

Ocala Community Redevelopment Agency				
Project Cost Summary				
Application ID:		CRA25-0027		
Address:		2430 NE 2nd Street		
CRA subarea:		East Ocala		
No.	Eligible Work	High quote	Low quote	Max Grant
1	Repainting	\$ 52,799.72	\$ 41,900.00	\$ 25,140.00
2	Parking lot improvements	\$ 4,910.13	\$ 4,395.00	\$ 2,637.00
Total		\$ 57,709.85	\$ 46,295.00	\$ 27,777.00



11350 Southeast 156th Avenue | Ocklawaha, Florida 32179
352-288-0658 | grizzlypmgfl@gmail.com

RECIPIENT:

Remax Premier
2430 Northeast 2nd Street
Ocala, Florida 34470

Quote #188	
Sent on	Jul 15, 2025
Total	\$41,900.00

Product/Service	Description	Qty.	Unit Price	Total
BUILDING PAINTING		17000	\$2.20	\$37,400.00
BUILDING PRESSURE WASHING BUILDING PREP		1	\$4,500.00	\$4,500.00

Total	\$41,900.00
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This quote is valid for the next 30 days, after which values may be subject to change.

Chrissy Garcia

chrissy@remaxpremier.net
(352) 470-0633
1910 SW 18th Ct
Ocala, FL 34471



PREMIUM
PAINTING
We Believe in Color!

Proposal # 1785580
Proposal Date 6/23/2025
Proposal Amount \$52,799.72
Job Address 2430 NE 2 Street
Ocala, Florida 34470

Premium Painting

3101 SW 34TH AVE #905-201
Ocala, Florida 34474
Phone: (352) 888-4989

Exterior Preparation & Scope of Work

Exterior Preparation & Scope of Work

To ensure a successful and long-lasting paint job, we have outlined the comprehensive scope of work for the exterior painting project. Please review this document carefully, as it sets forth the steps we will take and outlines the limitations of our services.

1. Initial Exterior Assessment

Our team will conduct an initial assessment of the exterior surfaces, including walls, trims, doors, and other relevant areas. This assessment is visual only and aims to identify obvious issues that may require preparatory work. Hidden or latent issues may not be detected during this assessment and will only become apparent during the preparation process. Any additional work required due to such issues will be communicated to the customer and may incur additional charges.

2. Pressure Washing or Soft Washing

We will arrange for the exterior surfaces to be thoroughly cleaned by a trusted, licensed, professional subcontractor who will be using either a pressure washer or a soft washing system, depending on the surface and its condition. This process removes dirt, mildew, algae, and loose paint to provide a sound surface for painting. The cost of cleaning is covered in the painting scope of work and covers any surfaces directly related to the painting scope of work. If customers wish to have additional areas or accessory items cleaned, they may hire the cleaning contractor separately for those services at their own expense. Any damage resulting from the cleaning process is the sole responsibility of the subcontractor.

3. Surface Repairs

Visible damaged areas, such as cracks or holes, will be repaired and patched using suitable materials. Rotting wood or structural issues must be addressed before painting begins. If wood rot or structural issues are identified, we will recommend a licensed handyman to complete the repairs. You, the customer, are free to hire a handyman or a carpenter at your own expense to address all wood-rot prior to the start of the painting project. These repairs are not included in our quote and will be billed separately by the handyman. We are not liable for delays caused by necessary repairs.

4. Scraping and Sanding

Loose and peeling paint will be scraped and sanded to create a smooth and even surface. This process will be done as necessary to the best of our ability, but customers should be aware that imperfections in older surfaces may remain visible even after preparation.

5. Caulking and Sealing

Fresh caulk will be applied around windows, doors, and gaps to ensure a weather-tight seal. On stucco surfaces, elastomeric stucco patch will be applied to visible cracks. This process does not guarantee complete elimination of future cracking, as structural or environmental factors may cause new cracks to develop.

6. Primer Application

A high-quality primer, such as Loxon conditioner recommended by the paint manufacturer, will be applied to prepared surfaces as needed. This primer enhances paint adhesion and is necessary to meet paint warranty requirements.

