

**Subject Property:** Portion of Lots 12 & 13 Block 2 of Broward Estates  
Sec 1 Plat as recorded in Plat Book 33 Page 3 of the  
Public Records of Broward County, Florida.

**General Location:** 3625 – 3627 W. Broward Boulevard

**Application Type:** Special Exception

This is to certify that the attached mailing labels are a complete and accurate representation of the property owners within 300 feet of the subject property listed above. This reflects the records on file in the Broward County Property Appraiser's office as of June 2, 2023.

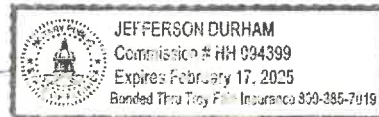
Sincerely,

A blue ink signature of Christina Mathews, written in a cursive style.

Christina Mathews

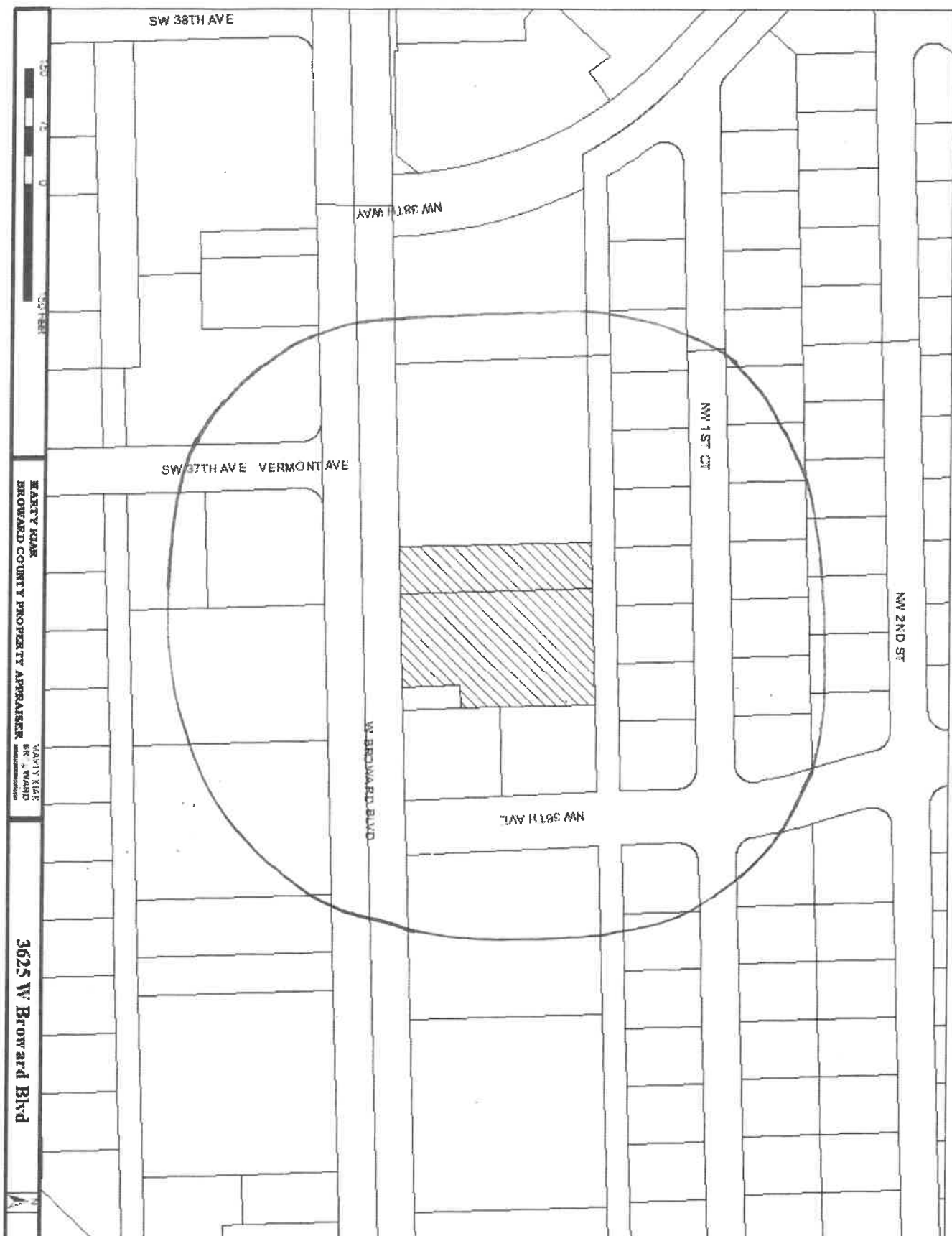
Sworn and subscribed before me this 2<sup>nd</sup> day of  
June, 2023.

