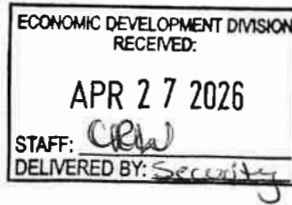




City of Ocala  
 Growth Management Department  
 201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
 352-629-8421 | [www.ocalaf1.gov](http://www.ocalaf1.gov)



DATE SUBMITTED: 4/27/2026

GRANT ID: CRA26-0021  
 (STAFF ONLY)

- RESIDENTIAL  
 COMMERCIAL

# CRA GRANT APPLICATION

## 1. PROPERTY OWNER INFORMATION

Property Owner Name Exit Plan Investment, LLC  
 Property Owner Mailing Address 1137 SE 7th Street, Ocala, FL 34471  
 E-mail davis@dinkinsengineering.com Phone No. 352-895-8677  
 Authorized Representative *(If different from property owner)* Same - Davis Dinkins, Manager  
 E-mail davis@dinkinsengineering.com Phone No. 352-895-8677

## 2. BUSINESS INFORMATION

### REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name Davis Dinkins Engineering, P.A.  
 Type of Business Consulting Civil Engineering  
 Business Address Currently at 125 NE 1st Ave, Suite 2 - Business will occupy 1811 NE Jax when reno completed  
 Business E-mail davis@dinkinsengineering.com Business Phone No. 352-854-5961  
 Primary Contact *(If different from applicant)* Same - Davis Dinkins  
 How long has the business been at its current location? Will occupy upon renovation completion (Est 4th Q 2026)  
 If the business is a tenant, what are the start and end date of the lease? 04/15/2026

## 3. CRA SUBAREA

- West Ocala       East Ocala       North Magnolia       Downtown

## 4. PROGRAM TYPE

- Residential       Commercial       Historic Building  
 New Construction Incentive

**APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMEWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE**

## 5. PROJECT DESCRIPTION

Project Site Address 1811NE Jacksonville Rd Parcel ID 26141-000-00  
 Current Use of Property Vacant - was last used as Office/Warehouse for cabinet company Proposed Use Office w/ storage  
 Proposed Scope of Work *(Attach additional sheets if needed)*

The front office will be renovated and modernized to house engineering firm. Work will include exterior renovations including new doors and windows, stucco repair and upgrade, paint, exterior lighting at appropriate architectural locations. Future plans include new/replacement awnings, sign improvements and potentially fence upgrade.

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*

The aesthetic investment in the building is not fully supported or financially viable without the assistance of the CRA grant funds. The upgrades to the building will accomplish the goals of the CRA by elevating the surrounding property values and encourage additional investment(s) in the North Magnolia CRA. This trend has started with the adjacent building to the south (now a CPA office), and will continue but the current costs of construction of needed upgrades (roof, elec, etc) as required by insurance, discourage the optional exterior renovations without the CRA grant program. However, the optional exterior beautification will enhance the subject and surrounding properties and contribute to the further revitalization in the area.

### RESIDENTIAL PROPERTIES ONLY

Rental Property  Yes  No      Is this your primary residence?  Yes  No

How long have you resided at the home? N/A      What is the size of your household? N/A

**6. PROJECT COSTS**

**APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM**

Work Item 1 <u>New windows and doors</u>	High Quote 1: <u>17,820.00</u>	Low Quote 1: <u>11,097.00</u>
Work Item 2 <u>New paint</u>	High Quote 2: <u>7,500.00</u>	Low Quote 2: <u>7,080.00</u>
Work Item 3 <u>New Exterior Lighting</u>	High Quote 3: <u>8,500.00</u>	Low Quote 3: <u>4,800.00</u>
	Total: <u>\$33,820.00</u>	Total: <u>\$22,977.00</u>

\*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

**These are only the quotes for the requested assistance items, other improvements and costs are extra (such as roof, etc.)**

**7. SCHEDULE**

Start Date: 6/17/26

Estimated Time For Completion (Weeks/Months): 3 Months

**8. APPLICATION CHECKLIST**

- REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- COMPLETED APPLICATION
- APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- PROOF OF PROPERTY OWNERSHIP
- PROOF OF CURRENT PROPERTY TAXES
- IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

**9. SUPPLEMENTAL INFORMATION**

**USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION**

Due to the age of the building, a new roof (already contracted for replacement) and electrical upgrades are required insurance coverages. Accordingly these costs make the facade improvements unachievable as they are unnecessary for building occupancy. However, the facade improvements will make a big impact for this area and the neighboring properties and encourage further investment into the CRA.