7. Warranty Facilitation

If the paint fails due to manufacturer defects, we will facilitate the warranty process by coordinating with a Sherwin-Williams representative to inspect the issue and provide guidance on resolution.

8. Masking and Protection

Non-paintable areas, such as windows, fixtures, landscaping, and other surfaces, will be carefully masked and covered with plastic and drop cloths to the best of our ability. Customers are encouraged to remove fragile or valuable items from the work area prior to project commencement including vehicles.

9. Color Confirmation

It is the customer's responsibility to ensure paint colors are submitted prior to the project start date to Premium Painting and that any necessary HOA approvals are completed. We are not responsible for any fines or penalties from the HOA. If an HOA approval delay arises, we will adjust the project schedule as needed as long as we receive a notification 72 hours in advance.

10. Scheduling

All project scheduling is tentative. While we will provide you with a tentative start date and make every effort to adhere to it, factors beyond our control (e.g., weather, subcontractor availability, or unforeseen project delays) may contribute to schedule adjustments. We will communicate any changes promptly.

11. Weather Considerations

We closely monitor weather conditions to ensure proper drying and adhesion of paint. Delays due to inclement weather are unavoidable and will be communicated promptly. We are not liable for weather-related delays or their impact on the project timeline.

Important Note:

- This scope of work outlines standard preparation practices. Any additional work required outside the scope outlined above, including unforeseen repairs, changes to the original agreement, or customer-requested additions, will require a written change order and may incur additional charges.
- While we strive to achieve the highest level of craftsmanship, we cannot be held liable for pre-existing structural issues, unforeseen damage, or conditions beyond our control.
- Customers are encouraged to review and approve the scope of work prior to project commencement. Your approval serves as acknowledgment of the terms and limitations described herein.

We appreciate your trust in our services and are confident that our thorough preparation process will result in a durable and beautiful exterior paint job for your home.

Item					\$
Left Building					\$29,761.07
Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
Siding & Trim - Siding Sherwin-Williams SuperPaint Exterior Satin	8420sqft	\$2,712.92	\$8,420.00	\$0.00	\$11,132.92
Door - Doors Sherwin-Williams SuperPaint Exterior Satin	32x	\$1,723.12	\$8,000.00	\$0.00	\$9,723.12
Downstairs Ceiling - Ceiling Sherwin-Williams SuperPaint Exterior Satin	872sqft	\$491.68	\$968.89	\$0.00	\$1,460.57
Upstairs Ceiling - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	1158sqft	\$465.89	\$1,286.67	\$0.00	\$1,752.56
Railings - Trim Sherwin-Williams SuperPaint Exterior Satin	798ft	\$899.90	\$3,192.00	\$0.00	\$4,091.90
Prep		\$0.00	\$1,600.00	\$0.00	\$1,600.00
Optional Substrates					
Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)

Soffit & Fascia - Trim Sherwin-Williams SuperPaint Exterior Satin Declined	421ft	\$604.53	\$1,403.33	\$0.00	\$2,007.86
Total					\$29,761.07

Right Building \$23,038.65

Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
House Siding & Trim - Siding Sherwin-Williams SuperPaint Exterior Satin	7880sqft	\$2,538.94	\$6,304.00	\$0.00	\$8,842.94
Downstairs Ceiling - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	1125sqft	\$452.62	\$1,250.00	\$0.00	\$1,702.62
Upstairs Ceiling - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	1126sqft	\$453.02	\$1,251.11	\$0.00	\$1,704.13
Railings - Trim Sherwin-Williams SuperPaint Exterior Satin	858ft	\$967.57	\$3,432.00	\$0.00	\$4,399.57
Doors - Doors Sherwin-Williams SuperPaint Exterior Satin	28x	\$789.39	\$4,200.00	\$0.00	\$4,989.39
Prep		\$0.00	\$1,400.00	\$0.00	\$1,400.00

Optional Substrates

Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
Soffit & Fascia - Trim Sherwin-Williams SuperPaint Exterior Satin Declined	394ft	\$592.42	\$1,313.33	\$0.00	\$1,905.75
Total					\$23,038.65

Total **\$52,799.72**

Deposit Required

\$500.00

Note

Hey, it's Tanner, owner of Premium Painting - Thanks for letting us have an opportunity to quote your project. We have availability to get started within 3-4 weeks. If you place your deposit, we can get you scheduled in for a free color consultation with our Decorator Donna (She's outstanding!) If you have any questions, please reach out, always happy to discuss! We will do an excellent job on your beautiful home!