Signature of Notary



1025 Yale Drive  
Hollywood, Florida 33021  
954-920-2205

Email: cutroplanning@yahoo.com





## Commercial Contract

1. **PARTIES AND PROPERTY:** \_\_\_\_\_ R AND A BUILDING CORP or Assigns ("Buyer")

agrees to buy and \_\_\_\_\_ STRUCTURED ASSET VENTURES II LLC ("Seller")

agrees to sell the property at:

Street Address: #1) 3625 W BROWARD BOULEVARD, LAUDERHILL FL 33312-1013 (Parcel ID 5042 06 01 0270)

and #2) 3627 W BROWARD BLVD LAUDERHILL FL 33312-1013. (Parcel ID 504206010260)

**Legal Description:** #1) BROWARD ESTATES SEC 1 33-3 B LOT 12 E1/2 TOGETHER WITH LOT 13 LESS S 75 OF E 30 OF SAID LOT 13 BLK 2, TOG WITH A POR OF VACATED

ALLEY ADJ TO SAID LOT PER RESO NO 2004-460 IN OR 37583/889. (See additional terms for legal description for property #2)

and the following Personal Property: \_\_\_\_\_

(all collectively referred to as the "Property") on the terms and conditions set forth below.

**2. PURCHASE PRICE:** \$ 5,300,000.00

(a) Deposit held in escrow by: Sardon Law + Title \$ 150,000.00  
("Escrow Agent") (checks are subject to actual and final collection)

Escrow Agent's address: 10691 N Kendall Dr. #211 Miam, FL 33176 Phone: 305-403-3990

(b) Additional deposit to be made to Escrow Agent

☒ within 3 days (3 days, if left blank) after completion of Due Diligence Period or  
☐ within \_\_\_\_\_ days after Effective Date \$ 50,000.00

(c) Additional deposit to be made to Escrow Agent

☐ within \_\_\_\_\_ days (3 days, if left blank) after completion of Due Diligence Period or  
☐ within \_\_\_\_\_ days after Effective Date \$ N/A

(d) Total financing (see Paragraph 5) \$ 90%

(e) Other \$ N/A

(f) All deposits will be credited to the purchase price at closing.

Balance to close, subject to adjustments and prorations, to be paid  
via wire transfer.

\$ Balance to close

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of Buyer's written notice of acceptability.

**3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before 05/26/2023, this offer will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or** \_\_\_\_\_ . Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. **Time is of the essence in this Contract.**

## 4. CLOSING DATE AND LOCATION:

(a) **Closing Date:** This transaction will be closed on or before 55 days from effective date \_\_\_\_\_ (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended

Buyer (  ) and Seller (  ) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

**(b) Location:** Closing will take place in Miami-Dade County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

### 5. THIRD PARTY FINANCING:

**BUYER'S OBLIGATION:** On or before 5 days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed 90 % of the purchase price or \$ N/A, with a fixed interest rate not to exceed TBD % per year with an initial variable interest rate not to exceed N/A %, with points or commitment or loan fees not to exceed \_\_\_\_\_ % of the principal amount, for a term of \_\_\_\_\_ years, and amortized over \_\_\_\_\_ years, with additional terms as follows:

**Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within 45 days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within 3 days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

**6. TITLE:** **Seller** has the legal capacity to and will convey marketable title to the Property by ☒ statutory warranty deed ☐ special warranty deed ☐ other \_\_\_\_\_, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) \_\_\_\_\_.

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as \_\_\_\_\_.

**(a) Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☐ **Seller's** ☒ **Buyer's** expense and within 25 days after Effective Date or at least \_\_\_\_\_ days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or

**Buyer**  and **Seller**  acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.



**Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

**(b) Title Examination:** **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within 30 days from receipt of the notice ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by **Buyer** of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

**(c) Survey:** (check applicable provisions below)

(i.) ☒ **Seller** will, within 5 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:

Any governmental notices received within the last year., prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☒ **Buyer** will, at ☐ **Seller's** ☒ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☒ **Buyer** will accept the Property with existing encroachments ☒ such encroachments will constitute a title defect to be cured within the Curative Period.