We plan to continue with additional exterior property improvements such as potentially replacing street facing fencing with more decorative option, window/door awnings, upgrading the sign for more appropriate appearance, and potentially resurfacing of parking area. These other potential options will be contingent on future grant application pending the success of initial investment(s)/grant and future grant application as well.

The rendering shown is conceptual and we are investigating pre-fabricated versus custom awning options, final storefront door and window selection may vary depending on availability (i.e. divided or clear glass). The brick stucco accent is also undetermined as a simpler banding may be applied in lieu. Accordingly the rendering is subject to modifications to meet budgetary constraints.

**GENERAL TERMS AND CONDITIONS**

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.



It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Community Redevelopment Agency Board, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

**I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.**

<p align="center"><b>APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)</b></p>	<p align="center"><b>OWNER APPROVAL FOR TENANT APPLICANT</b></p>
<p>I, <u>Exit Plan Investment, LLC (Davis Dinkins, Manager)</u>, property owner/authorized representative of the property at <u>1811 NE Jacksonville Rd</u>, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.</p> <p>SIGNATURE: <u></u>            DATE: <u>4/27/26</u></p>	<p>I, <u>Exit Plan Investment, LLC (Davis Dinkins, Manager)</u>, owner of the property at <u>1811 NE Jacksonville Rd</u> have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the property as outlined in the Project Description section of this application.</p> <p>SIGNATURE: <u></u>            DATE: <u>4/27/26</u></p>

FOR STAFF USE ONLY

- Is the property fully exempt from Marion County property taxes?  Yes  No
- Are property taxes paid and up to date?  Yes  No
- Is the property currently in condemnation or receivership?  Yes  No
- Is there an active City code enforcement case on the property?  Yes  No
- Is the building listed on the National Register of Historic Places?  Yes  No  N/A
- Is this the first application submitted for the Fiscal Year?  Yes  No
- Is the property within the CRA subarea boundary?  Yes  No
- Was the proof of ownership verified?  Yes  No
- Is the applicant applying for the first time?  Yes  No
- Is the property zoned correctly?  Yes  No
- Does the business have an active business license?  Yes  No  N/A
- Is the business/property owner registered in the State of Florida?  Yes  No  N/A

Date Received:                     

Signature (Staff Member):                     

*note: 8 years ago was approved another CRA grant for other business in place. Rusty nails at Ocala. (CRA18-001). However, the applicant just purchase the property on April 2006. Is consider 1st time applicant. JPL.*



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
EXIT PLAN INVESTMENT, LLC

### Filing Information

**Document Number** L26000162981  
**FEI/EIN Number** NONE  
**Date Filed** 03/19/2026  
**State** FL  
**Status** ACTIVE

### Principal Address

1137 S.E. 7TH STREET  
OCALA, FL 34471

### Mailing Address

1137 S.E. 7TH STREET  
OCALA, FL 34471

### Registered Agent Name & Address

DINKINS, DAVIS L  
1137 S.E. 7TH STREET  
OCALA, FL 34471

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

DINKINS, DAVIS L  
1137 S.E. 7TH STREET  
OCALA, FL 34471

### Annual Reports

**No Annual Reports Filed**

### Document Images

[03/19/2026 -- Florida Limited Liability](#)

[View image in PDF format](#)

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L26000162981  
FILED 8:00 AM  
March 19, 2026  
Sec. Of State  
mhhitchcock

**Article I**

The name of the Limited Liability Company is:

EXIT PLAN INVESTMENT, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

1137 S.E. 7TH STREET  
OCALA, FL. US 34471

The mailing address of the Limited Liability Company is:

1137 S.E. 7TH STREET  
OCALA, FL. US 34471

**Article III**

The name and Florida street address of the registered agent is:

DAVIS L DINKINS  
1137 S.E. 7TH STREET  
OCALA, FL. 34471

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DAVIS L. DINKINS

## **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
DAVIS L DINKINS  
1137 S.E. 7TH STREET  
OCALA, FL. 34471 US

L26000162981  
FILED 8:00 AM  
March 19, 2026  
Sec. Of State  
mhhitchcock

Signature of member or an authorized representative

Electronic Signature: DAVIS L. DINKINS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