Terms and Conditions

PREMIUM PAINTING INC. SERVICE CONTRACT

TERMS AND CONDITIONS

We propose hereby to furnish material and labor - complete in accordance with above specifications. All material is guaranteed to be as specified. All work to be completed in accordance with industry standards in the local area. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Contractor proposes to provide all labor, material and equipment (unless otherwise specified in this proposal) to complete the work described within this proposal.

ADDITIONAL PROVISIONS

Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

1. Contract, Plans, Specifications, Permits and Fees

The work described in this contract shall be done according to the scope of work and the scope of work specifications except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications.

2. Change Orders

Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

3. Payment Terms

Full Payment is due upon completion of project. Completion is defined as all items listed on agreement are completed and delivered in accordance with industry standards and the specifications of this agreement.

Deposit: We will waive the 2.9% processing fee for any deposit payment of \$500 or less made by credit card. Any credit card payment exceeding \$500 (whether deposit or final payment) will incur a 2.9% credit card processing fee on the amount over \$500.

Final Payment: Customer has a right to choose payment method for the final balance. We do not accept cash. We request payment by check made payable to Premium Painting Inc. Client has five (5) days to remit full balance after project completion. There will be a 1.5% monthly interest charge (18% APR) on any overdue amounts after the 5-day grace period. Contractor reserves the right to file a mechanic's lien for unpaid amounts. Non-payment constitutes breach permitting Contractor to pursue all legal remedies.

Progress Payments: Contractor reserves the right to invoice for progress payments when project duration exceeds 5 days. Progress payment schedule will be: 30% immediately after the 5 days, 40% of the balance after 10 days, 30% upon completion. Progress payments are due within three (3) business days of invoice. Touchups, furniture replacement, and small accessory items non-painting related are not valid reasons to withhold more than \$500 of the final payment.

4. Owner's Responsibilities

Owner is responsible for the following:

1. To provide all necessary water, electrical power and access to the premises during hours of 8AM to 5PM
2. To provide a storage area on the premises for equipment and materials (if necessary)
3. To relocate and protect any items that prevent Contractor from having free access to work areas including but not limited to: clothing, automobiles, draperies, window treatments, appliances, fixtures, plants, or any other personal effects and properties
4. Contractor will move furniture where necessary but assumes no responsibility for scratched floors or damage during moving
5. Contractor is not responsible for correcting any existing defects discovered during work, including but not limited to: rotting wood, dry rot, structural defects, or code violations
6. Owner warrants that no hazardous conditions exist and will immediately notify Contractor if any are discovered
7. Owner is responsible for obtaining all HOA approvals and ensuring color/finish selections comply with all regulations
8. Owner assumes all risk for damage to landscaping, sprinkler systems, and underground utilities not clearly marked
9. When spray application is used, Owner is responsible for moving vehicles and covering sensitive items at least 100 feet from work area

5. LIMITED WARRANTY

Contractor warrants all labor and materials against **peeling, blistering, or paint failure** due to defective workmanship or materials for a period of **seven (7) years** from the project completion date.

This warranty is **non-transferrable** and applies only to the original property owner.

