

White Aluminum / Glades Cutoff Road

Investment Costs as of August 2020

Bayview Construction	\$	216,761.00	Glades Cutoff Rd widening, turn lanes, sidewalk, entry driveway, etc. 50/50 Cost sharing with adjacent property owner Mainline Orig. Contract \$378,641 + \$54,881 change orders = \$433,522
Tax Collector	\$	184,593.95	Real Estate Taxes from 2009 thru 2019
City of Port St. Lucie	\$	63,556.44	
Frischia Engineering	\$	22,577.03	
Mainline Realty	\$	1,500.00	
Midway Bus Park POA	\$	2,810.76	
SFWMD	\$	1,850.00	
Thomas A. Fogt, Esq.	\$	7,864.70	
Velcon Group	\$	1,947.50	
William A. Flint Landscape	\$	1,405.00	
Professional Fees	\$	100,000.00	
JS Percey	\$	580.00	
Total Investment Costs	\$	605,446.38	Cost Basis to date

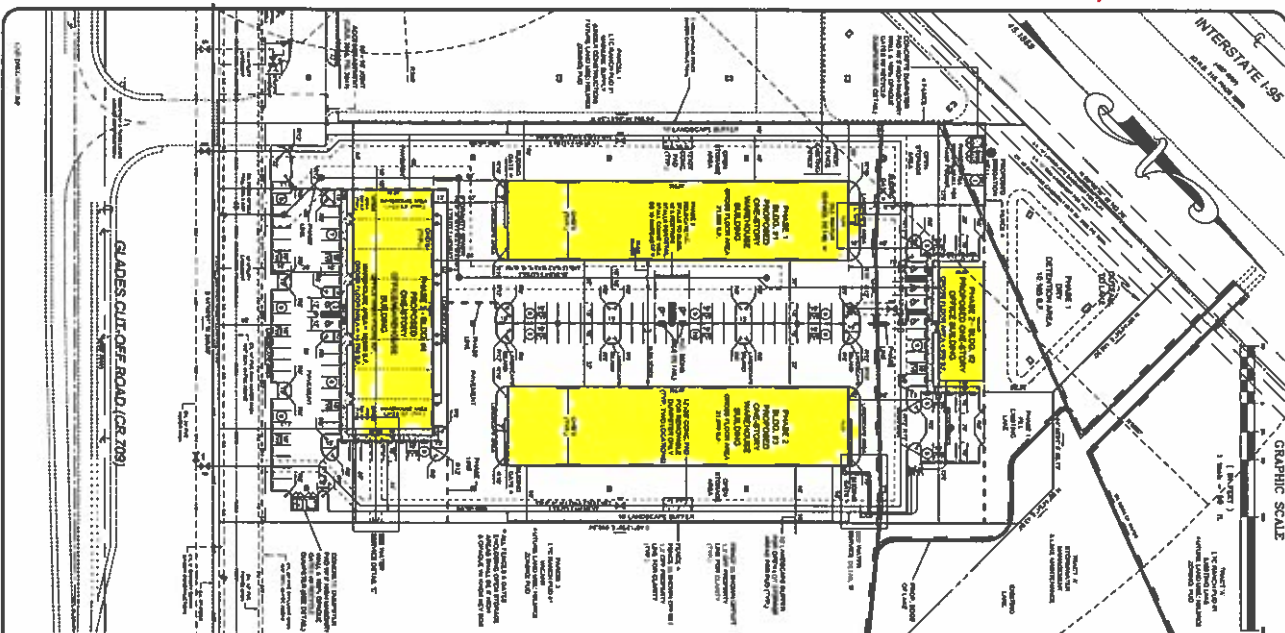
Sale to Total Truck Parts	\$	630,000.00	
Less Closing Costs Estimate	\$	(44,100.00)	Commissions, doc stamps, settlement fees, etc.
Less 2020 RE taxes at closing	\$	(15,498.40)	
Less Payment to City of PSL	\$	(50,000.00)	For waiver of reverter / covenants
Net Sale Proceeds	\$	520,401.60	
Net Gain on Sale	\$	(85,044.78)	

Parcel #2, LTC Ranch PUD #1 - Improvement & Carrying Cost

<u>COMPANY</u>	<u>DATE</u>	<u>AMOUNT</u>	<u>INVOICE #</u>	<u>CHECK #</u>	
Bayview Construction	3/11/2009	\$18,250.00	119270310	17086	
	4/1/2009	\$31,753.00	112550722	17187	
	5/5/2009	\$12,750.00	118344593	19936	
	6/3/2009	\$25,000.00	119879658	17418	
	8/4/2009	\$124,008.00	118903556	17612	
	1/13/2010	<u>\$5,000.00</u>	111533420	ACH	
			\$216,761.00		
Chris Craft Tax Collector			<u>YEAR</u>		
	1/31/2020	\$15,188.43	2019		
	1/31/2019	\$14,919.54	2018		
	12/1/2017	\$14,940.25	2017		
	3/28/2017	\$15,467.28	2016		
	3/15/2016	\$15,658.50	2015		
	3/25/2015	\$18,057.00	2014		
	3/24/2014	\$18,090.56	2013		
	3/31/2013	\$18,175.65	2012		
	4/3/2012	\$18,473.51	2011		
	2/1/2011	\$18,141.55	2010		
	11/30/2009	<u>\$17,481.68</u>	2009		
		\$184,593.95			
City of Port St. Lucie	11/21/2007	\$50,000.00	112107	16850	
	1/9/2008	\$10.00	10908	17138	
	12/15/2008	\$9,911.50	Planning	19006	
	12/15/2008	\$2,687.44	Engineering	19009	
	12/15/2008	\$260.00	Water	19007	
	12/15/2008	\$362.50	Fire	19008	
	9/5/2013	\$40.00		24930	
	9/19/2012	\$80.00		23794	
	9/15/2011	\$40.00		22346	
	7/19/2010	\$40.00		21161	
	12/15/2008	<u>\$125.00</u>	Building	19010	
			\$63,556.44		
	Fricia Engineering	10/24/2007	\$1,500.00	7-1073-1	16816
10/30/2008		\$2,500.00	7-1073-2	18787	
12/29/2008		\$3,046.22	7-1073-4	19283	
12/15/2011		\$135.00	71073 1211	23006	
1/29/2009		\$4,000.00	7-1073-5	19552	
4/7/2009		\$7,801.32	7-1073-6	20048	
7/27/2009		<u>\$3,594.49</u>		20363	

		\$22,577.03		
Mainline Realty	12/2/2008	\$1,500.00	50908	18920
Midway Business Park	7/18/2008	\$640.89	71808	18240
	4/14/2009	\$595.11	41409	19923
	4/6/2010	\$842.31	41310	20919
	12/21/2016	\$274.67	27755	27755
	5/22/2014	<u>\$457.78</u>	25958	25958
		\$2,810.76		
SFWMD	4/17/2009	\$350.00	031909B	19766
	4/20/2009	\$1,000.00	031909A online	
	4/22/2009	<u>\$500.00</u>	41309	19828
		\$1,850.00		
Thomas A. Fogt, ESQ	1/22/2008	\$6,589.70	12208	17202
	8/18/2008	<u>\$1,275.00</u>	81808	18464
		\$7,864.70		
Velcon Group	10/12/2007	\$1,300.00	13949	17006
	11/30/2007	\$97.50	14083	17048
	2/22/2008	<u>\$550.00</u>	14266	17494
		\$1,947.50		
William A. Flint Landscape	4/13/2009	\$1,405.00	9057	20053
Professional Fees - SLC Commercial	1/9/2008	\$ 95,000.00	17144	17144
	11/26/2007	<u>\$ 5,000.00</u>	16851	16851
		\$ 100,000.00		
JS Percey	5/5/2020	<u>\$ 580.00</u>	30281	30281
		\$ 605,446.38		

WHITE ALUMINUM SITE PLAN



GRAPHIC SCALE
1" = 50' - 0"

PROJECT INFORMATION
 Project: 1.11.16, Moore & Pugh, Inc., according to the PUD project of 77.1-acre County, Florida.
 Section 11, Township 21 South, Range 19 East
 Coordinates: 84,434 S.F., 4,437 ACRES
 Product Name: 13811100000000000000
 Project Number: 13811100000000000000
 With Approval: MOORE & PUGH, INC., 11111 AUSTIN ROAD, FORT WORTH, TX 76137
 Date: 08/21/2016
 Drawing No.: 13811100000000000000
 Scale: 1" = 50' - 0"

LAND INFORMATION

Phase	Area	Area (S.F.)	Area (Acres)
PHASE 1	PHASE 1	21,000	0.48
PHASE 2	PHASE 2	21,000	0.48
PHASE 3	PHASE 3	21,000	0.48
PHASE 4	PHASE 4	21,000	0.48
PHASE 5	PHASE 5	21,000	0.48
PHASE 6	PHASE 6	21,000	0.48
PHASE 7	PHASE 7	21,000	0.48

