

TAB 2



City of Palmetto Agenda Item

Meeting Date

10/4/10

Presenter: JEFF BURTON

Department: CRA

Title:

BACKGROUND

Adelphia Enterprises, Inc. DBA Kojaks Ribhouse at 1631 8th Avenue West, Palmetto, FL 34221 is requesting a Store Front Grant to help with:

- | | |
|----------------------------------|---|
| 1. Painting Exterior of building | Clayton's Painting (Palmetto Business) |
| 2. Resurface parking lot | Palmetto Asphalt (Palmetto Business) |
| 3. Landscaping | Palmetto Lawn Maintenance (Palmetto Business) |

Amount not to exceed \$7451.70

CRA ADVISORY BOARD RECOMMENDED APPROVAL 9-14-10

Budgeted Amount:	\$250,000.00	Budget Page No(s):	92	Available Amount:		Expenditure Amount:	\$7,451.70
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Additional Budgetary Information:

Funds to come from Commercial Renovation 1905598211 not to exceed \$7,451.70

Funding Source(s):	1905598211	Sufficient Funds Available:	☒ Yes ☐ No	Budget Amendment Required:	☐ Yes ☒ No	Source:	FY 11
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City Attorney Reviewed:	☐ Yes ☐ No ☒ N/A	Advisory Board Recommendation:	☒ For ☐ Against ☐ N/A	Consistent With:	☐ Yes ☐ No ☒ N/A	
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Potential Motion/

Motion to recommend approval for Store Front Grant SF10-06, Kojak's Palmetto Ribhouse in an amount not-to-exceed \$7,451.70

**Direction
Requested:**

CRA Advisory Board Approved 4-0 9-14-10

Staff Contact:

Jeff Burton

Interim CRA
Director

9-29-10

Attachments:

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TAB

C

Palmetto CRA

COMMERCIAL

Façade Enhancement

Grant Program

2009-2010

PALMETTO CRA
COMMERCIAL FAÇADE ENHANCEMENT GRANT PROGRAM

INTENT

It is the goal of the Palmetto Community Redevelopment Agency (CRA), under Part III, Chapter 163, Florida Statutes to eliminate slum and blight in the Community Redevelopment District. This Commercial Façade Enhancement Grant Program includes the objectives of: (1) strengthening downtown as a multi-use center; (2) strengthening the City's contribution to the well-being of the community; (3) improving the physical image within the district; and (4) enabling successful on-going revitalization.

PROGRAM DESCRIPTION

In order to carry out these goals and objectives, the CRA will provide assistance to owners of commercial property located in the CRA District. Map of the CRA District can be found at www.palmettofl.org. It is the intent of this grant program to fund a portion of the applicant's cost for exterior, non-structural improvements, which will increase the aesthetic appeal of the structure. This program is not intended to fund new construction or routine maintenance and/or repairs of the structure. It is not intended for the improvements of property which is used primarily for residential use. (Mixed use qualifies so long as the use is not primarily residential.) Also, under the Constitution of the State of Florida Article I Section 3, religious organizations cannot be funded with public monies and therefore do not qualify for participation under this program. Examples of eligible exterior improvements are listed in the adopted CRA Plan, but not limited to, are attached.

Applicants are to complete the attached application form and submit it with all required attachments to the CRA Board in order to be considered for assistance.

ELIGIBILITY

Applications will only be considered if they meet all of the following eligibility criteria:

- Initiation and approval by property owner.
- Businesses must have the appropriate local business tax receipt(s) and be in compliance with city codes at completion of the project. All required governmental approvals (i.e., Planning and Zoning, SWFWMD, etc) and permits must be properly issued, and final inspections must be performed as appropriate.
- Buildings that are partially in and partially out of the CRA district are eligible for funding as to those improvements that are in the CRA District. See Funding on page 4.

- Projects must be visible from the street, sidewalk, and/or parking lot.
- Non-profit organizations, with the exception of religious organizations, or other organizations that do not pay ad-valorem taxes are eligible for funding.
- Property must be current in water/sewer/garbage and tax bills, and without City liens, and verified by CRA staff. Previous delinquent status of public utilities, taxes, etc. will be considered in prioritizing applications for funding.
- All building materials and colors, as well as plant materials, shall be subject to CRA approval.
- Labor expenses are eligible only when performed by a licensed contractor in good standing in Manatee County. All quotes/bills/invoices must reflect the contractor's license number.
- Funding is limited to \$50,000 for any applicant /business/ individual, per building during any 60 month period, and subject to available CRA funds.
- Improvements can be initiated, provided required procurement procedures are followed, not more than 90 days before the submission of an application for funding. All competitive bids/quotes must be dated prior to the commencement of the associated improvements. The submission of an application does not, in any way, imply an award of grant funding.
- Such Improvements must be consistent with the community character of the City of Palmetto.