Exclusions:

This warranty does **not** cover:

- Normal wear and tear
- Fading or damage due to sun exposure or weather conditions
- Damage resulting from abuse, neglect, or improper maintenance
- Failure of underlying substrate or pre-existing conditions
- Mildew, mold, or moisture damage
- Peeling or failure caused by water intrusion or leaks
- Damage caused by plants, animals, or irrigation systems
- **Flooring, stained surfaces, concrete coatings, or metal surfaces**

Paint Products:

The paint products used are backed by a **manufacturer's warranty of up to 25 years** (Sherwin-Williams). In the event of a product defect, **we will support the claim process and have our Sherwin-Williams representative facilitate the warranty on your behalf.**

This warranty is exclusive and supersedes all other warranties, expressed or implied, including any implied warranties of merchantability or fitness for a particular purpose.

6. LIMITATION OF LIABILITY

IN NO EVENT SHALL CONTRACTOR'S TOTAL LIABILITY EXCEED THE CONTRACT PRICE. CONTRACTOR SHALL NOT BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES, INCLUDING BUT NOT LIMITED TO LOSS OF USE, LOSS OF PROFITS, OR DAMAGE TO PERSONAL PROPERTY NOT DIRECTLY CAUSED BY CONTRACTOR'S GROSS NEGLIGENCE.

7. HAZARDOUS MATERIALS

CONTRACTOR DOES NOT TEST FOR, HANDLE, OR REMOVE ASBESTOS, LEAD PAINT, MOLD, OR OTHER HAZARDOUS MATERIALS. If such materials are suspected or discovered, work will stop immediately. Owner is responsible for professional testing and remediation at Owner's expense before work can resume. Contractor assumes no liability for hazardous materials. Additional charges may apply for remobilization.

8. Insurance and Indemnification

Contractor maintains general liability insurance. Owner agrees to maintain homeowner's/property insurance covering the premises during the work period. Owner shall indemnify and hold harmless Contractor from any claims arising from:

- Pre-existing conditions or defects
- Owner's failure to disclose known hazards
- Injuries to third parties not caused by Contractor's negligence
- Owner's breach of this agreement
- Claims related to hazardous materials

9. Delays and Force Majeure

Contractor shall not be held responsible for any damage or costs occasioned by delays resulting from: work done by Owner's subcontractors, extra work, acts of Owner or Owner's agent, failure to provide access, shortages of material and/or labor, weather conditions (including but not limited to rain, temperatures below 50°F or above 90°F, high winds), fire, strike, war, governmental regulations, pandemic, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control. Completion dates are estimates only. Time is not of the essence.

10. Subcontractors

Contractor may subcontract pressure washing and surface preparation services only. All painting work will be performed by Premium Painting Inc. employees. Contractor maintains control over and responsibility for subcontracted washing services but is not liable for subcontractor's independent negligent actions beyond scope of work.

11. Color and Finish Approval

Owner must approve all colors, finishes, and sheen levels in writing before application. Paint will be applied to a test area for Owner approval when requested. Contractor is not liable for dissatisfaction with approved color selections or for variations in color matching due to substrate, lighting, or manufacturing differences.

12. Spray Application and Overspray

When using spray equipment, Contractor will use reasonable care including masking and shielding to prevent overspray. Owner acknowledges that some overspray may occur despite precautions, especially in windy conditions. Contractor is not liable for wind-carried overspray beyond Contractor's reasonable control.

13. Documentation

Contractor may photograph and video work areas before, during, and after work for documentation and marketing purposes. Owner's address will not be disclosed without permission.

14. Cleanup

Upon completion, Contractor will remove all debris and surplus materials and leave premises in a broom clean condition. Contractor is not responsible for paint dust that may settle after completion.

15. Right to Stop Work

If any payment is not made as per this contract, Contractor shall have the right to stop work and keep the job idle until all past due payments are received, without liability for delay. Any costs incurred by failure to access the work area will incur a charge of \$100 per hour.

16. Dispute Resolution

All disputes shall first be submitted to mediation through a mutually agreed mediator. If mediation fails, disputes shall be resolved through binding arbitration under AAA Construction Industry Rules. Each party bears own attorney fees regardless of outcome, except for collection actions where prevailing party recovers fees.

17. Collection

Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should Owner default in payment of this contract. Overdue accounts are subject to interest as specified in Section 3.