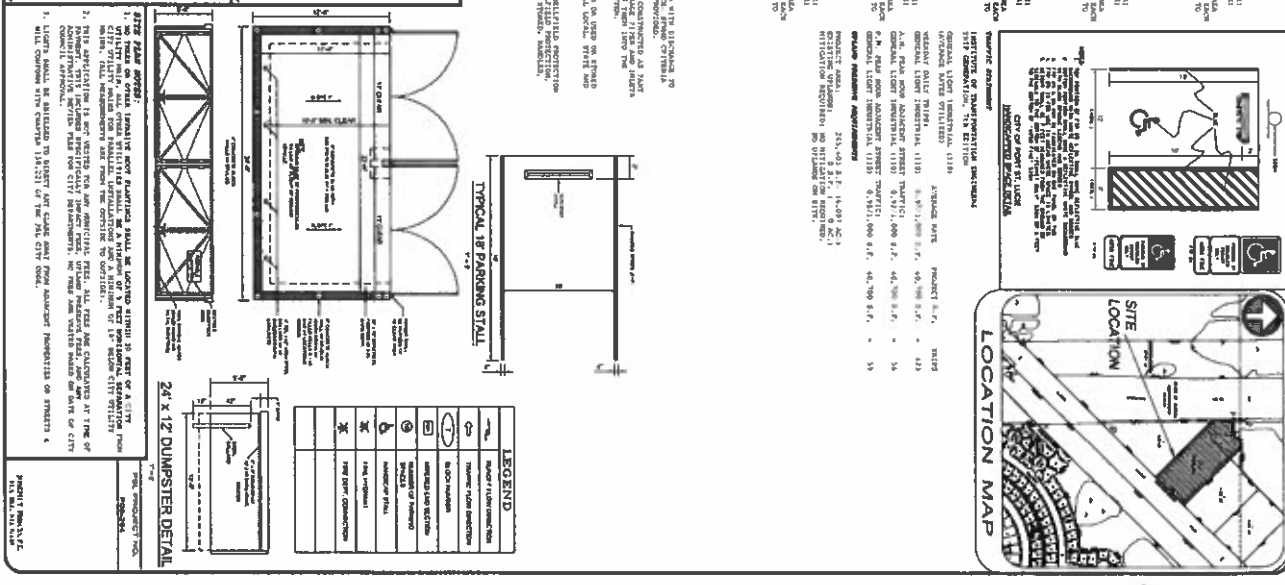
LANDING CALCULATIONS

Phase	Area (S.F.)	Area (Acres)
PHASE 1	21,000	0.48
PHASE 2	21,000	0.48
PHASE 3	21,000	0.48
PHASE 4	21,000	0.48
PHASE 5	21,000	0.48
PHASE 6	21,000	0.48
PHASE 7	21,000	0.48

PHASE 1 WATER SERVICE DETAIL 'A'

PHASE 2 WATER SERVICE DETAIL 'B'

PHASES 2 & 3 WATER SERVICE DETAIL 'C'



SCOPE OF WORK OF
OFFSITE IMPROVEMENTS
BY BAYVIEW CONSTRUCTION
SHARED 50/50 BETWEEN
MAINLINE & WHITE PLUM.

Mainline and White Offsite Improvements

Write a description for your map.

Legend



- ① WIDENING OF GLADES CUTOFF ROAD
FROM A TWO LANE ROAD TO ALLOW FOR NE BOUND
TURN LANE
- ② SW BOUND TURN LANE
- ③ NE BOUND TURN LANE
- ④ SHARED DRIVEWAY
- ⑤ SIDEWALK



Bayview Construction Corporation

AIA DOCUMENT G702 - 1992

Application and Certificate for Payment

PD DD = 18,250.00
GL = 15245

TO OWNER: Mainline Realty, LLC AND: White Aluminum Fab., Inc. APPLICATION NO: One
 7025 Northwinds Drive NW 3195 SE Lionel Terrace PERIOD TO: 2/28/09
 Concord, NC 28027 Stuart, FL 34997 CONTRACT FOR: Shared Site Work
FROM: Bayview Construction Corp. VIA: Friscia Engineering PROJECT NOS: M-8-246
 4826 S.E. Railway Ave. 459 NW Prima Vista Boulevard
 Stuart, FL 34997 Port St. Lucie, FL 34983

CONTRACTORS APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM \$ 378,641.00
 2. Net change by Change Orders \$ 0.00
 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 378,641.00
 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 36,500.00

5. RETAINAGE:
 a. 0% of completed Work (Column D + E on G703) \$ 0.00
 b. 0% of stored Material (Column F on G703) \$ 0.00
 Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00

6. TOTAL EARNED LESS RETAINAGE \$ 36,500.00
 (Line 4 Less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$
 (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 36,500.00
 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 342,141.00
 (Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month	\$	\$
TOTALS	\$ 0.00	\$ 0.00
NET CHANGES by Change Order	\$ 0.00	\$ 0.00

ARCHITECTS CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED
 AMOUNT CERTIFIED \$ 36,500.00
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
 ARCHITECT: _____ Date: _____
 By: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SPECIAL PAYROLL: File Transfer Confirmation as of 03/11/2009 1:09 PM

Transfer Information	
Transfer Description:	SPECIAL PAYROLL
File Type:	ACH
Direction:	Upload
Record Size:	94
Blocking Factor:	10
File Encrypted:	Yes
File Edit Option:	Add/Remove Carriage Return/Line Feed

Confirmation Summary	
Confirmation Number:	119270310
Total Number Of Debits:	1
Total Debit Amount:	18,250.00
Total Number Of Credits:	1
Total Credit Amount:	18,250.00

3/12/2009

Bayview Construction Corp.

**18,250.00

Eighteen Thousand Two Hundred Fifty and 00/100*****

Bayview Construction Corp.
4826 S.E. Railway Ave.
Stuart, FL 34997

Bayview Construction Corp.			3/12/2009			
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/11/2009	Bill	031209	18,250.00	18,250.00		18,250.00
				Check Amount		18,250.00

Direct Deposit

18,250.00



Bayview Construction Corporation

AIA DOCUMENT G702 - 1992

Application and Certificate for Payment

TO OWNER:	Mainline Realty, LLC 7025 Northwinds Drive NW Concord, NC 28027	AND:	White Aluminum Fab., Inc. 3195 SE Lionel Terrace Stuart, FL 34997	APPLICATION NO:	Two	Distribution to:
FROM				PERIOD TO:	3/28/09	OWNER: X
CONTRACTOR:	Bayview Construction Corp. 4826 S.E. Railway Ave. Stuart, FL 34997	VIA:	Frischia Engineering 459 NW Prima Vista Boulevard Port St. Lucie, FL 34983	CONTRACT FOR:	Shared Site Work	ARCHITECT: X
				CONTRACT DATE:	7/30/08	CONTRACTOR:
				PROJECT NOS:	M-8-246	FIELD:
						OTHER:

CONTRACTORS APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 378,641.00
- 2. Net change by Change Orders \$ 5,506.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2)..... \$ 384,147.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 100,006.00
- 5. RETAINAGE:
 - a. 0% of completed Work (Column D + E on G703) \$ 0.00
 - b. 0% of stored Material (Column F on G703) \$ 0.00
- Total Retainage (Lines 5a + 5b or Total in Column I of G703 \$ 0.00
- 6. TOTAL EARNED LESS RETAINAGE..... \$ 100,006.00 (Line 4 Less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... \$ 36,500.00 (Line 6 from prior Certificate)
- 8. CURRENT PAYMENT DUE..... \$ 63,506.00 (Line 3 less Line 6)
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 284,141.00 (Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	\$
Total approved this month	\$ 5,506.00	\$
TOTALS	\$ 5,506.00	\$ 0.00
NET CHANGES by Change Order	\$ 5,506.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Robert A. Snyder, VP
State of: Florida
County of: Martin
Subscribed and sworn to before me this 25th day of March

Date: 3/25/09

White Bay
\$31,753.00
G-L # 1545

Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architects knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED..... \$ 63,506.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **Two**
 APPLICATION DATE: **3/25/09**
 PERIOD TO: **3/28/09**
 BAYVIEW PROJECT NO: **M-8-246**

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G/C)	I BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)							
1	General Conditions	8,000	1,500		2,000		3,500	44%	4,500	
2	Mobilization	3,000	2,000		0		2,000	67%	1,000	
3	Maintenance of Traffic	10,000	5,000		5,000		10,000	100%	0	
4	Earthwork	7,500	6,000		0		6,000	80%	1,500	
5	Concrete	13,000	3,000		9,000		12,000	92%	1,000	
6	Drainage	5,000	1,000		0		1,000	20%	4,000	
7	Underground Utilities	5,000	1,000		0		1,000	20%	4,000	
8	Paving	300,000	17,000		42,000		59,000	20%	241,000	
9	Stripping & Signage	15,000	0		0		0	0%	15,000	
10	Final Dress	12,141	0		0		0	0%	12,141	
	CO#1 (Bond)	5,506	0		5,506		5,506	100%	0	
	GRAND TOTAL	384,147	36,500		63,506	0	100,006	26%	284,141	0

SPECIAL PAYROLL: File Transfer Confirmation as of 04/01/2009 12:55 PM

Transfer Information	
Transfer Description:	SPECIAL PAYROLL
File Type:	ACH
Direction:	Upload
Record Size:	94
Blocking Factor:	10
File Encrypted:	Yes
File Edit Option:	Add/Remove Carriage Return/Line Feed

Confirmation Summary	
Confirmation Number:	112550722
Total Number Of Debits:	1
Total Debit Amount:	31,753.00
Total Number Of Credits:	1
Total Credit Amount:	31,753.00

4/2/2009

Bayview Construction Corp.