**(d) Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

**7. PROPERTY CONDITION:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$                      (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check (a) or (b))

☐ **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ **(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 29 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the

**Buyer**  and **Seller**  acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

**(c) Walk-through Inspection:** **Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

**8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** **Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted ☒ only with **Buyer's** consent ☐ without **Buyer's** consent.

**9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

**(a) Possession and Occupancy:** **Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

**(b) Costs:** **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

**(c) Documents:** **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppel letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

**(d) Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

**(e) Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

**(f) Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply

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with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

**10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

**11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have \_\_\_\_\_ days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

**12. FORCE MAJEURE:** **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

**13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

**14. DEFAULT:**

(a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

**15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

**16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

**Buyer**  and **Seller**  acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

**17. DISCLOSURES:**

**(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.

**(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(e).

**(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

**(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

**18. RISK OF LOSS:**

**(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the **Buyer**.

**(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with and assist **Buyer** in collecting any such award.

**19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☐ is not assignable ☒ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "**Broker**" may be singular or plural. This Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if assignment is permitted).

**20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

**21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a licensed real estate Broker other than:

**(a) Seller's Broker:** One Sotheby's International Realty Karley Chynces,  
(Company Name) (Licensee)  
1430 S. Dixie Highway Coral Gables, FL 33146 305-975-7356 kchynces@onesothebysrealty.com  
(Address, Telephone, Fax, E-mail)

who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☒ a listing agreement ☐ other (specify)

**(b) Buyer's Broker:** Keller Williams Realty Premier Property Yalian Serrano,  
(Company Name) (Licensee)  
11420 N Kendall Dr. Suite 207 Miami, FL 33186 305-213-4680 yalian@commercialregroup.com  
(Address, Telephone, Fax, E-mail)

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who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ Seller's Broker ☐ Seller ☐ Buyer ☐ both parties pursuant to ☒ an MLS offer of compensation ☐ other (specify) \_\_\_\_\_  
The commission to Buyer's broker is 2.5% of the purchase price to be paid at closing  
(collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

**22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):

|   |  |   |
|---|--|---|
| <input type="checkbox"/> Arbitration                    | <input type="checkbox"/> Seller Warranty                   | <input type="checkbox"/> Existing Mortgage          |
| <input type="checkbox"/> Section 1031 Exchange          | <input type="checkbox"/> Coastal Construction Control Line | <input type="checkbox"/> Buyer's Attorney Approval  |
| <input type="checkbox"/> Property Inspection and Repair | <input type="checkbox"/> Flood Area Hazard Zone            | <input type="checkbox"/> Seller's Attorney Approval |
| <input type="checkbox"/> Seller Representations         | <input type="checkbox"/> Seller Financing                  | <input type="checkbox"/> Other _____                |

**23. ADDITIONAL TERMS:**

1) #2 Legal Description: BROWARD ESTATES SEC 1 33-3 B LOT 11 E 10,12 LESS E1/2 BLK 2 TOG WITH A POR OF VACATED ALLEY ADJ TO SAID LOT PER RESO NO 2004-460 IN OR 37583/889



2) Seller will close all open permit, liens, code violations (If any) at seller's expense.

3) Buyer's obligation to close on the purchase of the Property is contingent on Buyer receiving a Phase I environmental site assessment, or if required, a Phase II environmental site assessment that discloses no currently existing environmental contamination at the Property. In the event that lender determines, in its reasonable discretion, that a Phase II environmental site is necessary, the parties agree to extend the Closing Date for thirty (30) days to allow enough time for the assessment to be performed.

4) The purchase of this properties is contingent upon the appraised value in the appraisal report ordered by the lender/borrower being equal to or higher than the purchase price in this contract. In the event that the appraisal comes below the purchase price and the parties do not come to an agreeable purchase price for both parties, Buyer may cancel this contract providing written notice to Seller and have Buyer's escrow deposit immediately returned to Buyer without the need of a release and cancellation form.

4) The property will be completely vacated by closing date.