18. Integration and Acceptance

This contract constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, and agreements. No oral agreements or understandings exist between the parties. Changes to this agreement must be in writing, signed by both parties. Changes may incur additional charges.

19. Cancellation Rights

BUYER'S RIGHT TO CANCEL: You, the buyer, have the right to cancel this contract within three (3) business days. You may cancel by e-mailing, mailing, texting or delivering written notice to the contractor at the contractor's place of business by midnight of the third (3rd) business day after you sign and date this contract.

20. Severability

If any provision of this contract is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Sign And Date To Accept Proposal:

Customer Signature:

Date:



11350 Southeast 156th Avenue | Ocklawaha, Florida 32179
352-288-0658 | grizzlypmgfl@gmail.com

RECIPIENT:

Remax Premier
2430 Northeast 2nd Street
Ocala, Florida 34470

Quote #181	
Sent on	Jun 17, 2025
Total	\$4,910.13

Product/Service	Description	Qty.	Unit Price	Total
Seal Coating	Seal Coating 2 phase 1.(19,527) Square Footage area to be Seal Coated 2.Cleaning of area to be sealed 3.Spray application or hand application to be applied of SealMaster or comparable material with 4lbs sand added per 100 gallons, this ensures traction.	19527	\$0.19	\$3,710.13
Line Striping	Scope New Layout, Re-Stripe, Over Seal Coat Primary Space Color White, Yellow Details -We will Start be cleaning off the lines to be painted with brooms and or blowers -Sherwin Williams traffic paint is our paint of choice and mostly used on our job sites. Oil or Water based paint will be based on our techs decision -Techs will Re-Stripe parking lot as existing unless job requires a new layout or you request specific changes.	1	\$1,200.00	\$1,200.00

Total	\$4,910.13
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This quote is valid for the next 30 days, after which values may be subject to change.



June 19, 2025

Ocala Suites Proposal

Submitted to

Chrissy Garcia
Ocala Suites
(352) 470-0633
chrissy@remaxpremier.net

Contact

Devon M Freshwater
(352) 732-0900
devon@asphaltsas.com



About us

We Solve Problems & Make Pavement Maintenance Simple

Asphalt Sealing & Striping provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets within a 60-mile radius of providing service to the Ocala FL and surrounding communities.

Asphalt Sealing & Striping is a local female owned company located in Ocala, FL and has been serving Central Florida since 1967. We're licensed and experienced to better serve the needs of our customers. Our business is also a certified drug-free workplace for your peace of mind. We are fully insured with General Liability and Workers Compensation.

Submitted to

Chrissy Garcia
(352) 470-0633
chrissy@remaxpremier.net

Proposal Date

6/19/2025

Project ID

25-0150

Job Site 2430 Northeast 2nd
Street
Ocala, FL 34470

Contact

Devon M Freshwater
(352) 732-0900
devon@asphaltsas.com

Services

Ocala Suites Estimate

Standard Sealcoating Specification

\$3,420.00

1. The area under consideration comprises approx. **2,374** square yards.
2. Our firm will complete this project in 2 trip(s).
3. To complete this project with minimal disruption to your operation, we have included the work to be complete on a **Weekday**.
4. We will barricade all areas where we will be working.
5. It is the owners responsibility to have all material, cars, equipment etc removed from the area where the work will take place.
6. All surface will be cleaned of all loose material, weeds, grass and dirt so that the material will adhere to the existing surface.
7. **Oil Spots** will be wire broomed and treated with Petro Seal to help prevent oil & gas bleeding up through the freshly applied sealant.
8. **Sealant Material:** Our firm will install **2 coats** of pavement sealer.
9. We will install your sealant by broom and spray application.
10. **Additive:** We will be using silica sand along with 2% polymer latex additive as per the manufacturers specification. This will modify asphalt pavement sealers to achieve faster curing time, outstanding toughness and adhesion, jet-black color, oil and fuel resistance, and reduced power steering and traction marks.
11. This process will carry a (1) year warranty.
12. **PLEASE NOTE:** Our pricing has increased due to the continuous increase in prices from our vendors/ suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.