**31,753 00 ✓

Thirty-One Thousand Seven Hundred Fifty-Three and 00/100*****

Bayview Construction Corp.
4826 S.E. Railway Ave.
Stuart, FL 34997

Bayview Construction Corp.			4/2/2009			
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/28/2009	Bill	032809	31,753 00	31,753.00		31,753.00
				Check Amount		31,753.00

Direct Deposit

31,753.00



Bayview Construction Corporation

AIA DOCUMENT G702 - 1992

Application and Certificate for Payment

TO OWNER:	Mainline Realty, LLC 7025 Northwinds Drive NW Concord, NC 28027	AND:	White Aluminum Fab., Inc. 3195 SE Lionel Terrace Stuart, FL 34997	APPLICATION NO:	Three 4/30/09	Distribution to:	OWNER: <input checked="" type="checkbox"/>
FROM CONTRACTOR:	Bayview Construction Corp. 4826 S.E. Railway Ave. Stuart, FL 34997	VIA:	Frisica Engineering 459 NW Prima Vista Boulevard Port St. Lucie, FL 34983	CONTRACT FOR:	Shared Site Work	ARCHITECT:	<input checked="" type="checkbox"/>
				CONTRACT DATE:	7/30/08	CONTRACTOR:	<input checked="" type="checkbox"/>
				PROJECT NOS:	M-8-246	FIELD:	<input type="checkbox"/>
						OTHER:	<input type="checkbox"/>

CONTRACTORS APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 378,641.00
 - 2. Net change by Change Orders \$ 54,881.00
 - 3. CONTRACT SUM TO DATE (Line 1 + 2)..... \$ 433,522.00
 - 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 125,506.00
 - 5. RETAINAGE:
 - a. 0% of completed Work \$ 0.00
 - (Column D + E on G703)
 - b. 0% of stored Material \$ 0.00
 - (Column F on G703)
- Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00
- 6. TOTAL EARNED LESS RETAINAGE \$ 125,506.00
 - (Line 4 Less Line 5 Total)
 - 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 100,006.00
 - (Line 6 from prior Certificate)
 - 8. CURRENT PAYMENT DUE \$ 25,500.00
 - 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 308,016.00
 - (Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 5,506.00	\$
Total approved this month	\$ 49,375.00	\$
TOTALS	\$ 54,881.00	\$ 0.00
NET CHANGES by Change Order	\$ 54,881.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Robert A. Snyder, VP
Date: 4/24/09

State of: Florida
County of: Martin
Subscribed and sworn to before me this 24th day of April, 2009

Notary Public: *Patricia J. Matheny*
My Commission expires Jul 19, 2010
Commission # PD 575957

Pay 12750
GL # 1575

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$ 25,500.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SPECIAL PAYROLL: File Transfer Confirmation as of 05/05/2009 10:22 AM

Transfer Information	
Transfer Description:	SPECIAL PAYROLL
File Type:	ACH
Direction:	Upload
Record Size:	94
Blocking Factor:	10
File Encrypted:	Yes
File Edit Option:	Add/Remove Carriage Return/Line Feed

Confirmation Summary	
Confirmation Number:	118344593
Total Number Of Debits:	1
Total Debit Amount:	12,750.00
Total Number Of Credits:	1
Total Credit Amount:	12,750.00

Continuation Sheet

Bayview Construction Corp.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,

APPLICATION NUMBER:

Four

containing Contractor's signed Certification is attached.

APPLICATION DATE:

5/26/09

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

5/31/09

Use Column I on Contracts where variable retainage for line items may apply.

BAYVIEW PROJECT NO:

M-8-246

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G/C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)							
1	General Conditions	8,000	6,000	0	0		6,000	75%	2,000	
2	Mobilization	3,000	3,000	0	0		3,000	100%	0	
3	Maintenance of Traffic	10,000	10,000	0	0		10,000	100%	0	
4	Earthwork	7,500	6,000	0	0		6,000	80%	1,500	
5	Concrete	13,000	12,000	1,000	0		13,000	100%	0	
6	Drainage	5,000	1,000	4,000	0		5,000	100%	0	
7	Underground Utilities	5,000	3,000	2,000	0		5,000	100%	0	
8	Paving	300,000	79,000	43,000	0		122,000	41%	178,000	
9	Striping & Signage	15,000	0	0	0		0	0%	15,000	
10	Final Dress	12,141	0	0	0		0	0%	12,141	
	CO#1 (Bond)	5,506	5,506	0	0		5,506	100%	0	
	CO#2 (see attached list)	49,375	0	0	0		0	0%	49,375	
	GRAND TOTAL	433,522	125,506	50,000	0	0	175,506	40%	258,016	0



Bayview Construction Corporation

AIA DOCUMENT G702 - 1992

Application and Certificate for Payment

paid DD = \$25,000.00
GL# 1545

TO OWNER:	Mainline Realty, LLC 7025 Northwinds Drive NW Concord, NC 28027	AND:	White Aluminum Fab, Inc. 3195 SE Lionel Terrace Stuart, FL 34997	APPLICATION NO:	Four 5/31/09	Distribution to:	OWNER: X ARCHITECT: X CONTRACTOR: X FIELD: OTHER:
FROM				PERIOD TO:			
CONTRACTOR:	Bayview Construction Corp. 4826 S.E. Railway Ave. Stuart, FL 34997	VIA:	Frisclia Engineering 459 NW Prima Vista Boulevard Port St. Lucie, FL 34983	CONTRACT FOR:	Shared Site Work		
				CONTRACT DATE:	7/30/08		
				PROJECT NOS:	M-8-246		

CONTRACTORS APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

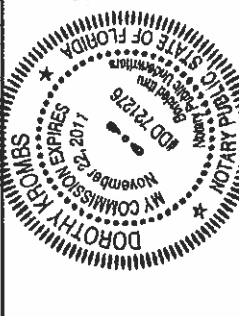
- 1. ORIGINAL CONTRACT SUM \$ 378,841.00
- 2. Net change by Change Orders \$ 54,891.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 433,732.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 175,506.00
- 5. RETAINAGE:
 - a. 0% of completed Work (Column D + E on G703) \$ 0.00
 - b. 0% of stored Material (Column F on G703) \$ 0.00
 Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00
- 6. TOTAL EARNED LESS RETAINAGE \$ 175,506.00
(Line 4 Less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 125,506.00
(Line 6 from prior Certificate)
- 8. CURRENT PAYMENT DUE \$ 50,000.00
(Line 6 from prior Certificate)
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 258,016.00

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$ 5,506.00	\$
Total approved this month		\$ 49,375.00	\$
TOTALS		\$ 54,891.00	\$ 0.00
NET CHANGES by Change Order		\$ 54,891.00	\$

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: By:  Date: 5/26/09

Robert A. Snyder, VP
State of: Florida
County of: Martin
Subscribed and sworn to before me this 26th day of April 2009



ARCHITECTS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architects knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$ 50,000.00
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SPECIAL PAYROLL: File Transfer Confirmation as of 06/03/2009 1:10 PM

Transfer Information

Transfer Description:	SPECIAL PAYROLL
File Type:	ACH
Direction:	Upload
Record Size:	94
Blocking Factor:	10
File Encrypted:	Yes
File Edit Option:	Add/Remove Carriage Return/Line Feed

Confirmation Summary

Confirmation Number:	119879658
Total Number Of Debits:	1
Total Debit Amount:	25,000.00
Total Number Of Credits:	1
Total Credit Amount:	25,000.00

6/4/2009

Bayview Construction Corp.

**25,000.00

Twenty-Five Thousand and 00/100*****

Bayview Construction Corp.
4826 S.E. Railway Ave.
Stuart, FL 34997

Bayview Construction Corp.			6/4/2009			
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
6/3/2009	Bill	060309	25,000.00	25,000.00		25,000.00
				Check Amount		25,000.00

Direct Deposit 25,000.00

Bayview Construction Corp.			6/4/2009			
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
6/3/2009	Bill	060309	25,000.00	25,000.00		25,000.00
				Check Amount		25,000.00

Direct Deposit 25,000.00



Bayview Construction Corporation

AIA DOCUMENT G702 - 1992

Application and Certificate for Payment

Handwritten: Paid 12/4/08
DL 1575
P-509

TO OWNER:	Mainline Realty, LLC 7025 Northwinds Drive NW Concord, NC 28027	AND:	White Aluminum Fab., Inc. 3195 SE Lionel Terrace Stuart, FL 34997	APPLICATION NO:	Five	Distribution to:	OWNER: X ARCHITECT: X CONTRACTOR: X
FROM CONTRACTOR:	Bayview Construction Corp. 4826 S.E. Railway Ave. Stuart, FL 34997	VIA:	Frischia Engineering 459 NW Prima Vista Boulevard Port St Lucie, FL 34983	PERIOD TO:	7/30/09	CONTRACT FOR:	Shared Site Work
				CONTRACT DATE:	7/30/08	PROJECT NOS:	M-8-246
						FIELD:	OTHER:

CONTRACTORS APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents; that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM \$ 378,641.00

2. Net change by Change Orders \$ 54,881.00

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 433,522.00

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 423,522.00

5. RETAINAGE:

a. 0% of completed Work \$ 0.00
(Column D + E on G703)

b. 0% of stored Material \$ 0.00
(Column F on G703)

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00

6. TOTAL EARNED LESS RETAINAGE \$ 423,522.00
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 175,506.00
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 248,016.00
Total Earned Less Retainage Minus Previous Certificates

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 10,000.00
(Line 3 less Line 6)

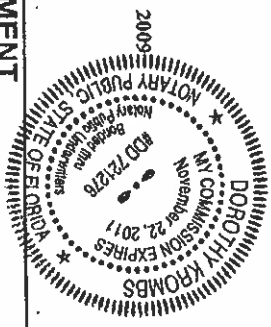
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 54,881.00	\$
Total approved this month	\$ 0.00	\$
TOTALS	\$ 54,881.00	\$ 0.00
NET CHANGES by Change Order	\$ 54,881.00	

CONTRACTOR: Robert A. Snyder, VP
State of Florida
County of Martin
Subscribed and sworn to before me this 24th day of July 2009

Date: 7/24/09

Notary Public: *Signature*
My Commission expires: 11/22/11

ARCHITECT'S CERTIFICATE FOR PAYMENT



In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architects knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$ 248,016.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: _____ Date: _____

ARCHITECT:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

Bayview Construction Corp.

