STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION

APPLICANT INFORMATION		
Owner Name: 477 RIVERSIDE LLC		
Owner Address: 477 SE RIVERSIDE DRIVE STUART, FL 34994		
Phone: 772-210-1455	Email: SCOTT@SADEPWM.COM	Tax ID# 47-3517222
Authorized Agent/Contractor: SCOTT SADE		
Agent Address: 2901 SW LAKE TERRACE PALM CITY, FL 34990		

PROPERTY INFORMATION	
Name of Business: THE SADE GROUP PRIVATE WEALTH MANAGEMENT	
Type of Business: WEALTH MANAGEMENT / INVESTMENT SERVICES	
Years in Operation: 5	
Number of Employees: 3	
Description of Improvements: NEW DECK, STAIRS, ROOF	
Address of Proposed Project: 477 SE RIVERSIDE DRIVE STUART, FL 34994	
Describe how this project benefits the Community Redevelopment Area: Built in 1939, this historic building, designed in the International Style of architecture, can't help but benefit the area with the planned improvements. The added balcony will bring beauty to Illinois Street as well as the St Lucie River waterfront, while maintaining the history of the building.	
Total Project Cost $	

Signature of Applicant/Property Owner — Date: 04/28/2020

Signature of Lessee/Tenant (if applicable) — Date

- Submit a completed application package to City Hall, Development Department office, which includes:
  - Completed application
  - Complete budget spreadsheet *(attached to application)*
  - Proof of ownership of the property

Rev. 09/11/19

STUART COMMUNITY REDEVELOPMENT AGENCY

PROPERTY IMPROVEMENT GRANT PROGRAM

PROJECT COST ESTIMATE/REIMBURSEMENT FORM

Note: All property improvement grant applicants need to complete the "Project Cost Estimate" portion of this form and submit documented cost estimates as a part of the application packet. To receive the grant reimbursement, the "Reimbursement Summary" portion of this form must be completed and submitted with copies of paid invoices indicating completion of improvements. All improvements must be completed, inspected, and have received final approval from the County prior to reimbursement.

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (include proof of payment)
1	NEW DECK, STAIRS, ROOF	MANCIL'S	$ 100,000.00			$
2			$			$
3			$			$
4			$			$
5			$			$
6			$			$
7			$			$
		Total Cost Estimate	$ 100,000.00		***Total Actual Cost***	$

477 Riverside LLC Proof of Ownership

2020 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 24, 2020
Secretary of State
3958233641CC

DOCUMENT# L15000041897

Entity Name: 477 RIVERSIDE, LLC

Current Principal Place of Business:

2901 SW LAKE TERRACE
PALM CITY, FL 34990

Current Mailing Address:

2901 SW LAKE TERRACE
PALM CITY, FL 34990

FEI Number: 41-3517222

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SADE, SCOTT B
2901 SW LAKE TERRACE
PALM CITY, FL 34990 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	SADE, SCOTT B
Address	2901 SW LAKE TERRACE
City-State-Zip:	PALM CITY FL 34990

Title	MGR
Name	MILEY, ROBIN L
Address	2901 SW LAKE TERRACE
City-State-Zip:	PALM CITY FL 34990

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBIN MILEY MGR 03/24/2020

Electronic Signature of Signing Authorized Person(s) Detail — Date

477 Riverside
Proof of Ownership

INSTR # 2504415
OR BK 2772 PG 576
(3 Pgs)
RECORDED 03/17/2015 10:07:57 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX $6,300.00

Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
2300 SE Monterey Road Suite 100
Stuart, FL 34996
772-288-0048
File Number: **30001.34**
Will Call No.: **80**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 13th day of **March, 2015** between **CenterState Bank of Florida, N.A.** whose post office address is **1101 First Street South, Winter Haven, FL 33880**, grantor, and **477 Riverside, LLC, a Florida limited liability company** whose post office address is **2901 SW Lake Terrace, Palm City, FL 34990**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Parcel Identification Number: 04-38-41-020-008-00220-9

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

477 Riverside Proof of Ownership

KRAMER, SOPKO & LEVENSTEIN, P.A.