Line Striping

\$975.00

1. Our firm will restripe the parking lot area as per the existing layout including painting all parking blocks and curbing.
2. All work will be performed so that there is minimal interruption to your facility.
3. **PLEASE NOTE:** Our pricing has increased due to the continuous increase in prices from our vendors/ suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.

Ocala Suites Proposal



control.

Total: \$4,395.00

Payment Terms & Conditions

- Commercial Projects:** Standard terms are Net 30. However, if no deposit is provided or if there is a history of delayed payments, terms may be modified at our discretion.
- Residential Projects:** Payment is due upon receipt of invoice.
- Projects Over \$5,000:** A 50% deposit is required for ALL commercial or residential projects exceeding \$5,000, unless an exception is granted in writing by administration.

Acceptance

Chrissy Garcia Ocala Suites chrissy@remaxpremier.net	Date	Devon M Freshwater Asphalt Sealing devon@asphaltsas.com (352) 732-0900
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Legal Terms & Conditions

A. CHAPTER 558 NOTICE OF CLAIM. CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

B. MANDATORY PROVISION REQUIRED BY FLA. STAT. §713.015.
ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN

Ocala Suites Proposal



RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. OWNER HEREBY ACKNOWLEDGES AND REPRESENTS THAT: 1) OWNER HAS READ AND UNDERSTANDS THIS CONTRACT, INCLUDING ALL PROVISIONS CONTAINED IN THE CONTRACT, THE BASIC TERMS AND ALL EXHIBITS AND ADDENDA ATTACHED TO THIS CONTRACT; 2) THAT OWNER IS BOUND BY ALL OF ITS TERMS AND 3) THAT OWNER IS NOT RELYING ON ANY STATEMENT, PROMISE, CONDITION, DOCUMENT OR STIPULATION NOT SPECIFICALLY REFERENCED OR SET FORTH IN THIS CONTRACT (INCLUDING, BUT NOT LIMITED TO, ANY MARKETING OR OTHER PROMOTIONAL MATERIALS). OWNER HEREBY UNDERSTANDS AND AGREES THAT CONTRACTOR IS RELYING ON THIS ACKNOWLEDGMENT AND REPRESENTATION AND THAT CONTRACTOR WOULD NOT AGREE TO ENTER INTO THIS AGREEMENT WITHOUT SUCH ACKNOWLEDGMENTS AND REPRESENTATIONS.

C. ATTORNEY FEES. In the event of any disputes arising out of or in connection with this contract the prevailing party therein shall be entitled to recover reasonable attorney fees and costs, whether same were incurred prior to or during any judicial proceedings, including, but not limited to, any trial or appellate proceedings as well as prior to or during any of the alternative dispute resolution mechanisms whether described herein or otherwise ordered by a court of competent jurisdiction.

D. GOVERNING LAW AND VENUE. This Contract shall be construed and enforced in accordance with the laws of the State of Florida and may not be assigned or recorded except with the prior approval of both parties, which approval may be withheld for any reason whatsoever. Venue for any litigation (except for construction lien disputes governed by Chapter 713, Florida Statutes, which must be filed in the County in which the lien property is located) shall be Marion County, Florida.

E. WAIVER OF JURY TRIAL. The parties agree to waive their right to a jury trial with respect to all disputes that relate to or arise from this contract or any engagement between the parties.

F. INTEGRATION CLAUSE. This Contract and any additional contract documents attached hereto, constitute the complete agreement between the parties and may not be modified except in writing signed by all parties hereto. ORAL REPRESENTATIONS BY EITHER PARTY ARE NOT BINDING AND SHOULD NOT BE RELIED UPON.

G. CONTRACT CONSTRUCTION. The parties have both had an opportunity to negotiate and contribute to the content of this agreement. They therefore agree that this contract any alleged ambiguities contained herein shall be construed as if the agreement were drafted by both parties.