ALA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER:
APPLICATION DATE:
PERIOD TO:

Five
7/24/09
7/30/09

BAYVIEW PROJECT NO:
M-8-246

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G/C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (F VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
1	General Conditions	8,000	6,000		2,000		8,000	100%	0	
2	Mobilization	3,000	3,000		0		3,000	100%	0	
3	Maintenance of Traffic	10,000	10,000		0		10,000	100%	0	
4	Earthwork	7,500	6,000		1,500		7,500	100%	0	
5	Concrete	13,000	13,000		0		13,000	100%	0	
6	Drainage	5,000	5,000		0		5,000	100%	0	
7	Underground Utilities	5,000	5,000		0		5,000	100%	0	
8	Paving	300,000	122,000		178,000		300,000	100%	0	
9	Striping & Signage	15,000	0		5,000		5,000	33%	10,000	
10	Final Dress	12,141	0		12,141		12,141	100%	0	
	CO#1 (Bond)	5,506	5,506		0		5,506	100%	0	
	CO#2 (Offsite Sidewalk)	49,375	0		49,375		49,375	100%	0	
	GRAND TOTAL	433,522	175,506		248,016	0	423,522	98%	10,000	0

8/5/2009

Bayview Construction Corp.

**124,008.00

One Hundred Twenty-Four Thousand Eight and 00/100*****

Bayview Construction Corp.
4826 S.E. Railway Ave.
Stuart, FL 34997

Bayview Construction Corp.				8/5/2009		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
8/4/2009	Bill	080509	124,008.00	124,008.00		124,008.00
				Check Amount		124,008.00

Direct Deposit 124,008.00

Bayview Construction Corp.				8/5/2009		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
8/4/2009	Bill	080509	124,008.00	124,008.00		124,008.00
				Check Amount		124,008.00

Direct Deposit 124,008.00

ACH FILE: File Transfer Confirmation as of 08/04/2009 12:48 PM

Transfer Information	
Transfer Description:	ACH FILE
File Type:	ACH
Direction:	Upload
Record Size:	94
Blocking Factor:	10
File Encrypted:	Yes
File Edit Option:	Add/Remove Carriage Return/Line Feed

Confirmation Summary	
Confirmation Number:	118903556
Total Number Of Debits:	1
Total Debit Amount:	124,008.00
Total Number Of Credits:	1
Total Credit Amount:	124,008.00



Bayview Construction Corporation

AIA DOCUMENT G702 - 1992

Application and Certificate for Payment

TO OWNER:	Mainline Realty, LLC 7025 Northwinds Drive NW Concord, NC 28027	AND:	White Aluminum Fab., Inc. 3195 SE Lionel Terrace Stuart, FL 34997	APPLICATION NO:	Six 1/7/2010	Distribution to:	OWNER: <input checked="" type="checkbox"/>
FROM				PERIOD TO:		ARCHITECT: <input checked="" type="checkbox"/>	
CONTRACTOR:	Bayview Construction Corp. 4826 S.E. Railway Ave. Stuart, FL 34997	VIA:	Frischia Engineering 459 NW Prima Vista Boulevard Port St Lucie, FL 34983	CONTRACT FOR:	Shared Site Work	CONTRACTOR: <input checked="" type="checkbox"/>	
				CONTRACT DATE:	7/30/08	FIELD: <input type="checkbox"/>	
				PROJECT NOS:	M-8-246	OTHER: <input type="checkbox"/>	

CONTRACTORS APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 378,641.00

2. Net change by Change Orders \$ 54,881.00

3. CONTRACT SUM TO DATE (Line 1 + 2)..... \$ 433,522.00

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 433,522.00

5. RETAINAGE:

a. 0% of completed Work (Column D + E on G703) \$ 0.00

b. 0% of stored Material (Column F on G703) \$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00

6. TOTAL EARNED LESS RETAINAGE..... \$ 433,522.00
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 423,522.00
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE..... \$ 10,000.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 54,881.00	\$
Total approved this month	\$ 0.00	\$
TOTALS	\$ 54,881.00	\$ 0.00
NET CHANGES by Change Order	\$ 54,881.00	

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: _____ **Date:** _____

By: Robert A. Snyder, VP

State of: Florida
 County of: Martin
 Subscribed and sworn to before me this 24th day of July 2009

Notary Public: _____
 My Commission expires: _____
ARCHITECTS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architects knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED..... \$ 10,000.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SPECIAL PAYROLL: File Transfer Confirmation as of 01/13/2010 12:41 PM

Transfer Information	
Transfer Description:	SPECIAL PAYROLL
File Type:	ACH
Direction:	Upload
Record Size:	94
Blocking Factor:	10
File Encrypted:	Yes
File Edit Option:	Add/Remove Carriage Return/Line Feed

Confirmation Summary	
Confirmation Number:	111533420
Total Number Of Debits:	1
Total Debit Amount:	5,000.00
Total Number Of Credits:	1
Total Credit Amount:	5,000.00

1/14/2010

Bayview Construction Corp.

**5,000.00

Five Thousand and 00/100*****

Bayview Construction Corp.
4826 S.E. Railway Ave.
Stuart, FL 34997

Bayview Construction Corp.				1/14/2010		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/4/2010	Bill	011010	5,000.00	5,000.00		5,000.00
				Check Amount		5,000.00



Direct Deposit 5,000.00

Bayview Construction Corp.				1/14/2010		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/4/2010	Bill	011010	5,000.00	5,000.00		5,000.00
				Check Amount		5,000.00

Direct Deposit 5,000.00

 **AIA** Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor
where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 25th day of August in the year Two Thousand Eight
(In words, indicate day, month and year)

BETWEEN the Owner:
(Name, address and other information)

Mainline Realty LLC
7025 Northwinds Drive NW
Concord, NC 28027
Telephone Number: 704-788-9800

and

White Aluminum Fabrication, Inc.
3195 SE Lionel Terrace
Stuart, FL 34997
Telephone Number: 772-219-3245

and the Contractor:
(Name, address and other information)

Bayview Construction Corp., General Corporation
4826 SE Railway Avenue
Stuart, FL 34997
Telephone Number: 772-283-9300
Fax Number: 772-288-1337

for the following Project:
(Name, location, and detailed description)

(Paragraphs deleted) Mainline Supply Company/White Aluminum Fabrication, Inc.
Glades Cutoff Road - Off Site Work
Port St. Lucie, FL

The Engineer (all references in this contract document to Architect will refer to the
Engineer):
(Name, address and other information)

Frischia Engineering
459 NW Prima Vista Boulevard
Port St. Lucie, Florida 34983
Telephone Number: 772-340-4990

The Owner and Contractor agree as follows. This contract is for shared off-site work (each
party to agrees to pay 50% of the contract price) for the new Mainline Realty LLC building
and White Aluminum Fabrication, Inc. in Port St. Lucie as specified in the plans and

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Int.

AIA Document A101™ – 2007. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997 and 2007 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 15:17:37 on 08/25/2008 under Order No.1000368580_1 which expires on 8/22/2009, and is not for resale.

User Notes:

(2696489907)

specifications from the architect and engineers for the project as identified in article number § 9.1.4 and § 9.1.5 of this contract document. Based upon Applications for Payment submitted to the Owner(s) as specified in Article 5 of this contract, progress and final payment will be paid by Mainline Realty LLC. The total amount of this contract is as follows:

Mainline/White shared off-site work, \$378,641.00

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS
- 10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of issuance of building permit.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work in 185 days.

init.

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Portion of Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

§ 3.4 Weather conditions: What constitutes a Weather delay or a Rain Day? Through research and investigation of weather related delays we found that the following is found to be acceptable definitions of different weather delay situations:

1. Rain Day – A potentially lost workday on which rainfall is equal to or greater than .10 inches. Or a day(s) where there is a Tropical Storm, Hurricane Watch, or Hurricane Warning issued.
2. Drying Day – A work day(s) immediately following a rainfall equal to or greater than 1.00 inch which is potentially lost because of wet ground conditions.
3. Reasonably Predictable Weather – The number of workdays that can expect to be lost in any month due to rainfall based on 10-year historical weather data.
4. Unusually Severe Weather – When the number of Actual Workdays lost is greater than the calculated total lost days for the month in question.

This information is provided by the *Eastern Federal Lands Highway Division* which can be found at www.efl.fhwa.dot.gov/design/files/155.doc.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Three-hundred seventy-eight thousand six hundred and forty-one dollars and zero cents (\$ 378,641.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 4.3 Unit prices, if any:

(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit
------	-----------------------	----------------

§ 4.4 Allowances included in the Contract Sum, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
------	-------

Init.

AIA Document A101™ – 2007. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997 and 2007 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and international treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 15:17:37 on 08/25/2008 under Order No. 1000368580_1 which expires on 8/22/2009, and is not for resale.

