

KOLDAIRE, Inc.

(Trane)

Air Conditioning - Refrigeration - Ductwork
5181 N.W. 109th Avenue
Sunrise, Florida 33351

CA-C068755
Broward: (954) 747-3680 • Fax: (954) 747-3679
SALES + SERVICE + INSTALLATION

CONTRACT PROPOSAL

Date: 5/23/2006

To: Daisog Corporation
4200 NW 16 Street
Lauderhill, Florida 33313

Scope: All HVAC work, labor and materials, generally in accordance with plans and specifications for the subject project. Responsibilities as indicated on attached "PROPOSAL SCOPE OF RESPONSIBILITIES" page.

Plans prepared by: To be prepared by John Buerosse (954-942-5277)

Special Conditions: This is including Trane Chiller Model RTAC185 and Trane AHU MCCB017. Our price includes Electrical work, Chilled water Piping, Insulation of chilled water piping, Structural steel required to support new chiller and removal of old units.

Base Bid:

185,000.00

This proposal as submitted may be withdrawn if not accepted within 30 days.

Addenda Acknowledged: None

Respectfully,
Koldaire Inc.



Richard A. Thomas
Vice President



May 16, 2006

DIA&BAC Corporation

Attention: Jose Dering
 Phone: 954.484.6009 Fax: 954.389.9687

Proposal 20060512-1B

Initial: new 215-ton air-cooled screw York YCAV chiller that will include the following:

- Remove (3) existing 60 ton air cooled chillers and shell of old frame
- Remove (2) existing 20 horsepower chill water pumps
- Install (1) new York 215 ton air cooled chiller to new chill water pumps to existing building piping
- Install (2) new 20 hp chill water pumps to existing building piping
- Reconnect to existing electrical service, ~~changes will be at additional cost of~~
- Insulate all new piping to match original piping insulation
- Provide steel work to accommodate new chiller *raised from roof floor.*
- Provide all labor and materials to complete project
- Provide crane service to remove and install chiller
- Warranty - 48 months parts and labor (compressor only)
- Warranty- 18 months labor (entire unit)
- Warranty -18 months refrigerant add
- Start up of unit
- 100% MADE IN THE USA

EXCEPTIONS: Permit fees, all work being done during normal business hour, Monday thru Friday 800am to 4:30pm excluding Holiday. Code upgrades for any cost to do so not foreseen at this time. Engineering fees, drawing or Environmental Impact fees. Concrete patching, roofing, painting, coring or X-raying of concrete, setting of equipment, ductwork, insulation of ductwork, warranty on equipment, firecalking, controls. EMS, BMS, smoke detectors, fire alarm system.

For the sum of **\$157,600.00**

50% Due on Ordering Equipment- 40% on work completion 10% upon Contract Completion

Adam L. Uchin
 York Sales Service Engineer

Authorizing Signature: DAUL Date: 5-17-06

Note: This proposal may be withdrawn by us if not accepted in (30) days

Acceptance of Proposal: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Approval Signature: _____ Date: _____

Printed: _____ Date: _____



Mowrey Elevator Service, Inc.

Monday, May 01, 2006

Name: IDEAL BUILDING
Location: 4200 NW 16TH STREET
City: LAUDERHILL, FL 33313
Phone: 954-484-6009
Fax: 954-484-6349

Re: Elevator Renovation

Dear : Mr. Dearing,

Mowrey Elevator Service, Incorporated proposes to perform work as described below:

FURNISH AND INSTALL NEW:

- **(1) ONE 6 STOP DUPLEX MICROPROCESSOR TRACTION CONTROLLER WITH FIRE RECALL OPERATION
- **(2) ONE 6 STOP HOISTWAY LANDING SYSTEM WITH ALL NEW WIRING TO INCLUDE TRAVEL CABLE AND HOME RUN WIRING AND HOISTWAY TERMINAL SWITCHES
- **(2) TWO COMPLETE 6 STOP STANDARD APPLIED CAR STATION WITH FIREMAN PHASE II RECALL, DIGITAL POSITION INDICATOR, EMERGENCY LITE, CERTIFICATE FRAME, CAR BRAILLE, AND PHONE BOX
- **(2) TWO HANDS FREE PHONE, A.D.A. COMPLIANT, PHONE DEVICE AND MONITORING SYSTEMS BY OTHERS.
- **(12) TWELVE STANDARD SURFACE MOUNT, HALL STATIONS WITH ILLUMINATING HALL PUSH BUTTONS, MAIN FLOOR TO INCLUDE FIREMAN PHASE I RECALL, AT THE ADA CODE HEIGHT REQUIREMENT.
- ** (2) TWO LOBBY FLOOR HALL POSITION INDICATORS
- **(2) TWO COMPLETE G.A.L. CAB PACKAGE TO INCLUDE:
 - A) ZONE RESTRICTOR LOCK- CODE REQUIRED
 - B) DOOR CLUTCH WITH ZONE LOCK PROVISIONS
 - C) HANGER TRACK WITH ZONE LOCK PROVISIONS
 - D) POWER DOOR OPERATOR
 - E) HANGER ROLLER ASSEMBLIES
 - F) BOTTOM DOOR GUIDES - (gibs)
 - G) ALL NECESSARY MECHANICAL LINKAGE
- **(12) TWELVE 6 STOP G.A.L. HALL PACKAGE TO INCLUDE:
 - A) HANGER TRACK
 - B) HANGER ROLLER ASSEMBLIES
 - C) INTERLOCK BOX WITH CONTACT KIT
 - D) BOTTOM DOOR GUIDES- (gibs)