After Recording Return to:  
 Beverly B Schrenker  
 Stewart Title Company  
 1727 E Fort King Street  
 Ocala, FL 34471

This Instrument Prepared by:  
 Beverly B Schrenker  
 Stewart Title Company  
 1727 E Fort King Street  
 Ocala, FL 34471

as a necessary incident to the fulfillment of conditions  
 contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
 26141-000-00  
 File No.: 2869934

## WARRANTY DEED

**This Warranty Deed, Made the 16th day of April, 2026, by Larry J James and Lisa A James, husband and wife, whose post office address is: 33522 Picciola Dr, Fruitland Park, FL 34731, hereinafter called the "Grantor", to Exit Plan Investment, LLC, a Florida Limited Liability Company, whose post office address is: 1137 SE 7th Street, Ocala, FL 34471, hereinafter called the "Grantee".**

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Three Hundred Twenty Thousand Dollars and No Cents (\$320,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Marion** County, Florida, to wit:

**LOT 12, BLOCK 1, PINECREST, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "D," PAGE 73, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.**

**TOGETHER WITH THE WEST 10 FEET OF THAT CERTAIN ALLEY LYING BETWEEN LOTS 10, 11, 12, 23, 24 AND 25, BLOCK 1, PINECREST, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "D," PAGE 73, AS ABROGATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 705, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.**

The property is the homestead of the Grantor(s).

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

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

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

Witness 1 Printed Name and Post Office Address:  
Beverly Schrenker

1727 E Fort King St  
Ocala, FL 34471

Witness 2 Signature  
Larry J James

Witness 2 Printed Name and Post Office Address:  
Lisa A James

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Joshua Markham  
1727 E Fort King St  
Ocala, FL 34471

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of April, 2026 by Larry J James and Lisa A James, who has produced \_\_\_\_\_ as identification.

Notary Public Signature

Printed Name: Beverly B Schrenker

Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: \_\_\_\_\_  
(SEAL)



BEVERLY SCHRENKER  
Notary Public, State of Florida  
My Comm. Expires Sept 24, 2028  
Commission No. HH 590207



Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

**2025 Certified Assessment Roll**

**26141-000-00**

[GOOGLE Street View](#)

Prime Key: 624659

[MAP IT+](#)

Property Information

JAMES LARRY J  
 JAMES LISA A  
 33522 PICCIOLA DR  
 FRUITLAND PARK FL 34731-6122

Taxes / Assessments: \$3,056.77  
 Map ID: 178  
Millage: 1001 - OCALA

M.S.T.U.  
PC: 11  
 Acres: .19

Situs: 1811 NE JACKSONVILLE RD  
 OCALA

Current Property Value by Income

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$125,271	<a href="#">Ex Codes:</a>
Total Assessed Value	\$125,271	
Exemptions	\$0	
Total Taxable	\$125,271	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$16,728	\$94,803	\$3,550	\$125,271	\$125,271	\$0	\$125,271
2024	\$14,637	\$90,976	\$3,550	\$121,921	\$121,921	\$0	\$121,921
2023	\$10,455	\$97,269	\$3,550	\$118,821	\$118,821	\$0	\$118,821

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">3668/1339</a>	03/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$120,000
<a href="#">2991/0977</a>	07/2001	41 CORP	2 V-SALES VERIFICATION	Q	I	\$105,000
<a href="#">2784/1826</a>	04/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$75,000
<a href="#">2383/0317</a>	06/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$75,000
<a href="#">2105/0005</a>	01/1995	41 CORP	2 V-SALES VERIFICATION	Q	I	\$75,000