User Notes:

(2696489907)

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Owner by the Contractor and Certificates for Payment issued by the Owner, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Owner not later than the Twenty-fifth day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the tenth day of the following month. If an Application for Payment is received by the Owner after the application date fixed above, payment shall be made by the Owner not later than Fifteen (15 days after the Owner receives the Application for Payment. Contractor to submit no more than one billing per month.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule, unless objected to by the Owner, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of zero percent (0%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™-2007, General Conditions of the Contract for Construction;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of zero percent(0%);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Owner has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201-2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Owner shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section 9.8.5 of AIA Document A201-2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201-2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

Init.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201-2007, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Owner.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Owner's final Certificate for Payment, and as follows: the final payment will be at least 10% of the total contract and the final payment will be made upon approval and acceptance of the work by City of Port St. Lucie and Friscia Engineering. All costs for engineering, reviews and administration will be paid by the Owners.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect, or a mutually agreed upon third party, will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201-2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201-2007, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

Arbitration pursuant to Section 15.4 of AIA Document A201-2007

Litigation in a court of competent jurisdiction

Other *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201-2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201-2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

Init.

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User Notes:

(2696489907)

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. (Insert rate of interest agreed upon, if any.)

7% per annum

§ 8.3 The Owner's representative:
(Name, address and other information)

Greg Velz
2291 West Airport Boulevard
Sanford, Florida 32771
866-688-9191 Toll Free
407-688-9180 Fax
gvelz@mainlinesupply.net

and

Ron White
White Aluminum Fabrication, Inc.
3195 SE Lionel Terrace
Stuart, Florida 34997
772-219-3245
772-219-3246 Fax
ronwhite@whitealuminum.net

§ 8.4 The Contractor's representative:
(Name, address and other information)

John Thoss, Senior Project Manager
4826 SE Railway Avenue
Stuart, FL 34997
772-283-9300, Ext. 116
772-283-9042 Fax
jthoss@bayviewconstruction.com

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101-2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201-2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

§ 9.1.4 The Specifications:

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User Notes:

(2696489907)

Init.

6

(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

(Table deleted)

Title of Specifications exhibit: Specifications by the Engineers, see § 9.1.5.

§ 9.1.5 The Drawings:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Title of Drawings exhibit: Drawings by Engineer

Frischia Engineering 1-d-6/24/08, 2,4,5,7-d-5/14/08, 3-d-3-18-08, 8,9-d-N/A,

(Table deleted)

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

.1 AIA Document E201™-2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

.2 Other documents, if any, listed below:

(Paragraph deleted)

AIA Document A201-2007

ARTICLE 10 INSURANCE AND BONDS

1. The Contractor shall purchase and maintain insurance and provide a bond as follows: At the Owners request, the Contractor shall provide for a payment and performance bond for the offsite work in the amount approved by St. Lucie County, \$499,808.69. The Contractor shall provide the cost of the bond to the Owners for the Owners approval. Owners shall reimburse the Contractor for the cost of the payment and performance bond in a Change Order to the Owner. The Contractor shall include a copy of the original receipt with the Change Order to the Owner.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201-2007.)

Type of insurance or bond	Limit of liability or bond amount (\$ 0.00)
Liability Insurance	\$2,000,000.00, Aggregate


Int.

This Agreement entered into as of the day and year first written above.



OWNER (Signature)

Arne L. Fennel, CPA, CFO
Mainline Realty LLC
(Printed name and title)



Ron White, President
White Aluminum Fabrication, Inc.
(Printed name and title)



CONTRACTOR (Signature)

Ken Ringe, President
Bayview Construction Corporation
(Printed name and title)

Init.



Bill History — Real Estate Account At 0 GLADES CUT OFF, Port Saint Lucie

Real Estate Account #3301-700-0021-000/5

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

[Print this page](#)

[Get Bills by Email](#)

There are no unpaid bills.

Amounts as of 08/20/2020

Bill	Balance	Status	Action
2019 Annual Bill	\$0.00	02/04/2020 Paid \$15,188.43 Receipt #0000-20200204-054350	Print (PDF) ✓
		Effective 01/31/2020	
2018 Annual Bill	\$0.00	01/28/2019 Paid \$14,919.54 Receipt #0025-20190129-018578	Print (PDF) ✓
2017 Annual Bill	\$0.00	12/01/2017 Paid \$14,940.25 Receipt #0101-20171201-000834	Print (PDF) ✓
2016 Annual Bill	\$0.00	03/30/2017 Paid \$15,487.28 Receipt #0099-20170330-025314	Print (PDF) ✓
2015 Annual Bill	\$0.00	03/28/2016 Paid \$15,658.50 Receipt #0099-20160328-024367	Print (PDF) ✓
2014 Annual Bill	\$0.00	03/31/2015 Paid \$16,057.00 Receipt #0099-20150331-033241	Print (PDF) ✓
2013 Annual Bill	\$0.00	03/25/2014 Paid \$16,090.56 Receipt #0099-20140325-031540	Print (PDF) ✓
2012 Annual Bill	\$0.00	04/01/2013 Paid \$16,175.65 Receipt #0099-20130401-016036	Print (PDF) ✓
		Effective 03/31/2013	
2011 Annual Bill	\$0.00	04/03/2012 Paid \$16,473.51 Receipt #0024-20120403-000839	Print (PDF) ✓
		Effective 04/02/2012	
2010 Annual Bill	\$0.00	02/01/2011 Paid \$16,141.55 Receipt #0019-20110201-000475	Print (PDF) ✓
		Effective 01/30/2011	
2009 Annual Bill	\$0.00	11/30/2009 Paid \$17,481.68 Receipt #99-20091130-020480	Print (PDF) ✓
2008 Annual Bill	\$0.00		Print (PDF)
2007 Annual Bill	\$0.00		Print (PDF)
2006 Annual Bill	\$0.00		Print (PDF)
2005 Annual Bill	\$0.00		Print (PDF)
2004 Annual Bill	\$0.00		Print (PDF)
2003 Annual Bill	\$0.00	02/11/2004 Paid \$857.40 Receipt #4-20040211-8344	Print (PDF)
Total Balance	\$0.00		There are no unpaid bills.

REAL ESTATE TAXES
TOTAL \$184,593.95





459 N.W. Prima Vista Blvd., Port St. Lucie, FL 34983
 PII: (772) 340-4990 FAX: (772) 340-7996
 Email: frisciaeng@comcast.net

DATE: December 9, 2008

TO: Ron White
FROM: Sue Smart

FAX NO: 219-3246
SUBJECT: White's Aluminum

NUMBER OF PAGES (including cover page): 2 HARD COPY IN MAIL: Yes No

REMARKS:

PAYMENTS TO CITY OF PORT ST. LUCIE

We are preparing to submit the Site Plan Application for the **City of Port St. Lucie**, and will need the following:

- 1) A check in the amount of **\$9,911.50** made payable to the City of PSL for the Site Plan application review fee for the Planning Dept.
- 2) A check in the amount of **\$2,687.44** made payable to the City of PSL for the Site Plan application review fee for the Engineering Dept.
- 3) A check in the amount of **\$125.00** made payable to the City of PSL for the Site Plan application review fee for the Building Dept.
- 4) A check in the amount of **\$362.50** made payable to the St. Lucie County Fire District for the Site Plan application review fee for the Fire District.
- 5) A check in the amount of **\$260.00** made payable to PSLUSD for the water/wastewater capacity worksheet application.
- 6) THREE original signature, signed and executed letters of authorization (one is attached for your usage).

If you have any questions, please call.

Thank you,
Sue Smart

Please call (772) 340-4990 if any pages are not received.

✓ City of PSL
Vendor _____ Date 12/15/08
Inv # PLANNING Amount 9911.50
Acct 1545 Job _____

✓ City of PSL
Vendor _____ Date 12/15/08
Inv # Engineering Amount 2687.44
Acct 1545 Job _____

✓ Vendor City of PSL Date 12/15/08
Inv # Building Amount 125.00
Acct 1545 Job _____

✓ St. Louis County Fire
Vendor District Date 12/15/08
Inv # FIRE Amount 362.50
Acct 1545 Job _____

✓ Vendor PSL USD Date 12/15/08
Inv # Water Amount 260.00
Acct 1545 Job _____

WHITE ALUMINUM FABRICATION, INC.

16850

City of Port St. Lucie

Date	Type	Reference
1/21/2007	Bill	112107

Original Amt.
50,000.00

11/26/2007	Discount
Balance Due	50,000.00
Check Amount	

Payment
50,000.00
50,000.00

Gulfstream Business

50,000.00

551439 (6:07)

WHITE ALUMINUM FABRICATION, INC.

19006

City of Port St. Lucie

Date	Type	Reference
12/15/2008	Bill	planning

Original Amt.
9,911.50

12/16/2008	Discount
Balance Due	9,911.50
Check Amount	

Payment
9,911.50
9,911.50

Gulfstream Business

9,911.50

565363 (5/08)

WHITE ALUMINUM FABRICATION, INC.

19009

City of Port St. Lucie

Date	Type	Reference
12/15/2008	Bill	engineering

Original Amt.
2,687.44

	12/16/2008
Balance Due	Discount
2,687.44	
Check Amount	

Payment
2,687.44
2,687.44

Gulfstream Business

2,687.44


5853GB (5/08)



WHITE ALUMINUM FABRICATION, INC.