Contract Termination Policy

If a contract is canceled by the client—not by the service provider—a cancellation fee of \$250 will be applied. This fee covers administrative, scheduling, and preparation costs incurred prior to the cancellation. The fee is due immediately upon cancellation unless otherwise agreed upon in writing. The service provider reserves the right to cancel this policy at any time if and when necessary.

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 Property Record Card

29204-001-00

[GOOGLE Street View](#)

Prime Key: 3262913

[MAP IT+](#)

Current as of 8/1/2025

Property Information

CADDIEWHOMPUS LLC
C/O LAWRENCE D BREECH
1910 SW 18TH CT BLDG 100
OCALA FL 34471-7857

Taxes / Assessments:

Map ID: 196

Millage: 1001 - OCALA

M.S.T.U.

PC: 39

Acres: 1.87

Situs: 2430 NE 2ND ST OCALA

2024 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$2,620,590
Total Assessed Value	\$2,620,590
Exemptions	\$0
Total Taxable	\$2,620,590

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$213,821	\$2,348,626	\$49,483	\$2,620,590	\$2,620,590	\$0	\$2,620,590
2023	\$160,373	\$2,407,177	\$56,815	\$2,521,248	\$2,516,033	\$0	\$2,516,033
2022	\$91,412	\$1,931,483	\$64,148	\$2,287,303	\$2,287,303	\$0	\$2,287,303

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7127/0536	01/2020	70 OTHER	0	U	V	\$100
6849/0882	10/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$40,000
5497/0675	03/2011	33 SHERIFF	0	U	V	\$100
5469/1701	01/2011	61 FJGMNT	0	U	I	\$100
5464/0478	01/2011	61 FJGMNT	0	U	V	\$100
5462/0614	12/2010	08 CORRECTIVE	0	U	V	\$100
5411/0055	09/2010	09 EASEMNT	0	U	V	\$100
5348/0563	04/2010	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$40,000
5314/0686	01/2010	05 QUIT CLAIM	0	U	V	\$100
4162/1946	08/2005	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	V	\$280,000

Property Description

SEC 16 TWP 15 RGE 22

PLAT BOOK C PAGE 076
SILVERCREST
BLK 2 LOTS 1.3.4.5 & N 33 FT OF LOT 2
Parent Parcel: 29204-000-00

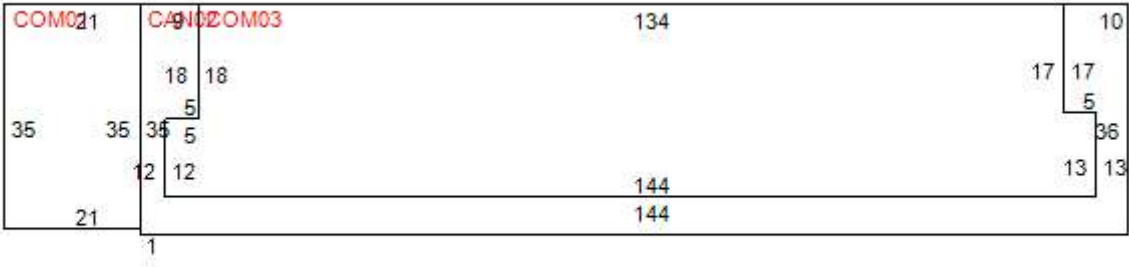
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	3920	200.0	200.0	B2	50,965.00	SF						
DRA	9470	183.0	133.0	B2	.58	AC						
GCNF	9470	30.0	300.0	B2	4,966.00	SF						
Neighborhood 9976												
Mkt: 2 70												

[Traverse](#)

Building 1 of 2

COM01=L21U35R21D35.U35R9
CAN02=D18L5D12R144U13L5U17R10D36L153U1U35R9.
COM03=D18L5D12R144U13L5U17L134.D50
CAN04=1180.
1180



[Building Characteristics](#)

Structure 6 - PILASTERS
Effective Age 1 - 00-04 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 1/20/2021 by 117