Property Description

SEC 08 TWP 15 RGE 22  
 PLAT BOOK D PAGE 073  
 PINECREST UNIT 1  
 BLK 1 LOT 12

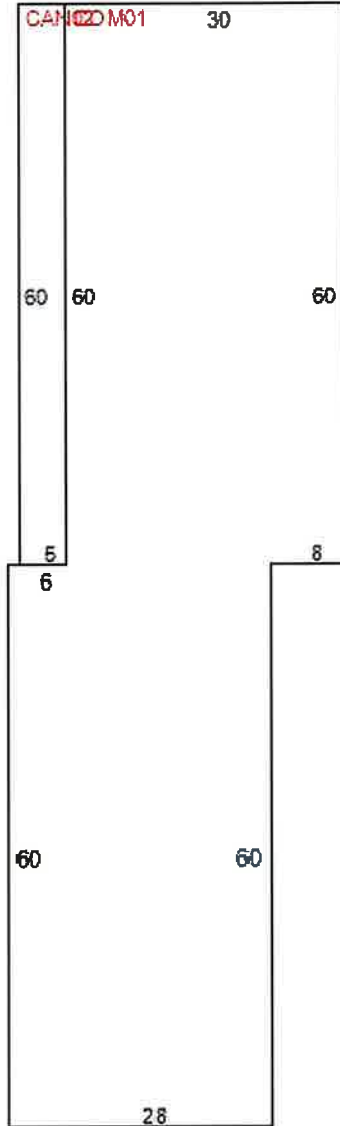
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCMF	1123	51.0	164.0	B4	8,364.00	SF	2.0000	1.00	1.00	1.00	16,728	16,728
Neighborhood 9917											Total Land - Class \$16,728	
Mkt: 2 70											Total Land - Just \$16,728	

Traverse

**Building 1 of 1**

COM01=R28U60R8U60L30D60L6D60.U60R1  
 CAN02=U60R5D60L5.



Building Characteristics

**Structure** 6 - PILASTERS  
**Effective Age** 8 - 35-39 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 3/11/2021 by 117

**Year Built** 1950  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 312

Exterior Wall 32 CONC BLK-STUCO24 CONC BLK-PAINT18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.0	1.00	1950	0	3,480	F41 LIGHT MANUFACTURING	52 %	N	Y
						M11 ONE STORY STORE	48 %	N	Y
2	11.0	1.00	1950	0	300	CAN CANOPY-ATTACHD	100 %	N	N

**Section: 1**

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 2

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	4,402.00		SF	5	1966	3	0.0	0.0
159 PAV CONCRETE	392.00		SF	20	1966	3	0.0	0.0
105 FENCE CHAIN LK	100.00		LF	20	1982	4	0.0	0.0
							Total Value -	\$3,550

Appraiser Notes

MAGNUSON'S CUSTOM WOODWORKS

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD20-1020	6/30/2020		MAGNUSON/INT FIRE DOOR

Cost Summary

Buildings R.C.N.	\$270,864	3/12/2021				
Total Depreciation	(\$176,061)					
Bldg - Just Value	\$94,803		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$3,550	3/12/2021	1	\$270,864	(\$176,061)	\$94,803
Land - Just Value	\$16,728	12/12/2019				
Total Just Value	\$115,081	.				

BEFORE PHOTO  
(FROM GOOGLE STREETVIEW)



MAGNUSON'S  
CUSTOM  
WOODWORKS  
352-342-0101  
352-804-1417



MAGNUSON'S  
CUSTOM  
CREATIONS  
352-804-1417  
352-342-0101



PROPOSED  
CONCEPTUAL RENDERING

New paint and trim  
colors to compliment.

Building Sign T.B.D.

Window/Door Awnings  
in Future Phase



New windows/doors -  
style of either clear  
glass or divided T.B.D.

Stucco banding or brick  
accent T.B.D.

New accent lighting.



# UNITED GLASS & MIRROR

United Sales of Ocala

543 NW 21st STREET  
OCALA, FLORIDA 34475  
(352)867-7290 OFFICE  
www.unitedsalesocala.net

# ESTIMATE

<b>Date</b>	Estimate #
4/22/2026	LA26114
<b>Terms</b>	Net 30

Name / Address	Project
EMPIRE CONSTRUCTION 910 NE 8TH AVE OCALA, FLORIDA 34470	DAVIS DINKINS
	<b>Rep</b>
	LEE A
Description	Total
STOREFRONT ENTRANCE & WINDOWS we propose to provide two (2) fixed windows and one (1) pair doors. the storefront will be 2" x 4-1/2" anodized or painted aluminum. the door will include overhead closers, tubular push/pull hardware, thumb turn lock and mill finish threshold. the finish will be matte black. the glazing will be 1" clear insulated tempered glass. (1) 60"x84" door (2) 74"x64 1/2" window	7,768.00
INSTALLATION we propose to install the storefront door and windows in your ready opening.	3,329.00
QUALIFICATIONS > ALLOW 6 - 8 WEEKS LEAD TIME > ALL OPENINGS TO BE FIELD MEASURED > SHOP DRAWINGS PROVIDED AFTER CONTRACT AWARD	
<b>Total</b> \$11,097.00	

X

Signature

We thank you for the opportunity in providing this estimate for you and look forward to working with you.