PAGE 2 OF 2

**(2) TWO CAR RIDING LANTERNS
**(2) TWO NEW AC HOIST MOTORS WITH VECTOR DRIVES
**(12) TWELVE SET OF HALLWAY JAMB BRAILLE, 2 PIECES PER FLOOR
** (2) PIT LADDER, PER CODE REQUIREMENTS
** (2) NEW TOE GUARD, PER CODE COMPLIANCE
**(2) TWO SET OF FIREMAN PHASE I AND PHASE II INSTRUCTION SIGNS
** ROPE GRIPPERS

**SMOKE DETECTORS WITH SUPERVISORY PANEL, ELECTRICAL WORK,
AND DEDICATED PHONE LINE TO BE INSTALLED BY OTHER
TRADES**SEE ATTACHED ADDENDUM**THIS WORK MUST BE
COMPLETED PRIOR TO OUR WORK COMMENCING**

PRICE INCLUDES STATE PERMIT AND THIRD PARTY INSPECTION

LABOR AND MATERIALS INCLUDED IN PRICE:

\$ 131,719.00

TERMS OF PAYMENT TO BE AS FOLLOWS:

50% DOWN UPON SIGNING OF PROPOSAL PRIOR TO PROCEEDING
20% DUE UPON DELIVERY OF MATERIAL
20% PRIOR TO DAY OF INSPECTION
10% RETAINAGE TO BE PAID 30 DAYS AFTER INSPECTION

Sincerely,

KEVIN REARDON

I AUTHORIZE MOWREY ELEVATOR SERVICE, INC. TO PERFORM
WORK AS OUTLINED HEREIN FOR THE SUM OF \$ 131,719.00

AUTHORIZED SIGNATURE: _____
DATE: _____

"Moving you up in style."
3300 SW 50th Avenue, Davie, Florida 33314
Phone: 954-581-8900 FAX: 954-583-1119
KEVIN@mowreyelevator.com

AABCO STORM SHUTTER MANUFACTURING, INC.
member I.H.P.A. & A.S.S.A

Licensed, Insured
94-7318-AE-X
SCC056771

1577 S.W. 1st Way, E-8
Deerfield Beach, FL 33441
Member ASSA and IHPA

(800) 893-0208
(954) 428-0208
Fax (954) 428-0804

SALES CONTRACT

SOLD TO DAISOG CORP. (Jose Dearing)

Job Address 4200 NW 16TH STREET

Mailing Address SAME Phone (H) 954-484-16009 (O-F)

City LAUDERHILL State FL Zip 33313

Lot _____ Block _____ Sub Division _____

AABCO Storm Shutter Manufacturing, Inc. ("Seller") and the Purchaser agree to the sales and installation and/or delivery of the below specified price upon the terms and conditions hereinafter set forth and continued on the reverse side of this agreement, hereinafter referred to as the ("Contract")

→ All windows in 1st floor.
COVERAGE OF 15 OPENINGS WITH DADE/BROWARD

PRODUCT CONTROL CODE APPROVED ALUMINUM PANELS.

PRICE INCLUDES DELIVERY, INSTALLATION, PERMIT,
WARRANTY AND TAX.

DELIVERY JUNE 30TH 2006 PROX.

Contract Price	<u>37385.00</u>
Deposit	<u>3500.00</u>
Balance Due	<u>33885.00</u>

This contract shall not be binding until approved and countersigned by an officer of AABCO Storm Shutter Manufacturing, Inc.