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER**

Buyer  and Seller  acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

**ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

*Robert Kidd* dotloop verified  
05/25/23 4:50 PM COT  
YFNQ-GZSQ-AYPD-9V2G

Date: \_\_\_\_\_

(Signature of Buyer)

Robert Kidd

Tax ID No.: \_\_\_\_\_

(Typed or Printed Name of Buyer)

Title: \_\_\_\_\_ President Telephone: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

(Signature of Buyer)

Tax ID No.: \_\_\_\_\_

(Typed or Printed Name of Buyer)

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Buyer's Address for purpose of notice \_\_\_\_\_

Facsimile: \_\_\_\_\_ Email: \_\_\_\_\_

*Andrew S. Sengstack* Date: May 25, 2023  
(Signature of Seller)

Tax ID No.: \_\_\_\_\_

(Typed or Printed Name of Seller)

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

(Signature of Seller)

Tax ID No.: \_\_\_\_\_

(Typed or Printed Name of Seller)

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

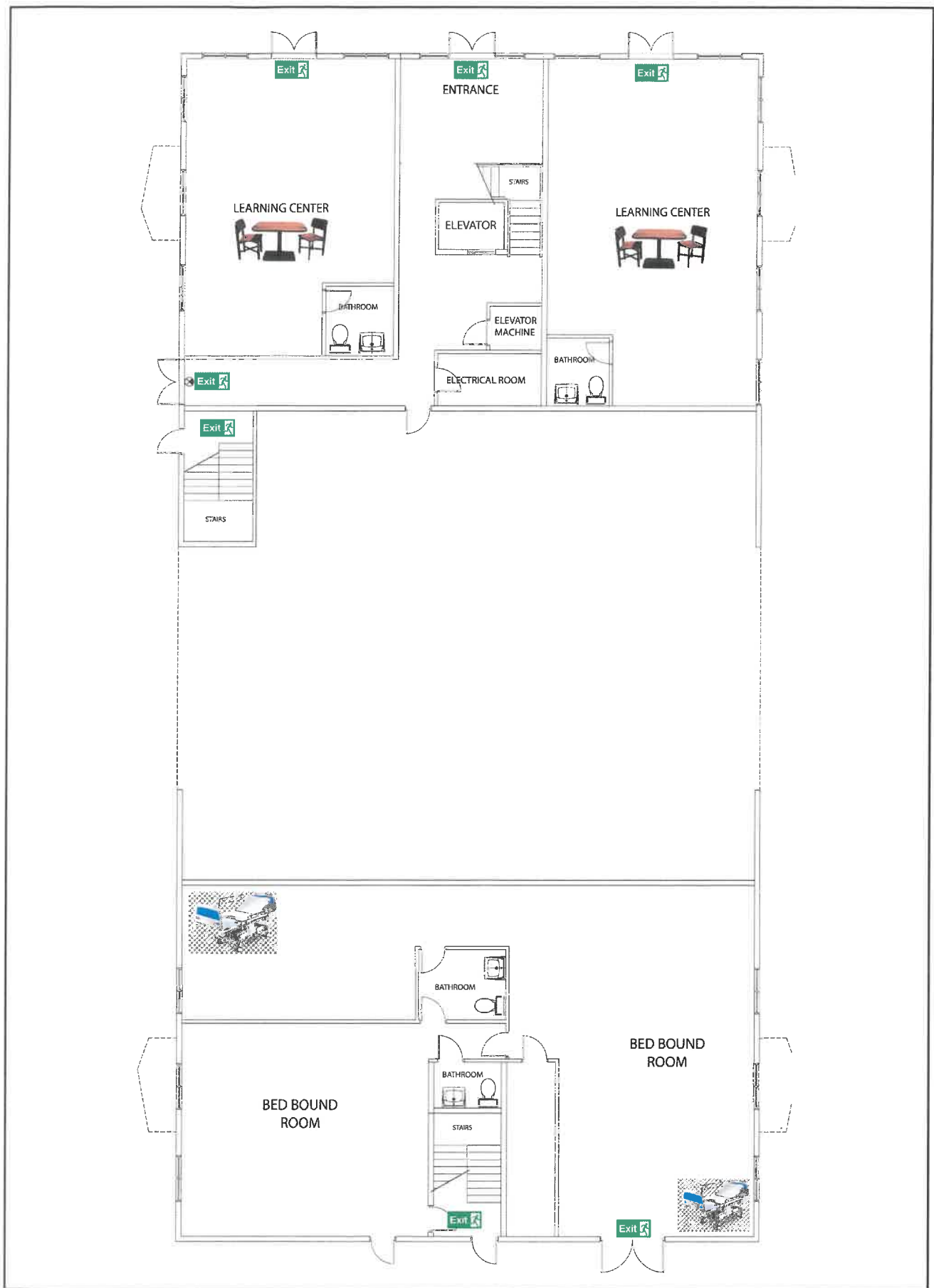
Seller's Address for purpose of notice: \_\_\_\_\_