Prices quoted are good for 60 days.



**WINDOWMAN 352**

125 NW 23<sup>rd</sup> Ave Ste 21  
Gainesville, FL 32609

352-375-6575

[Admin@windowman.com](mailto:Admin@windowman.com)  
[www.windowman.com](http://www.windowman.com)

## PROPOSAL

JOB NAME: 1811 NE Jax Road Remodel

LOCATION: Ocala, FL

BID DATE: April 24, 2026

\*\*\*\*\*

We will Furnish and Install all Material necessary to complete the following:

All material will be Black anodized finish.

1 pair of 60" x 84" Medium Stile doors with 10" Bottom rails to meet ADA requirements. Hardware will include 1 pair of butt hinges, standard locking with a cylinder and thumb-turn, 1" Dia. Push/Pull Handles, Surface closers with drop plates for parallel arm mounting, threshold and bug-sweeps.

We include 2 storefront frames approx. 74" x 62-1/2" on the front of the building.

We include 8 each storefront frames approx. 18" x 25" on the side of the building.

We will caulk our frames with Dow 795 Silicone sealant Black to match storefront finish.

We cannot get black muntins between the glass. We can buy black muntins to apply to the glass but they most Times they lead to failure by falling off the glass.

We can get Bronze muntins and they are included in the price. The applied muntins are not included in this pricing.

Please sign and return this proposal indicating your approval and our notice to proceed.

A 50% deposit may be required prior to ordering any materials on projects over \$500.00.

**If Job requires specific insurance coverages or submittals, additional fees may apply.**

**Furnished and Installed for the amount of \$17,820.00**

**Material: \$10,692.00**

**Labor: \$ 7,128.00**

**Total: \$17,820.00**

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### STANDARD EXCLUSIONS:

Cleaning and protection of installed items

Warranties and extended warranties post installation, including but not limited to glass breakage

Permits

Painting, Plastering, and patching

Any work materials not specifically mentioned in the general scope of work.

Final construction cleaning (Installers will leave site in "broom swept" Condition

Damage to Surrounding areas or property despite contractor's good faith efforts to minimize damage

Exact matching of existing finishes.

\*\*\*\*\*

Notes:

Changes in this proposal will result in a different price according to cost. All agreements contingent upon delays beyond our control.

Payment in Full is required at time services are rendered

All glass is subject to a cutting tolerance of +/- 1/8" depending on glass thickness and cutting procedures

Estimate is based upon acceptance of all scopes as one package. Pricing for separate parts of work may lead to increased prices for those parts.

\*\*\*\*\*

Eric Sikking  
Estimator/Project Manager  
Admin@windowman.com

PRICE GOOD FOR (30) DAYS  
ACCEPTANCE OF PROPOSAL

\_\_\_\_\_

AUTHORIZED SIGNATURE:

DATE:



**Alejo painting and trades  
INC**

Alejandro Acevedo  
5200 nw 54th pl Ocala, FL 34482  
+1 (352) 5379459  
alejo@alejopainting.com

**PAINT #1**

EST0785

DATE

04/24/2026

TOTAL

USD \$7,080.00

TO

**Empire construction**

910 NE 8th Ave Ocala, FL 34470

☐ 3525987560

DESCRIPTION	RATE	QTY	AMOUNT
<b>EXTERIOR WALLS (3540 SQF)</b> Preparation and application of pressure wash, primer, and paint to exterior wall surfaces.	\$2.00	3,540 SQF	\$7,080.00

**TOTAL**

**USD \$7,080.00**

ADDRESS OF THE HOUSE :1811 NE Jacksonville Rd



## **Johnsons Painting Services, Inc.**

Commercial & Residential  
Phone#: 352-843-9585  
Email: [johnsonspainting55@gmail.com](mailto:johnsonspainting55@gmail.com)  
P.O. Box 102 Ocala FL 34478

### **Job proposal**

We proposed to supply the labor and provide the material necessary for the job below

Empire Const.

Project: 1811 NE Jacksonville Rd.

Scope of work: pressure wash exterior, paint exterior of building, excluding rollup doors.