BALANCE DUE TERMS:

UPON DELIVERY

Approved and countersigned:

BUYER'S RIGHT TO CANCEL: This is a home solicitation sale, and if you do not want the goods or services, you must cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

Purchaser certifies by his or her signature below that he or she has read, fully understands and accepts all of the terms and conditions of this contract.

Executed in three copies, one copy of which was delivered to, and receipt is hereby acknowledged by purchaser this

3rd day of APRIL 2006

Salesman Donald E. Cade

Purchaser Donald E. Cade

Donald E. Cade

Purchaser Donald E. Cade

AABC Storm Shutter Manufacturing, Inc.

1577 S.W. 1st Way, E-8
Deerfield Beach, FL 33441

Tel (954) 428-0208
Fax (954) 428-0804

June 12, 2006

Daisog Corp
Attn: Jose Dearing
4200 NW16th Street
Lauderhill, FL 33313

Re: Cancellation of Contract

Dear Mr. Dearing,

AABC Storm Shutters' regrets to inform you, that due to revisions in the Product Approval, the openings of your building exceed allowable spans. All research for alternative product options have been exhausted and proven to be futile.

We regret any inconvenience this may have caused. Enclosed you will find a refund check in the amount of \$3,500.00 Dollars.

Sincerely,

John E. Noble
JEN/kb

DAISOG CORP.

Tel: (954) 484.6009

Fax: (954) 484.6349

DATE: 5-23-07

PLEASE DELIVER THE FOLLOWING FAX TO:

NAME: Dan Devir

COMPANY: B30

FAX: 954-321-4786

FROM: Josc Dec-ry

NUMBER OF PAGES (INCLUDING COVER SHEET): 3

COMMENTS:

For your information

J.D.

IF THERE ARE ANY QUESTIONS CONCERNING THIS
TRANSMISSION, PLEASE CALL (954-484-6009)

DAISOG CORP.

Tel: (954) 484.6009

Fax: (954) 484.6349

E-mail: daisog@bellsouth.net

Ms Kristina Gulick
4200 North West 16th Street Suite 607
Lauderhill, Florida 33313

Dear Ms Gulick:

I was surprised by your cavalier interpretation of the BSO leases at my building. Section 14.1 of the 1st Floor Lease, Section V of the 607 Lease and the last section on page 2 of the Second Floor Lease, refer specifically to Maintenance and Repairs of specific items such as roof, skylights, outside walls, foundations, side walks, interior wall, floors, windows, ceilings sprinkles and hot water system, elevators, heating, air conditioning, plants, plumbing and electrical wiring. There is also an obligation for the Landlord to "perform daily trash removal".

There is no item in any of the three Leases with BSO which specifically refer to bathroom or office areas cleaning in the Maintenance and Repairs Sections of the leases. Failure to perform Maintenance or Repairs of the aforementioned specific items such as roof, walls etc etc could be grounds for your conducting those repairs and possibly attempt to deduct their cost from your rental payments.

As you know all bathrooms and all offices and common areas in the building are cleaned 5 times a week between the hours of 6:00 PM and 10:00PM. Thus, at 10:00PM every night and early in the morning of every working day all bathrooms and offices are perfectly clean.

Your staff is inspecting the bathrooms after lunch, sometimes as late as 2:00pm after your clients have been using those bathrooms for over 5 or 6 hours. If somebody in your staff could inspect those bathrooms at 10:00PM every working day or early in the morning no later than 8:00AM also every working day, I do believe that the bathrooms will be found clean and shining.

In my four years at the building, I have never heard of anyone on your staff performing bathroom cleaning services as you indicated in your letter. I will appreciate your checking with your Legal Dept about the legality of your rent reduction threats.

One of my lawyers, Mr. Drake Batchholder with Ackerman & Senterffit in Fort Lauderdale concluded, after again reviewing the three (3) Leases that there are no legal grounds in any of the Leases for your possible rental deduction actions. Nevertheless, in an effort to improve the cleaning of the building, today we hired Mr. Walt Jackson, an old building employee, to work with the present cleaning crew in order to provide more manpower to that crew for better cleaning services.

Besides the cleaning crew at night time, we also have an employee, Juan Carlos Norma, whose main and only job is during all work days to provide janitorial and cleaning services throughout the building.

Another possible problem which I will appreciate your reviewing with your Legal Dept is your demand for permanent air conditioning to your leased space, using your own words, on a twenty four hours and seven days basis.

Your leases all indicated as Landlord's obligation the providing air conditioning from 7:30AM to 6:00PM, Monday to Friday. This is very far away from your demand of 24 hours for seven days.