Year Built 2021
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 460

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.5	2.00	2021	0	735	M17 OFFICE	20 %	Y	Y
						M25 SERVICE/NON-VEHICLE	30 %	Y	Y
						M01 RESIDENTIAL	50 %	Y	Y
2	8.5	1.00	2021	0	1,363	CAN CANOPY-ATTACHD	100 %	Y	N
3	8.5	1.98	2021	0	4,145	N39 MOTEL NATIONAL CHAIN	100 %	Y	Y
4	8.5	1.00	2021	0	1,180	CAN CANOPY-ATTACHD	100 %	Y	N

Section: 1

Elevator Shafts: 1 **Aprtments:** 0 **Kitchens:** 1 **4 Fixture Baths:** 0 **2 Fixture Baths:** 1
Elevator Landings: 2 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 2 **Extra Fixtures:** 4

[Traverse](#)

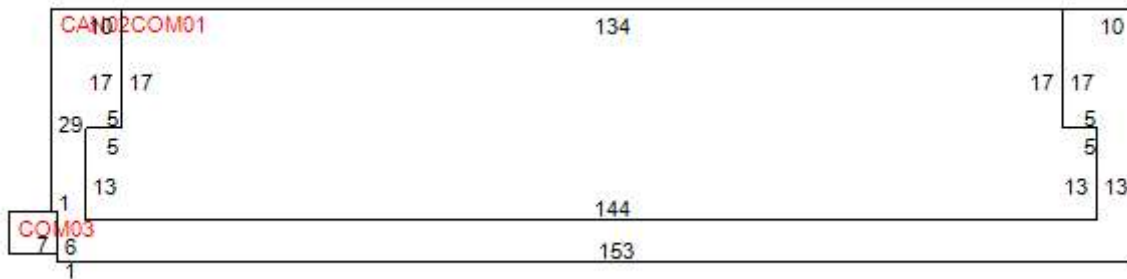
Building 2 of 2

COM01=R134D17R5D13L144U13R5U17.

CAN02=L10D29R1D6D1R153U36L10D17R5D13L144U13R5U17.L10D29

COM03=L6D6R7U6L1.

CAN04=1180.



Building Characteristics

Structure	6 - PILASTERS	Year Built 2021
Effective Age	1 - 00-04 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	1/20/2021 by 117	Base Perimeter 374

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.5	1.98	2021	0	4,150	N39 MOTEL NATIONAL CHAIN	100 %	Y
2	8.5	1.00	2021	0	1,387	CAN CANOPY-ATTACHD	100 %	Y
3	8.5	2.00	2021	0	42	M00 MINIMUM FINISH	100 %	Y
4	8.5	1.00	2021	0	1,180	CAN CANOPY-ATTACHD	100 %	Y

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 20	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 20	Extra Fixtures: 22

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	19,225.00		SF	5	2021	3	0.0	0.0
159 PAV CONCRETE	200.00		SF	20	2021	5	20.0	10.0
159 PAV CONCRETE	418.00		SF	20	2021	3	0.0	0.0
105 FENCE CHAIN LK	240.00		LF	20	2021	1	0.0	0.0
105 FENCE CHAIN LK	710.00		LF	20	2021	3	0.0	0.0
184 RETAIN WALL	3,628.00		SF	50	2021	3	0.0	0.0

Appraiser Notes

STAY & SAVE EXTENDED STAY MOTEL (2022)

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40 TOTAL RENTABLE ROOMS / ALL ROOMS EQUIPPED WITH A FULL KITCHEN & 1-3FX, 1X

-

4- ADA COMPLIANT RMS

36- REGULAR RMS

CVS D/R/A AND BACK ENTRANCE

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN25-0051	5/19/2025	-	BAYMONT SGN RENO
BLD20-2582	1/6/2021	1/19/2021	STAY&SAVE / AWNING
SGN20-0169	12/18/2020	-	STAY & SAVE / NEW MOTEL / SIGN
BLD20-2199	12/2/2020	12/9/2020	CADDIE / AWNING
BLD19-2220	2/4/2020	2/4/2021	STAY AND SAVE/NEW MOTEL
SITE19-0046	2/4/2020	2/3/2021	STAY AND SAVE MOTEL