ROBERT S. KRAMER
JAMES SOPKO
Board Certified Tax Lawyer
Board Certified Wills, Trust and Estates Lawyer
RICHARD H. LEVENSTEIN
Board Certified Business Litigation Lawyer
MELISSA J. CLASEN
ABBY M. SPEARS
JOHN K. COPELAND – *OF COUNSEL*

2300 SE MONTEREY ROAD, SUITE 100
STUART, FLORIDA 34996
POST OFFICE BOX 2421
STUART, FLORIDA 34995

(772) 288-0048
FAX (772) 288-0049

August 20, 2015

Scott B. Sade
477 Riverside, LLC
2901 SW Lake Terrace
Palm City, FL 34990

Re: Purchase from CenterState Bank of Florida, N.A.
477 Riverside Drive, Stuart, Florida

Dear Mr. Sade:

Enclosed please find the following documents in connection with the referenced matter. These documents constitute ownership of this property and should be placed in a safe place for future reference:

- Owner's Policy of Title Insurance
- Original recorded Special Warranty Deed (OR Book 2772, PG 576)

This concludes this transaction. It has been a pleasure to be of service to you. If we can provide further assistance please contact this office. Thank you.

Very truly yours,

KRAMER, SOPKO & LEVENSTEIN, P.A.

Liz Dailey
Real Estate Assistant

/ld
Enclosures

Showcase
Designer Homes, L.C.

1/16/18

Regarding proposal for new exterior stairs and deck:

Scott Sade
477 SE Riverside Drive
Stuart FL, 34994

Proposal to construct new deck, roof and deck $154,450.00

Proposal is based on plans drawn by Joseph p. McCarty Architect, Inc. Plan date 12/21/17
Engineering by V.J. Gerley & Associates.

Patio deck and stairs shall be constructed to specifications on Exhibit A dated 1/16/18.

Thank you again for the opportunity to bid your project and we look forward to working with you.

Sincerely,

David San George Jr.

3393 SW 42nd Avenue Suite 1
Palm City, FL 34990
772.546.5144 Phone info@showcasedesignerhomes.com 772.546.8420 Fax
Lic. #CRC1331112

A McNAMARA – SAN GEORGE Company

$12m Stucco
$10m Tounq & Groove
$10m Railing
$1900 Survey
$1500 Soil test
$11m Roof
$9500 Paint
Tounq & Groove Soffit Facia Columns
$4m Elect
$3500 Landscape Sprink

Scott Sade
477 Riverside Drive
Stuart, FL 34997
Exhibit "A" Specifications
1/16/18

Preliminary and Design Costs: Surveys (site/slab/completion), permit fee allowance of $4400.00 included. All design cost shall be the responsibility of the owner. Soil borings test allowance $1500.00

Demolition: Demolition and removal of existing structural elements shall be as per plan.

Land Preparation: Trees, sod and debris shall be removed from within building perimeter. Existing grade shall be balanced no new fill is to be imported. Pads shall be termite treated and a final termite treatment shall be performed at the completion of building project.

Concrete Foundation Pads: New concrete footings shall be constructed using reinforced 3000 psi concrete. NOTE: Shrinkage and non-structural cracks are common and may appear over time.

Exterior Column's and Beams: Exterior columns shall be poured, with vertical and horizontal steel and 3000 PSI concrete reinforced with rebar as per plan. Columns shall be finished in float finished stucco.

Stairs: Stairs shall be formed and poured in place with reinforced 3000 PSI concrete. Stairs shall be float finished. Under side of Stairs shall be finished in float finished stucco.

Second Floor Deck: Second floor deck shall be 6" Hollow core precast decking with a 3000 PSI poured 2" cap.

Roof: Roof shall be constructed using engineered wood trusses covered with 5/8 CDX plywood sheathing. Roof shall be per plan elevation with 5V crimp 26-gauge galvalume metal roofing over 30 lb. underlayment. Roof fascia shall be rough sawn pre-primed wood. Roof soffit shall be V Joint Tongue & Groove # 1 cypress painted to match existing. All flashing shall be galvalume.

Ceilings: Porch ceiling shall be shall be V Joint & Tongue and groove # 1 cypress.

Paint: All stucco surfaces shall be painted with one coat of primer and two coats of a latex paint finish. Patio ceilings shall be stained with one coat of stain and two coats of clear finish. Soffits and facia are to be painted to match existing. Exterior side of existing building adjacent o new structure shall be painted one coat of existing color.