I do believe that we need, ASAP, to rediscuss your air conditioning demands.

Sincerely

Jose Dearing

Cc:

Dan Revis, BSO



Department of Community Control

- Department of Community Control**
Administrative Offices
4200 N.W. 16 Street, Suite 101
Lauderhill, FL 33313
(954) 535-2373
(954) 535-2398 fax
- Day Reporting & Reentry Division**
North Office
2201 W. Sample Road
Building 8, Suite 1-4A
Pompano Beach, FL 33073
(954) 935-6710
(954) 935-6786 fax
- Drug Court Treatment Division**
West Office
4200 N.W. 16 Street, 2nd Floor
Lauderhill, FL 33313
(954) 497-3610
(954) 497-1666 fax
- In-Custody Treatment Division**
Central Office - Sheriff's North Jail
2421 NW 16th Street
Pompano Beach, FL 33069
(954) 831-0289
(954) 935-6749 fax
- Pretrial Services Division**
Central Office
540 S.E. 3rd Avenue, Suite 201
Fort Lauderdale, FL 33301
(954) 765-4251
(954) 765-4848 fax
- Probation Division**
Central Office
540 S.E. 3 Avenue, 1st Floor
Fort Lauderdale, FL 33301
(954) 357-5900
(954) 765-4567 fax

May 29, 2007

Mr. Jose Dearing
DAISOG Corporation
4200 N.W. 16th Street
Lauderhill, FL 33313

Dear Mr. Dearing:

I am in receipt of your letter to me dated May 23, 2007 which is in response to my certified letter to you regarding your negligence in cleaning and maintaining the BSO leased space at 4200 NW 16th Street known as the Ideal Building.

You stated that you were surprised by our cavalier interpretation of the BSO leases at your building. Recognize that our Legal Department reviewed all three of the leases between DAISOG and BSO and rest assured that they are very comfortable with the terms as outlined in the certified letter to you. Cleaning and maintenance in this building has been a problem during the entire time of your ownership and is clearly documented. However, over the course of the last few months you have utterly failed to clean bathrooms, provide toiletry supplies, maintain the elevators, clean the parking lot and entrance way, mop and clean tile floors, vacuum, empty trash cans, and replace burnt out light bulbs. Your negligence is clearly evident and documented in the inspection memos of my staff that are provided to you on a daily basis.

In your letter you state that the bathrooms are "cleaned 5 times a week between the hours of 6:00 PM and 10:00 PM". This is absolutely a falsehood. I can tell you from my own experience that the ladies bathrooms on the sixth floor are commonly not cleaned when I use them in the morning. This can be said for both the first and second floors as witnessed by staff and complaints generated on a daily basis. My staff have on numerous occasions brought in their own vacuum cleaners, cleaned bathrooms, and emptied their own trash because of your negligence. Each of the three leases BSO has with DAISOG require janitorial services and supplies Monday through Friday.

In your letter you correctly recognize and state that you are in charge of the flooring, elevators, and plants. We have notified you on a daily basis for months now that there are many spots on the first, second and sixth floors where the carpet is torn and in need of replacement or repair. In addition one or both of the elevators are malfunctioning or totally out of order very frequently; three times in the last week one elevator was not working and you posted a sign in the other one to press the "G" button because the elevator is malfunctioning. The plants around the building are never maintained on a normal basis and are more often than not totally overgrown and neglected. You have chosen again to ignore your obligations in these areas.

DAISOG Corporation
May 29, 2007
Page #2

It is evident that you have no intention of abiding by the terms of the leases nor of acting in good faith as a professional business person. You act as if all is fine with this building. I would encourage you to submit a written client survey to all your tenants. I can assure you they are just as dissatisfied with your negligence as BSO is. It is common to hear this building referred to as a "dump."

In regard to your reference about the air conditioning, I would suggest you review the leases again as you are incorrect. They state: "Lessor shall maintain temperatures after normal working hours not to exceed 80 Fahrenheit degrees in the cooling season and not below 65 degrees Fahrenheit during the heating season." That means that nights and weekends the air conditioning should remain on and the temperature is not to exceed 80 degrees.

BSO is a professional organization and will not permit its image and professionalism to be diminished by your negligence. A petition by 49 of our clients stating what a mess this building is and pleading with us to do something about it requires our action and is clear evidence again that your negligence and unwillingness to act in good faith to maintain this building is hurting BSO's image. I believe BSO has acted in good faith on numerous occasions to give you time and leeway to resolve the issues with this building. Each time you assure me that the issue will be resolved and it typically is not. We stand by our certified letter of May 17, 2007 and suggest you act accordingly.