19010

City of Port St. Lucie

Date	Type	Reference
12/15/2008	Bill	building

Original Amt.
125.00

	12/16/2008
Balance Due	Discount
125.00	
Check Amount	

Payment
125.00
125.00

Gulfstream Business

125.00



505368 (5/11/15)

WHITE ALUMINUM FABRICATION, INC.

19008

St. Lucie County Fire District

12/16/2008

Date Type Reference
12/15/2008 Bill fire

Original Amt.
362.50

Balance Due Discount
362.50
Check Amount

Payment
362.50
362.50

Gulfstream Business

362.50



066308 (5/08)



WHITE ALUMINUM FABRICATION, INC.

19007

IFSLUSD

Date	Type	Reference	Original Amt.	Balance Due	12/16/2008 Discount	Payment
12/15/2008	Bill	water	260.00	260.00		260.00
				Check Amount		260.00

Gulfstream Business

260.00

565398 (5/08)

FRISCA ENGINEERING

459 N.W. Prima Vista Blvd., Port St. Lucie, Fl. 34983
PH: (772) 840-4990 FAX: (772) 840-7996
E-MAIL: frisciaeng@adclphia.net

INVOICE #7-1073-4

January 29, 2009

Mr. Ron White
White Aluminum Railings, Inc.
3195 SE Lionel Terrace
Stuart, FL 34997

RE: Proposed Building and Storage Yard
Parcel 2, LTC Ranch PUD
Contract for Civil Engineering Services

PAYMENT DUE UPON:

Authorization proceed with construction plans

\$4,000.00

AMOUNT NOW DUE

\$4,000.00


cc:File 7-1073inv.doc

RW
OK
///

Vendor FRISCA Date 1-29-09
Inv # 71073-4 Amount 4000⁰⁰
Acct 1345 Job _____

FRISCIA ENGINEERING

459 N.W. Prima Vista Blvd., Port St. Lucie, Fl. 34983
PH: (772) 340-4990 FAX: (772) 340-7996
E-MAIL: frisciaeng@adelphia.net

INVOICE #7-1073-3

Dec. 29, 2008

Mr. Ron White
White Aluminum Railings, Inc.
3195 SE Lionel Terrace
Stuart, FL 34997

RE: Proposed Building and Storage Yard
Parcel 2, LTC Ranch PUD
Contract for Civil Engineering Services

PAYMENT DUE UPON:

Site plan submittal	\$3,000.00
Out of pocket expenses: see attached	\$39.14
Mileage: see attached	\$7.08

AMOUNT NOW DUE **\$3,046.22**



cc:File 7-1073inv.doc

Vendor FRISCIA Date 12-29-08
710733
1545
3046²²

FRISCIA ENGINEERING

459 N.W. Prima Vista Blvd., Port St. Lucie, Fl. 34983
PH: (772) 340-4990 FAX: (772) 340-7996
E-MAIL: frisciacng@adclphia.net

INVOICE #7-1073-5

April 7, 2009

Mr. Ron White
White Aluminum Railings, Inc.
3195 SE Lionel Terrace
Stuart, FL 34997

RE: Proposed Building and Storage Yard
Parcel 2, LTC Ranch PUD
Contract for Civil Engineering Services

PAYMENT DUE UPON:

Completion of construction plans & permit applications	\$6,000.00
Additional Services:	
See attached: 7-1073-CAS1	\$1,725.00
Out of pocket expenses: See attached	\$50.36
Mileage: See attached	\$25.96
AMOUNT NOW DUE	\$7,801.32

cc:File 7-1073inv.doc

Vendor Friscia Date 4-7-09
Inv # 710735 Amount 7801³²
Acct 1545 Inb _____

REW

FRISCIA ENGINEERING

459 N.W. Prima Vista Blvd., Port St. Lucie, FL 34983
PH: (772) 340-4990 FAX: (772) 340-7996
E-MAIL: frisciacng@adelphia.net

INVOICE #7-1073-6

July 27, 2009

Mr. Ron White
White Aluminum Railings, Inc.
3195 SE Lionel Terrace
Stuart, FL 34997

RE: Proposed Building and Storage Yard
Parcel 2, LTC Ranch PUD
Contract for Civil Engineering Services

PAYMENT DUE UPON:

Final plan and permit approval	\$3,000.00
Out of pocket expenses: See attached	\$584.46
Mileage: See attached	\$10.03
AMOUNT NOW DUE	\$3,594.49


cc:File 7-1073inv.doc

Vendor FRISCIA Date 7-27-09
Inv # 072709 Amount 3594.49
Acct 1545 Job _____



459 N.W. Prima Vista Blvd., Port St. Lucie, FL 34983
 PH: (772) 340-4990 FAX: (772) 340-7996
 BPR & FBPE License No. 6424

Invoice

Date	Invoice #
12/15/2011	71073 1211

Bill To
White Aluminum Mr. Ron White 3195 SE Lionel Terrace Stuart, FL 34997

Account #

White Aluminum 7-1073

Item	Serviced	Description	Qty	Rate	Amount
Engineer	12/15/2011	Principal Engineering Services: Request for Extension of Site Plan Approval to City of Port St. Lucie	1	135.00	135.00
				Total	\$135.00

Friscia
71073/211
6230

12-15-11
135.00

FRISCIA ENGINEERING

459 N.W. Prima Vista Blvd., Port St. Lucie, Fl. 34983
PH: (772) 340-4990 FAX: (772) 340-7996
E-MAIL: frisciacng@adelphia.net

INVOICE #7-1073-2

October 30, 2008

Mr. Ron White
White Aluminum Railings, Inc.
3195 SE Lionel Terrace
Stuart, FL 34997

RE: Proposed Building and Storage Yard
Parcel 2, LTC Ranch PUD
Contract for Civil Engineering Services

PAYMENT DUE UPON:

Authorization to proceed with final site plan \$2,500.00

AMOUNT NOW DUE \$2,500.00

cc:File 7-1073inv.doc



Vendor FRISCIA Date 10-30-08
710732
1540
2500⁰⁰
LAND

OK per RW

FRISCIA ENGINEERING

459 N.W. Prima Vista Blvd., Port St. Lucie, Fl. 34983
PH: (772) 340-4990 FAX: (772) 340-7996
E-MAIL: frisciaeng@adelphia.net

INVOICE #7-1073-1

October 24, 2007

Mr. Ron White
White Aluminum Railings, Inc.
3497 SE Lionel Terrace
Stuart, FL 34997

RE: Proposed Building and Storage Yard
Parcel 2, LTC Ranch PUD
Contract for Civil Engineering Services

PAYMENT DUE UPON:

Authorization to proceed with preliminary engineering \$1,500.00

AMOUNT NOW DUE \$1,500.00


cc:File 7-1073inv.doc

Vendor FRISCIA Date 10-24-07
Inv # 710731 Amount 1500.00
1540
Land

Midway Business Park
700 Island Landing Drive
St. Augustine, FL 32095
904-829-1515 FAX 904-829-1869
jakern@aug.com

July 18, 2008

Mr. Ron White, President/CEO
White Aluminum Fabrication, Inc.
3195 SE Lionel Terrace
Stuart, FL 34997

Dear Mr. White,

We wrote you a little over year ago and provided each of the owners of property in Midway Business Park with their assessment for 2007. We are doing the same thing now for 2008.

Last year was the first year that we asked new owners in the park to pay any assessment at all; LTC Joint Venture had been underwriting expenses through December 31, 2006. For this reason it is not surprising that our budget estimates were a little off. Fortunately, they were off on the high side. As you saw in the January 9, 2008 letter POA expenses were just under 30,000. The board of directors believes that the sensible thing to do is leave the current account balance in place as a cushion and to base the assessment for 2008 on a budget of \$35,000. (See attached.)


Part of the reason the budget is so low is that the economy is so poor. When activity picks up, expenses for the POA will increase. We are anticipating a modest increase in real estate activity. But that may not happen, in which case our budget will again be on the high side.

Accordingly, based on the total aggregate acreage of the parcels in the park, the proportionate share of the 2008 annual budget for Parcel 2 owned by White Aluminum Fabrication, Inc. is 1.8311%. **Therefore, the 2008 assessment for Parcel 2 is \$640.89.** Please have your check made payable to Midway Business Park POA and delivered to the above address on or before **August 31, 2008.**

In last year's letter I mentioned plans for LTC Joint Venture to install two monument signs to be placed at the entrances to the park. We were thinking of signs of about 6' X 8'. While in the design stage we came to the conclusion that signs of this size were going to be inadequate. LTCJV also settled a dispute over a substantial sum in escrow and it helped us to think bigger. We have now received drawings from two companies proposing signs closer to 35' long and 10' high. We are awaiting final estimates as I write.

Vendor Midway Date 7-18-08
071808 Amount 640.89
Enclosures 6230 Job _____

Cordially,



James A. Kern

WHITE ALUMINUM FABRICATION, INC.

Midway Business Park POA

Date	Type	Reference
7/18/2008	Bill	071808

Original Amt.
640.89

8/1/2008
Balance Due Discount
640.89
Check Amount

18240

Payment
640.89
640.89

Gulfstream Business

640.89



558357 (11/07)



Midway Business Park
700 Island Landing Drive
St. Augustine, FL 32095
904-829-1515 FAX 904-829-1869
jinkern@thekernco.com

April 14, 2009

White Aluminum Fabrication, Inc.
Ron White, President/CEO
3195 SE Lionel Terrace
Stuart, FL 34997

Re: 2009 Budget, Property Owners' Association, Midway Business Park

Dear Mr. White,

Enclosed you will find the 2009 budget and a property assessment spreadsheet for Midway Business Park Property Owners' Association. (By the way, the budget for 2008 was \$33,000; our actual expenses were \$32,896.) Also enclosed is a contact information sheet. Please let us know of any changes.