Facsimile: \_\_\_\_\_ Email: \_\_\_\_\_

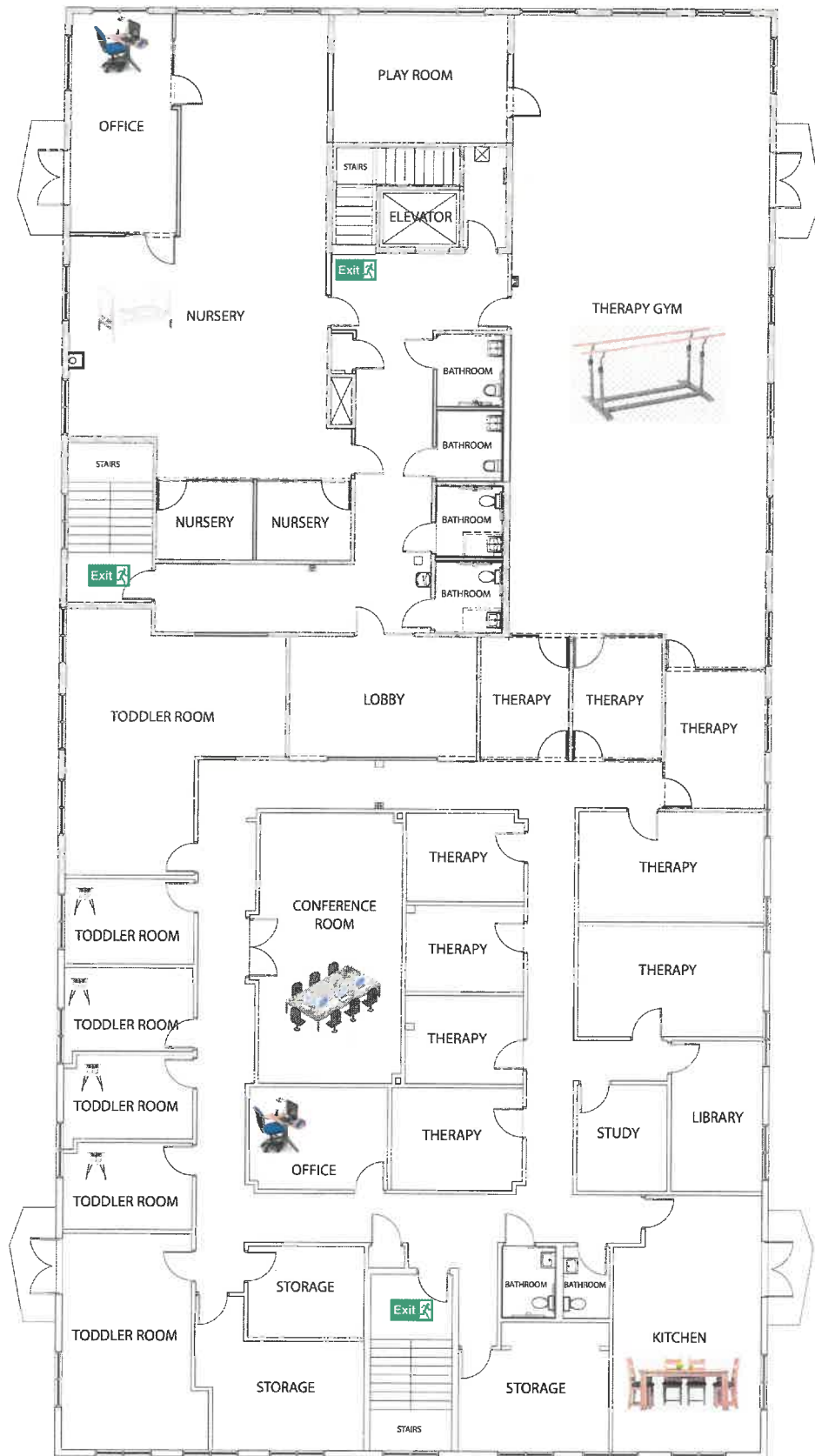
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