Sincerely,



Kristina M. Gulick,
Director

Office of the General Counsel
2601 West Broward Boulevard
Fort Lauderdale, Florida 33312
954.831.8920 (Telephone)
954.321.5040 (Fax - Legal)
954.797.0937 (Fax - Confiscations Unit)
www.sheriff.org



January 13, 2014

Sent via Fax & US Mail

Mr. Todd T. Nepola
Current Capital
4000 Hollywood Blvd. Suite 685-S
Hollywood, Florida 33021

Re: Premises: 4200 N.W. 16th Street, Lauderhill Florida 33313
Florida Holding 4800 LLC (Lessor) leases to Broward Sheriff's Office
(BSO/Lessee)

Dear Mr. Nepola:

Please be advised that I have not received any type of response to my letter dated January 2, 2014, relative to setting up a meeting between the parties' representatives. Our organization desires to directly communicate with Mr. Harry Dorvilier on Friday January 17, 2014 at our 6th floor lease location at 10:00 a.m. This meeting will be addressing how to apply the rental towards the Lessee's ongoing and mounting remediation and mitigation of damages efforts which include rental of portable HVAC units, rental of portable air scrubbers and dehumidifiers, and professional decontamination of records and files. Further, this will be Lessor's opportunity to present its plan on timely and complete remediation of the building. Please confirm if you and Mr. Dorvilier will be attending this meeting.

Very truly yours,

A handwritten signature in black ink, appearing to read "Stephen C. Muffler".

Stephen C. Muffler
Assistant General Counsel

cc: General Counsel Ronald M. Gunzburger/BSO Office of the General Counsel
Deputy General Counsel-Administration Jeffrey Hessler/BSO Office of the General Counsel
Director David Scharf/BSO Community Programs
Director Michael Cahill/BSO Planning & Development
Director Victor Marrero/BSO Risk Management
Mr. David Ferguson, Esquire



FLORIDA
DEPARTMENT of
CORRECTIONS

Governor
RICK SCOTT

An Equal Opportunity Employer

501 S. Calhoun Street • Tallahassee, FL 32399-2500

Secretary
MICHAEL D. CREWS

<http://www.dc.state.fl.us>

January 7, 2014

Ms. Elizabeth Duprey, COO
Current Capital Real Estate Group
4000 Hollywood Blvd., Suite 685-S
Hollywood, FL 33021

RE: Lease: 700:1051
 Location: Lauderhill P&P (17-A)
 4200 NW 16th Street
 Lauderhill, FL 33313

Dear Ms. Duprey:

This letter is a follow-up of the on-going issues with the non-performing A/C units in the above referenced office. For the past several months we have been in communication with you in hopes of remedying the problems. Several service technicians have been on site but the problems still exist.

The lease expires August 31, 2015, however we do not feel that it is fair to continue to make rental payments for office space that continues to have these problems without a satisfactory resolution. We take the health and safety of our employees and visitors very seriously and the continuance of inoperable equipment is making occupancy of the space very uncomfortable and intolerable at times which can lead to other problems.

By way of this letter we are requesting a definitive date of when the A/C unit will be fully repaired or replaced. If you feel as though this request cannot be met within a reasonable timeframe, we respectfully request that you consider an early cancellation without penalty.

Again, we are making every possible effort to allow you the opportunity to rectify this on-going problem. We look forward to your timely response to this request.

Respectfully,

Fran Rowls
Leasing Manager

From: (850) 717-3697
Fran Rows
Department of Corrections
501 S. Calhoun Street
Tallahassee, FL 32399

Origin ID: TLHA



Ship Date: 06NOV13
ActWgt: 1.0 LB
CAD: 100295578/NET3430

SHIP TO: (954) 966-8181
Elizabeth Duprey
Current Capital
4000 Hollywood Blvd., Suite 685-S

BILL SENDER

Hollywood, FL 33021

Delivery Address Bar Code



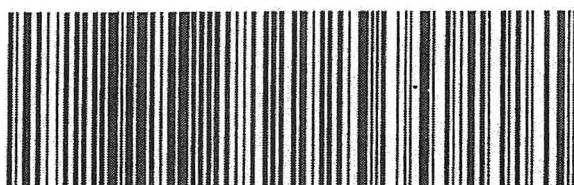
Ref#
Invoice #
PO #
Dept #

THU - 07 NOV 10:30A
PRIORITY OVERNIGHT

TRK# 7970 9373 1773
0201

33021
FL-US
FLL

XH HWOA



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