APPLICATION RATING CRITERIA

The following criteria may be considered, along with all required submissions, in evaluating applications:

- Small disadvantaged business (as defined by the Small Business Administration)
- Minority Business Enterprises (as defined by the Small Business Administration)
- First time applicants
- Utilization of Palmetto based contractors and businesses
- Implementation of CRA Waterfront Plan or Downtown Design Guidelines
- Enhances pedestrian/multi-modal transportation connectivity
- Located on Palmetto main/entry corridor
- Located in Historic District/Old Main Street
- Enhances, preserves or restores historic facades
- CRA contributes 25% or less of total project cost

PROCUREMENT PROCEDURES

Applicants are expected to make sound financial decisions, seeking competitive prices for projects. Evidence of compliance with the below procedures must be submitted with the grant application:

- Improvement costs in excess of \$2,500 must include at least 2 estimates or a statement of non-availability of contractors or services.
- Improvement costs in excess of \$10,000 must include at least 3 estimates or a statement of non-availability of contractors or services.
- If structure is partially in and partially out of the CRA district, estimates must be split between the portions of the structure that lies within and without of the CRA district.
- Any and all costs may be compared with current industry standards to ensure reasonable pricing. Labor expenses are eligible only when performed by a licensed contractor in good standing in Manatee County if a professional license is required. All quotes/invoices must reflect the contractor's license number when applicable.
- Property owners may complete improvements themselves, as allowed by State and local building codes, provided that the cost of improvements is not greater than the least of the competitive bids gathered in compliance with these Procurement Procedures. When property owner completes improvements themselves, labor cost will not be considered for payment.
- As it is the intent of the CRA to support strong, viable business in Palmetto, grant applications must include estimates from Palmetto-based businesses for all proposed improvements when available. Alternatively, applicants should provide statements of non-availability of local contractors or services.

FUNDING

Grant amounts shall not exceed Fifty Thousand Dollars (\$50,000.00) or one-half (1/2) of the improvement cost, whichever is less and shall require an affirmative vote of a majority of a quorum of the CRA Board.

Buildings that are partially in and partially out of the CRA District are eligible for funding of 50% of the total improvement cost, as to those improvements within the CRA District, provided that the award does not exceed the actual dollar amount expended within the CRA District.

PLEASE BE ADVISED THAT ALL GRANTS ARE AWARDED AT THE DISCRETION OF THE CRA Board AND ARE SUBJECT TO FUND AVAILABILITY. PROJECTS ARE SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT AND THE PLANNING AND ZONING BOARD AS APPLICABLE.

TIMELINESS

It is the intent of the CRA to provide access to this incentive program throughout the fiscal year 2009-2010, and to encourage the timely completion of projects in order to maximize availability of monies for commercial facade enhancement. In order to execute this intent, CRA Staff will accept and review completed applications to be submitted to the CRA Advisory Board for recommendation to the CRA Board. CRA Staff requests that all applications be submitted 7 days prior to CRA Advisory Board meeting. CRA Advisory Board Meetings for fiscal 2009-2010

are the second Tuesday of the Month. The CRA Advisory Board will then forward the recommended action to the CRA Board for the next scheduled meeting.

It is anticipated that applicants will request grant funding when they intend to make improvements to their property. Therefore, projects should be planned for completion within 90 days of award. In the event that any project, through no fault of the owner, is anticipated to take more than 90 days for issuance of a certificate of occupancy or other evidence of completion from the City of Palmetto Building Department, the applicant must change the written application appropriately on their timeline, and a completion deadline must be included. Applicants are advised that in the event they do not complete the project within the timeframe stated in the approved application they may lose funding unless the grant period is extended by affirmative recommendation by the CRA Advisory Board to the CRA Board for approval. There is a maximum of two grant extensions as recommended for approval by the CRA Advisory Board to the CRA Board.

DISBURSEMENT OF FUNDS

Prior to any disbursement of grant dollars, applicant must provide the CRA with proof of matching contribution by providing copies of bills and cancelled checks or receipts. Grant money will be distributed only after the applicant has submitted such documentation.

Owner/applicant is to provide recorded lien releases as applicable.

If the CRA Board has awarded an amount based on estimates supplied at the time of the application, and the actual costs are less than estimated, the CRA Board will reduce the award amount accordingly.

MAINTENANCE OF COMPLETED IMPROVEMENTS

Improvements funded by the Commercial Revitalization Façade Grant Program will be maintained in good order. Failure to maintain these improvements will require a reimbursement to the CRA of the matching grant amount.