Ceramic tile: Not Included at this time

Storm Shutters: Modifications to existing shutters are not included in this proposal.

Electrical System: There is not enough information currently to price this scope of work. Allowance of $3,500.00 is included.

Landscaping, Sod, Mulch: There shall be an allowance of $2,500.00 for the repair and replacement of landscaping

Irrigation: Shall have an allowance of $1,000.00 for the repair of irrigation.

Owner/Buyer	Owner/Buyer	Showcase

ROOF IT BETTER

CGC1522665 CCC1330446
516 S. Dixie Highway
Suite 207
West Palm Beach, Fla. 33401
Tel: 772-398-7600 Fax: 772-398-7111

Proposal for Work, May 29,2020

SCOTT SADE

477 SE RIVERSIDE DRIVE

STUART, FL 34994

PROPOSAL FOR NEW EXTERIOR STAIRS AND DECK
PROPOSAL BASED ON PLANS DRAWN BY JOSEPH P MCCARTY, ARCHITECT
PLAN DATE 12/21/17

- SURVEY, PERMIT - $6,500.00
- SITE PREP - $4,000.00
- SOIL TEST - $1,500.00
- CONCRETE FOUNDATION PADS, EXTERIOR COLUMNS & BEAMS - $75,000.00
- STUCCO - $10,000.00
- CEILINGS - TONGUE & GROOVE - $10,000.00
- CERAMIC TILE (ALLOWANCE) - $7,500.00
- RAILING - $13,000.00
- ROOFING - $19,500.00
- PAINT - $14,500.00
- ELECTRIC - $8,500.00
- LANDSCAPE – $3,500.00
- IRRIGATION - $2,300.00

Total of Contract Work - $175,800.00

Nothing is included that is not contained herein.

By signing this proposal, you verify that you have read & agree to Roof It Better, LLC Terms & Conditions on the next page(s) of this proposal

Owner: Date:

Roof It Better, LLC: Date:

This proposal is valid and accepted only upon review and approval from Tim Mehaffey, President of Roof It Better, LLC. In the event Tim Mehaffey does not approve and accept this contract agreement, this contract will become null & void and all deposits returned to the owner.

CERTIFIED ROOFING CONTRACTOR

CERTIFIED GENERAL CONTRACTOR

CELEBRATING 17 YEARS IN BUSINESS

BBB ACCREDITED BUSINESS

ROOF IT BETTER

CGC1522665 CCC1330446

FLORIDA REQUIRED CONSTRUCTION CONTRACT PROVISIONS

The following provisions are required by Florida law to be included in home improvement and construction contracts. They are specified in detail by Florida Statues as to the words, size of type, and use of capital letters, therefore we cannot in any way remove or change these provisions.

CHAPTER 713 LIENS

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTION 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIAL OR SERVICE AND ARE NOT PAID IN FULL HAVE THE 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, SERVICE PROVIDERS, OR FAILS TO MAKE ANY OTHER LEGALLY REQUIRED PAYMENT, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID THE CONTRACTOR IN FULL. IF YOU FAIL TO PAY THE CONTRACTOR IN FULL, YOUR CONTRACTOR MAY ALSO FILE A LIEN ON YOUR PROPERTY.THIS MEANS IF A LIEN IS FILED, FOR NONPAYMENT BY YOU, OR BY YOUR CONTRACTOR AND SUBCONTRACTORS, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO SATISFY ANY LIEN ARISING FROM THIS CONTRACT.CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY WHENEVER A SPECIFIC PROBLEM ARISES.

BUYERS RIGHT TO CANCEL

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

CHAPTER 558 NOTICE OF CLAIM

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFFECT. 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 OPERTUNITY TO INSPECT THE ALLECGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICK DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTRESTS.





CELEBRATING 17 YEARS IN BUSINESS

BBB ACCREDITED BUSINESS

ROOF IT BETTER

CGC1522665 CCC1330446

CONSTRUCTION INDUSTRIES RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT. WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADRESS:

DIVISION OF PROFESSIONS
CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE, FL. 32399
PHONE: 850-487-1395









477 Riverside before



411 Riverside Before



477 Riverside Rendering of improvements