As you will note the 2009 budget is very similar to 2008 with a realignment of funds to more accurately reflect our proposed expenses. Our main area of concern in 2009 is mowing, canal cleaning and wetlands maintenance in an effort to keep our property looking its best for potential purchasers. We have also contracted for a monument to be conspicuously placed at the entrance, but the POA will not be charged for this expense. It will be borne by LTC Joint Venture, the owner of Midway Business Park.

Based on the total aggregate acreage of the parcels in the park, the proportionate share of the 2009 annual budget for Parcel 2 owned by White Aluminum Fabrication, Inc. is 1.8311%. **Therefore, the 2009 assessment for Parcel 2 is \$595.11.** Please have your check made payable to Midway Business Park POA and delivered to the above address on or before **May 31, 2009.**

Enclosures
Midway Date 04/14/09
Inv # 041409 Amount 595.11
Acct 6230 Job
Cordially,
James A. Kern

WHITE ALUMINUM FABRICATION, INC.

19923

Midway Business Park POA

5/4/2009

Date	Type	Reference
4/14/2009	Bill	041409

Original Amt
595.11

Balance Due	Discount
595.11	
	Check Amount

Payment
595.11
595.11

Gulfstream Business

595.11



571020 (10/08)



Midway Business Park
700 Island Landing Drive
St. Augustine, FL 32095
904-829-1515 FAX 904-829-1869
jimkern@thekernco.com

April 6, 2010

White Aluminum Fabrication, Inc.
Ron White, President/CEO
3195 SE Lionel Terrace
Stuart, FL 34997

Re: 2010 Budget, Property Owners' Association, Midway Business Park

Dear Mr. White:

I am enclosing a copy of the 2010 budget and a Property Assessment spreadsheet by parcel for Midway Business Park Property Owners' Association. **The budget for 2010 is \$36,000 but I am adding an additional \$10,000 to cushion our reserve, for a total of \$46,000.** I am also enclosing an updated contact information sheet. If you have any changes to report, please let us have them.

Our expenses in 2009 were a little higher than normal because of the substantial work we did to canal 104. The Florida holly was so thick on both banks that before we could even get to the canal we had major work to do in getting rid of them. There was a priority put on this work because, as you may remember, in 2008 we had about 14" of rain in three or four days and the culvert running underneath Glades Cutoff along with the canal itself were restricted by vegetation, and substantial portions of the park were flooded.

Based on the total aggregate acreage of the parcels in the park, the proportionate share of the 2010 annual budget for **Parcel 2** (6.10 acres) owned by **White Aluminum Fabrication, Inc** is **1.8311%**. Therefore, the 2010 assessment for this parcel is **\$842.31**. Please have your check made payable to Midway Business Park POA and delivered to the above address on or before **May 31, 2010**.

Cordially,

James A. Kern

Enclosures

Midway
Date 4/13/10
Inv # 041310
Amount \$842.31
Acct 1545
Job

WHITE ALUMINUM FABRICATION, INC.

Midway Business Park POA
Date Type Reference
4/13/2010 Bill 041310

20919

Original Amt.
842.31

4/22/2010
Balance Due Discount
842.31
Check Amount

Payment
842.31
842.31

Gulfstream Business

842.31

576239 (3/10)



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No. 88055-1

RECEIPT

**WHITE ALUMINUM FABRICATION INC
3195 SE LIONEL TERRACE
STUART, FL 34997**

Project		Application
WHITE ALUMINUM		090421-8
Revenue Account	Application Type	Fee
461000	WU GENERAL PERMIT SHORT-TERM DEWATERING - NEW	\$ 500.00

Transaction Details			
Date	Transaction	Reference	Amount
22-APR-09	PAYMENT MADE BY WHITE ALUMINUM FABRICATION INC	Check# 19828	\$ 500.00

Processed by : TLOPEZ
Date : 22 APR 2009
Branch Office : WPB

WHITE ALUMINUM FABRICATION, INC.

SFWMD
Date 4/13/2009 Type Bill Reference 041309

Original Amt.
500.00

4/13/2009
Balance Due 500.00
Discount
Check Amount

Payment
500.00
500.00

500.00

Gulfstream Business

571020 (10/09)

DATE: April 13, 2009
TO: Ron White
FROM: Sue Smart

Fax: 219-3246
SUBJECT: White Aluminum

NUMBER OF PAGES (including cover page): 1

REMARKS:

We are preparing the SFWMD Dewatering permit and will need the following:
1) A check in the amount of \$500.00 made payable to SFWMD for the review fee.

Please mail the check to us at the address above.

If you have any questions, please call.

Thank you,

Sue Smart
Sue Smart

ended SFWMD Date 4-13-09
Inv # 041309 Amount 500.00
1545 Job _____

Please call (772) 340-4990 if you have any questions.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

MARTIN/St. LUCIE SERVICE CENTER Willoughby Crossroads, 780 SE Indian Street, Stuart, FL 34997
(772) 223-2600 • FL WATS 1-800-250-4100 • Suncom 269-2600 • Fax (772) 223-2608 • www.sfwmd.gov/msl/

No. 88032-1

RECEIPT

**WHITE ALUMINUM FABRICATION INC
3195 S E LIONEL TERRACE
STUART, FL 34997**

Project		Application
WHITE ALUMINUM		090415-10
Revenue Account	Application Type	Fee
462500	ERP GENERAL PERMIT STANDARD GEN. PERMIT - MOD	\$ 1,000.00

Transaction Details			
Date	Transaction	Reference	Amount
20-APR-09	PAYMENT MADE BY WHITE ALUMINUM FABRICATION INC	Check# 19765	\$ 1,000.00

Processed by : DEBATES
Date : 20 APR 2009
Branch Office : MSL



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No. 88025-1

RECEIPT

WHITE ALUMINUM FABRICATION INC
3195 SE LIONEL TERRACE
STUART, FL 34997

Project		Application
WHITE ALUMINUM		090414-14
Revenue Account	Application Type	Fee
461000	WU GENERAL PERMIT GENERAL PERMIT - MINOR - NEW	\$ 350.00

Transaction Details			
Date	Transaction	Reference	Amount
17-APR-09	PAYMENT MADE BY WHITE ALUMINUM FABRICATION INC	Check# 19766	\$ 350.00

Processed by : TLOPEZ
Date : 17 APR 2009
Branch Office : WPB

WHITE ALUMINUM FABRICATION, INC.

19765

SFMWD				4/6/2009		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/19/2009	Bill	031909A	1,000.00	1,000.00		1,000.00
					Check Amount	1,000.00

WHITE ALUMINUM FABRICATION, INC.

19766

SFMWD				4/6/2009		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/19/2009	Bill	031909B	350.00	350.00		350.00
					Check Amount	350.00

350.00

Gulfstream Business

571020 (10/08)

- management District) for the Water Use Permit application fee.
- 2) A check in the amount of \$1,000.00 made payable to SFMWD (South Florida Water Modification Permit application fee.

If you have any questions, please call.

Thank you,

Sue Smart
Sue Smart

Vendor SFMWD Date 3-19-09
Inv # 031909A Amount 1000⁰⁰

Vendor SFMWD Date 3-19-09 Acct 1545 Job _____
S. Fla. Water

Inv # 031909B Amount 350⁰⁰

Acct 1545 Job _____

Please call (772) 340-4990 if you have any questions.

WHITE ALUMINUM FABRICATION, INC.

18464

Thomas A. Fogt - Trust Account			9/15/2008			
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
8/18/2008	Bill	081808	1,275.00	1,275.00		1,275.00
				Check Amount		1,275.00

Gulfstream Business

1,275.00

565308 (5/08)

WHITE ALUMINUM FABRICATION, INC.

Thomas A. Fogt - Trust Account
Date Type Reference
1/22/2008 Bill 012208

Original Amt.
6,589.70

1/24/2008
Balance Due Discount
6,589.70
Check Amount

Payment
6,589.70
6,589.70

6,589.70

Gulfstream Business

Velcon Group, Inc.
 702 SW Port St. Lucie Blvd.
 Port St. Lucie, FL 34953
 772-879-0477 phone
 772-871-6659 fax

Invoice

Date	Invoice #
10/12/2007	13949

3195

Bill To
Ron White/White Aluminium 3195 SE Lionel Terr Stuart, FL 34997

Ship To
<i>Past Due Please remit payment</i>

P.O. Number	Terms	Job # and Project
	Pay When Picked Up	07-149 White Aluminium

Thanks!

Quantity	Description	Price Each	Amount
	Boundary, topo and Datumed BM <i>Surveying</i> <i>FRISCA hired</i> <i>parent 2 - glades</i> <i>land</i>	1,300.00	1,300.00
HAPPY HALLOWEEN!!		Total	\$1,300.00

angie

Vendor *Velcon* Date *12-1-07*
 Inv # *13949* Amount *1300.00*
 Acct *1540* Job *Land*

INTEREST RATE OF 1 1/2% WILL BE CHARGED TO ALL INVOICES NOT PAID WITHIN 30 DAYS.