Please complete the following application and submit to:

City of Palmetto CRA
715 4th St. W.
Palmetto, FL 34221
(941) 723-4988

TEMPORARY MAINTENANCE PROVISION

Given the current state of the economy and the need to maintain the outward appearance of commercial properties in the CRA District, the CRA Board is enacting a Temporary Maintenance Provision (TMP) to support normal maintenance which is not covered under the current Commercial Façade Enhancement Grant Program.

* If applicable eligibility requirements are met, per pages 2 and 3 of the Commercial Façade Enhancement Grant Program, the CRA will grant 75% of the cost of maintenance up to a maximum of \$10,000.00. Grants applied for and funds awarded through the Temporary Provision will be included in the maximum limit of \$50,000 outlined in the Commercial Façade Enhancement Grant Program. Only one TMP grant will be considered per owner within 60 month period required before said owner may reapply under the TMP, provided the program is still in effect at that time. Examples of maintenance items under the TMP are painting, fencing, driveway and sidewalk repair. Items funded under the TMP will require three quotes. Under no circumstance, will the CRA reimburse any permitting fees. Disbursement of funds will be governed by the same guidelines as outlined on page 5 of the Façade Enhancement Grant Program.

The TMP will expire on December 31, 2010 unless a majority of the CRA Board votes to maintain the provision. For consideration of funding, applications must be received prior to October 31, 2010. All grants are awarded at the discretion of the CRA Board and are subject to fund availability.

75% up to \$10,000.00 - under TMP

Examples of eligible items under the Commercial Façade Enhancement Grant Program

The following are some examples of items eligible for funding. Improvements must be in keeping with the intent of this program. The fact that an item is on this example list does not, in and of itself, entitle payment under the Commercial Façade Enhancement Grant Program. Potential items not on the list but meeting the intent of the program will also be considered for inclusion.

- Landscaping-Florida native/drought resistant landscaping per SWFWMD list with irrigation only
- Awnings
- Compatible painting and exterior renovation
- Architectural design assistance
- Pavement treatment (Excludes maintenance and normal repair)
- Decorative fences, border treatments
- Ornamental grill work – Must be consistent with community character of the City of Palmetto
- Creation or repair of impervious surfaces (Excludes maintenance and normal repair)
- Color analysis for historic reviews
- Incentives for historic preservation designation
- Lighting (accent, safety, interior display)
- Window replacements/upgrades
- Sidewalk replacements/upgrades
- Door replacements/upgrades
- Right-of-way treatment
- Maintenance Agreements
- Pedestrian amenities (water, fountain, benches, bike racks)
- Historic residential improvements-listed on register & in compliance with all codes
- Exterior surveillance equipment when installed as part of a larger façade enhancement project

COMMERCIAL FAÇADE ENHANCEMENT GRANT PROGRAM APPLICATION

APPLICANT:

BUSINESS NAME: KOJAK'S PALMETTO PUBHOUSE

PROPERTY'S PHYSICAL ADDRESS: 1631 8TH AV. WEST, PALM FLA 34221

PROPERTY OWNER'S NAME: ADELPHIA ENT. BILL CHRISTODOLOUS

CONTACT PERSON: BILL CHRISTODOLOUS

MAILING ADDRESS: 4008 14TH AV EAST BRADENTON FLA 34208

PHONE: 941-725-0467 - D/C.

FAX: —

REQUIRED SUBMISSIONS:

1. General Project Description - please provide detailed plans and elevations of improvements. Include descriptions or samples of proposed colors and/or materials where applicable. Please be specific.
2. Timeline - Outline total renovation timeline to include project start and end dates.
- * 3. Occupants - Provide information on business(es) that currently occupy/will be occupying structure. Include any other information that may be helpful in review of the application.
4. Existing site information - please attach a site plan or survey of property with ^{shows} boundaries. *photographs showing existing structure and grounds.*
5. Cost of Improvements - please break out an itemized list of estimates for all improvements. Attach written estimates and plans for improvements as described in Procurement Procedures with the application.
- * 6. Site Control - Applicants must submit verification of site control (deed).

NOTE: Any plans that are submitted should be 8.5" x 14" or smaller. Should you need to submit plans that are larger, please provide 20 copies.

SATISFACTION OF GRANT CRITERIA

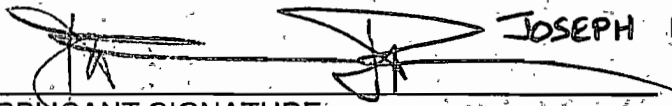
By filing this application, the Applicant agrees and understands that this grant is given at the sole discretion of the Community Redevelopment Board. Application for funds under this program does not create an entitlement to funding. Renovations are subject to the approval of the Planning and Zoning Board, Building Department, and other Boards where applicable.