Total: \$7,500.00



**EXTERIOR ELECTRIC #1**

---

**Re:Invitation: SCOPE MEETING - 1811 NE Jacksonville Rd @ Fri Apr 17, 2026 9am - 10am (EDT) (keith@bramlettelectric.com)**

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**Keith Bramlett** <keith@bramlettelectric.com>  
To: Stephen Sims <stephen@empirefl.org>

Mon, Apr 27, 2026 at 7:46 AM

\*\*\*Install six RAB 120W LED photocell controlled wall packs with related wiring

**Labor and materials \$4,800.00 or less**

Thank you,

Keith Bramlett  
Bramlett Electric, Inc.  
2550 NE 200th Ave.  
Williston, FL 32696  
Ph: 352-629-7295  
Fax: 352-629-1680  
Cell: 352-266-1072  
[keith@bramlettelectric.com](mailto:keith@bramlettelectric.com)  
EC#13006501  
EC#0001537

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**ESTIMATE**

Ground2Code, LLC  
2640 SW 154th Place Rd  
Ocala, FL 34473-3487

ground2code@gmail.com  
+1 (352) 216-7010  
www.ground2code.com



**Bill to**  
Empire Construction

**Estimate details**

Estimate no.: G2C1004  
Estimate date: 04/27/2026

#	Product or service	Description	Qty	Rate	Amount
1.	1811 NE Jacksonville road ocala fl	Install 6 wall packs Lift Materials and Labor	1	\$8,500.00	\$8,500.00
				<b>Total</b>	<b>\$8,500.00</b>

**Accepted date**

**Accepted by**



**EMPIRE CONSTRUCTION**

**EMPIRE CONSTRUCTION**

910 N.E. 8th Avenue  
Ocala FL 34470  
CGC1530110

**(352) 598-7560**  
office@empirefl.org

- INVOICE
- ESTIMATE
- SERVICE CALL
- CHANGE ORDER

Owner Name, Address & Phone	Date Written	Date Scheduled	EC Rep
Dinkins Engineering Remodel 1811 NE Jacksonville Rd. Ocala, Fl	04/24/2026	TBD	SS
Job Site Photos			
Description			
			Amount
01 General Conditions			\$11,950.00
02 Demo			\$6,500.00
03 Concrete			\$0.00
04 Masonry / Stucco			\$18,700.00
05 Metals / Awnings			\$18,600.00
06 Woods and Plastics			\$0.00
07 Thermal and Moisture Protection			\$0.00
08 Openings (Storefront & Windows)			\$17,820.00
09 Finishes (Paint)			\$7,080.00
10 Specialties			\$0.00
11 Equipment			\$0.00
12 Furnishings			\$0.00
13 Special Construction			\$0.00
14 Conveying Systems			\$0.00
15 Mechanical Systems			\$0.00
16 Electrical (Lighting)			\$8,500.00
23 Fire Suppression			\$0.00
<b>SPECIAL INSTRUCTIONS</b>			
Demolition: Remove Storefront and all exterior architectural components			
- Pressure wash all exterior surfaces and remove all demolition debris			
Storefront: Install new storefront windows and doors as required by approved drawings - Install			
new awnings as approved by drawings			
Finishes: Apply stucco to front of building - Paint all exterior components as required by specifications			
<b>SUBTOTAL</b>			<b>\$89,150.00</b>
<b>FUEL</b>			
<b>OH&amp;P</b>			<b>30% \$26,745.00</b>
<b>TOTAL</b>			<b>\$115,895.00</b>

DRAFT  
 (EXAMPLE TO ILLUSTRATE POTENTIAL OTHER PROPERTY IMPROVEMENTS WHICH IS OVER \$7,500 EXTRA)  
 (N.I.C. ROOF REPLACEMENT)

**Agreed**

Stephen Sim...  
Empire Construct...

Owner Signature

April 24, 2026  
Date

50% deposit on any project over \$1000.  
Standard payment terms are due in full upon completion.  
Checks payable to Empire Construction.

Standard Material Rates	
Cost + 15%	
Standard Labor Rates	
1st Hour Service Call	\$100.00
Additional Hours	\$75.00/hr
Contracted Hours	\$45.00/hr
Standard Subcontractor Rates	
Cost + 15%	
Standard Fuel Surcharge	
\$0.65/mile roundtrip	
Standard Rates	
Overhead 10% and Profit 5%	