Velcon Group, Inc.
 702 SW Port St. Lucie Blvd.
 Port St. Lucie, FL 34953
 772-879-0477 phone
 772-871-6659 fax

Invoice

Date	Invoice #
11/30/2007	14083

Bill To
Ron White/White Aluminium 3195 SE Lionel Terr Stuart, FL 34997

Ship To

P.O. Number	Terms	Job # and Project
	Pay When Picked Up	07-149 White Aluminium/Glades/Parcel 2

Quantity	Description	Price Each	Amount
	Revised an easement drainage	97.50	97.50
<p>Vendor <u>Velcon</u> - Date <u>12-1-07</u> Invoice # <u>14083</u> Amount <u>97.50</u> Acct <u>1540</u> Job <u> </u></p>			
HAPPY HOLIDAYS! WE WILL BE CLOSED DEC 24 THROUGH JAN 1. ENJOY AND BE SAFE!			Total
INTEREST RATE OF 1 1/2% WILL BE CHARGED TO ALL INVOICES NOT PAID WITHIN 30 DAYS.			\$97.50

Velcon Group, Inc.
 702 SW Port St. Lucie Blvd.
 Port St. Lucie, FL 34953
 772-879-0477 phone
 772-871-6659 fax

Invoice

Date	Invoice #
2/22/2008	14266

Bill To
Ron White/White Aluminium 3195 SE Lionel Terr Stuart, FL 34997

Ship To

P.O. Number	Terms	Job # and Project
	Pay When Picked Up	07-149 White Aluminium/Glades/Parcel 2

Quantity	Description	Price Each	Amount
	Soundings for Parcel 2 and Parcel 3 - billing for Parcel 2 5 hours @ \$110.00 per hour (per proposal cost of sounds for both parcels not to exceed \$1,600.00, total for both parcels came to: 1,100.00)	550.00	550.00
Vendor <u>Velcon</u> Date <u>2-22-08</u> Invoice # <u>14266</u> Amount <u>550.00</u> Acct # <u>1540</u>			
THANK YOU FOR YOUR BUSINESS!			Total \$550.00

INTEREST RATE OF 1 1/2% WILL BE CHARGED TO ALL INVOICES NOT PAID WITHIN 30 DAYS.

William A. Flint, III Landscape Architect
FL Reg. #941

2310 SE Country Club Lane
Stuart, FL 34996

Phone 772.220.0424
Fax 772.220.8915

April 13, 2009

Invoice #09-057

Ron White
White Aluminum
3195 SE Lionel Terrace
Stuart, FL 34997
219 3245

RE: WHITE ALUMINUM
Port St. Lucie, FL

Landscape Plan	\$ 850.00
Irrigation Plan	450.00
Posting	10.00
38 prints signed & sealed @ \$2.50	<u>95.00</u>
TOTAL	\$1405.00

Thank you,

Bill

vendo W.A. Flint Date 4-13-09

Inv # 09057 Amount 1405⁰⁰

Acct 1545

Job _____

Preconstruction

OK *[Signature]*

WHITE ALUMINUM FABRICATION, INC.

20053

William A. Flint, III Landscape Architect

Date	Type	Reference
4/13/2009	Bill	09057

Original Amt.
1,405.00

5/28/2009
Balance Due Discount
1,405.00
Check Amount

Payment
1,405.00
1,405.00

Gulfstream Business

1,405.00

A. Settlement Statement

U.S. Department of Housing
and Urban Development



OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number WHITE 07-2392	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: White Aluminum Fabrication, Inc.
 ADDRESS OF BORROWER: 3195 SE Lionel Terrace, Stuart, FL 34997
 E. NAME OF SELLER: City of Port St. Lucie, a Florida municipal corporation
 ADDRESS OF SELLER: 121 SW Port St. Lucie Blvd.
 F. NAME OF LENDER: Port St. Lucie, FL 34984
 ADDRESS OF LENDER: CASH
 G. PROPERTY LOCATION: Fort Pierce, FL
 Parcel 2, L.T.C. Ranch P.U.D. #1
 H. SETTLEMENT AGENT: THOMAS A. FOGT, ESO
 Tax ID#: 65-0758219
 PLACE OF SETTLEMENT: 700 COLORADO AVENUE, STUART, FL 34994
 I. SETTLEMENT DATE: 1/23/2008

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	10.00	401. Contract sales price	10.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	6,589.70	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109. to		409. to	
110. to		410. to	
111. to		411. to	
112. to		412. to	
120. GROSS AMOUNT DUE FROM BORROWER	6,599.70	420. GROSS AMOUNT DUE TO SELLER	10.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Principal amount of new loan(s)		506.	
207.		507.	
208.		508.	
209.		509.	
209a		509a	
209b		509b	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213. to		513. to	
214. to		514. to	
215. to		515. to	
216. to		516. to	
217. to		517. to	
218. to		518. to	
219. to		519. to	
220. TOTAL AMOUNTS PAID BY OR IN BEHALF OF BORROWER		520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER	
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
301. Gross amount due from borrower (line 120)	6,599.70	601. Gross amount due to seller (line 420)	10.00
302. Less amounts paid by/for borrower (line 220)		602. Less reductions in amount due seller (line 520)	
303. CASH <input checked="" type="checkbox"/> From <input type="checkbox"/> To BORROWER	6,599.70	603. CASH <input checked="" type="checkbox"/> To <input type="checkbox"/> From SELLER	10.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

L. Settlement Charges				Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700.	TOTAL SALES/BROKER'S COM. based on price	10.00 @	% =		
	Division of Commission (line 700) as follows:				
701.					
702.					
703.	Commission paid at Settlement				
704.	Commission				
800.	Items Payable In Connection With Loan	to	SLC Commercial, Inc. <\$100,000.00>		*P.O.C.*
801.	Loan Origination Fee	%	to		
802.	Loan Discount	%	to		
803.	Appraisal Fee		to		
804.	Credit Report		to		
805.	Lender's Inspection Fee		to		
806.	Mortgage Insurance Application Fee		to		
807.			to		
808.			to		
809.			to		
810.			to		
811.			to		
812.			to		
813.			to		
814.			to		
815.			to		
900.	Items Required By Lender To Be Paid In Advance				
901.	Interest from 1/23/2008 to 2/1/2008 @		/day		
902.	Mortgage Insurance Premium for	months	to		
903.	Hazard Insurance Premium for	years	to		
904.		years	to		
905.		years	to		
1000.	Reserves Deposited With Lender				
1001.	Hazard insurance	months@	per month		
1002.	Mortgage insurance	months@	per month		
1003.	City property taxes	months@	per month		
1004.	County property taxes	months@	per month		
1005.	Annual assessments	months@	per month		
1006.		months@	per month		
1007.		months@	per month		
1008.		months@	per month		
1009.	Aggregate Accounting Adjustment				
1100.	Title Charges				<\$0.00>
1101.	Settlement or closing fee	to	Thomas A. Fogt, Esq.	200.00	
1102.	Abstract or title search	to	Attorney's Title Insurance Fund, Inc.	250.00	
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to	Thomas A. Fogt, Esq.	4,950.00	
	(includes above items numbers:				
1108.	Title insurance	to	Attorney's Title Insurance Fund, Inc.	825.00	
	(includes above items numbers:				
1109.	Lender's coverage: Risk Premium		INS AMT:		
1110.	Owner's coverage: Risk Premium	825.00	INS AMT: 150,000.00		
1110a					
1111.		to			
1112.		to			
1113.		to			
1200.	Government Recording and Transfer Charges				
1201.	Recording Fees: Deed \$18.50; L-Mortgage(s) ; S-Mortgage(s) ; Releases			18.50	
1202.	City/county tax/stamps: Deed ; L-Mortgage(s) ; S-Mortgage(s)				
1203.	State tax/stamps: Deed \$.70; L-Mortgage(s) ; S-Mortgage(s)			70	
1204.	Record Assignment of Easement		Clerk of Court	27.00	
1205.	Record Utility Easement		Clerk of Court	18.50	
1300.	Additional Settlement Charges				
1301.	Survey	to	Velcon Group, Inc.	300.00	
1302.	Pest Inspection	to			
1303.	Roof Inspection	to			
1304.	Legal Expenses incurred by Seller	to	City of Port St. Lucie <\$50,000.00>		*P.O.C.*
1305.		to			
1306.		to			
1307.		to			
1308.		to			
1309.		to			
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, SectionK)			6,589.70	

I have carefully reviewed the HUD - 1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD - 1 Settlement Statement.
 White Aluminum Fabrication, Inc. City of Port St. Lucie, a Florida municipal corporation

By: Ronald E. White, as President Borrower By: Patricia P. Christensen, Mayor Seller

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.
 THOMAS A. FOGT, ESQ. Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.
 DATE: 1/23/2008

WHITE ALUMINUM FABRICATION, INC.

3195 SE LIONEL TERRACE
STUART, FL 34997
772-219-3245

CENTERSTATE BANK OF FLORIDA, NA

30281

63-1403/631

5/5/2020

PAY TO THE
ORDER OF

JS Percy and Assoc.

\$ **580.00

Five Hundred Eighty and 00/100***** DOLLARS

JS Percy and Assoc.

MEMO:

AUTHORIZED SIGNATURE

WHITE ALUMINUM FABRICATION, INC.

JS Percy and Assoc.

Date Type Reference
5/7/2020 Bill

Original Amt.
580.00

Balance Due
580.00

5/5/2020
Discount
Check Amount

30281
Payment
580.00
580.00

Checking 150004523

580.00

WHITE ALUMINUM FABRICATION, INC.

JS Percy and Assoc.

Date Type Reference
5/7/2020 Bill

Original Amt.
580.00

Balance Due
580.00

5/5/2020
Discount
Check Amount

30281
Payment
580.00
580.00

580.00