Submission of this application serves as the applicant's verification that he/she has the financial means to complete the project and is committed to maintaining the property in the renovated state.

This application and all attachments will become a part of public records.

CERTIFICATION

Applicant hereby certifies that all the information provided to complete this application is current, accurate, and truthful and that he/she has read and understands the associated **COMMERCIAL FAÇADE ENHANCEMENT GRANT PROGRAM**. The applicant understands that, to be eligible for funding assistance, all projects must be completed within 90 days of award, unless a written extension is granted by the CRA Board. The applicant certifies that he/she shall not derive any monetary benefit from specified contractors.



APPLICANT SIGNATURE



CRA SIGNATURE

*** PLEASE ENSURE THAT APPLICATION IS NOTARIZED ON FOLLOWING PAGE**

STATE OF FLORIDA [Acknowledgment for Individual] COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 31 day of Aug, 2010, by _____

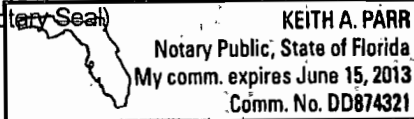
Joseph Wayne Forney

☒ who is personally known to me,

☐ who produced _____ as identification,

who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



Keith A. Parr

Signature

KEITH A. Parr

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: 6/15/2013 Commission No. DD874321

STATE OF FLORIDA [Acknowledgment for Corporation or LLC] COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 31 day of Aug, 2010, by _____

Joseph W. Forney, as (insert title) President of (insert name of corporation or LLC) Ribhouse Inc.

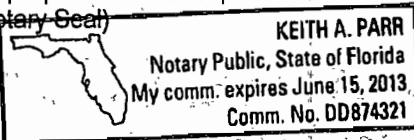
a (insert State of incorporation) _____ corporation / limited liability company, on behalf of the corporation / limited liability company.

☒ who is personally known to me,

☐ who produced _____ as identification,

who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



Keith A. Parr

Signature

KEITH A. Parr

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: _____ Commission No. DD874321

STATE OF FLORIDA [Acknowledgment for Partnership] COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____

as a general partner of (insert name of partnership) _____ a (insert State of organization) _____

general / limited partnership, on behalf of the partnership.

☐ who is personally known to me,

☐ who produced _____ as identification,

who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

Signature

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: _____ Commission No. _____

SF 10- 06

Improvements must be in keeping with the intentions of the program. Items on the example list will not necessarily be approved if they do not meet all other aspects of the Commercial Façade Enhancement Grant Program.

FOR STAFF USE ONLY:

ADEIPHA ENTERPRISES INC.

Applicant: KOTAK'S PALMISTO RIBHOUSE Application #: SF 10-06

Submission Date: 8/31/10 Amount Requested: \$7,451.70

TO BE DETERMINED

Start Date: _____ End Date: _____ Extended End Date(s): _____

PID 266 3300008

WWW.MANAKE.PALO.COM

Submission Requirements satisfied:

- ☒ Project Description YN
- ☒ Occupational License YN
- ☒ Site Information YN
- ☒ Matching Funding YN
- ☒ Utilities/Taxes current YN
- ☒ Code Enforcement review YN
- ☒ Appropriate number of cost estimates YN

CRA Board Action/Date: MOTION TO RECOMMEND APPROVAL - CRAAB 9/14/10

CRA Façade Enhancement Grant Program

Application Checklist

Grant # 10-06

Eligibility

- ✓ Property Owner is Applicant (If no, explain below) - Page 7
- Permit(s) City and/or County Obtained (if applicable)
- Local Business Tax Receipts Current (If applicable)
- Exterior Improvements Only - Page 2
- Within CRA Boundary - Page 2
- Project Timeline within 90 days of approval - Page 2
- No Water/Sewer/Garbage Delinquencies - Page 3
- No Palmetto City liens - Page 3

Applicant
Initials

CRA Staff
Initials

Required Information & Supporting Documents Attached

- General Project Description - Page 7
- Project Timeline - Page 7 90 days from approval date
- Storefront Business Name - Page 7 KOJAK'S PALMETTO Rib House
- CRA Map Location - Page 2
- Site Plan Survey - Page 7
- Site Control - Page 7
- Site Plan Photographs - Page 7

Project Cost Estimates (> \$10,000 submit three)

*PBB

Estimate #1	\$	_____	_____	_____
Estimate #2	\$	_____	_____	_____
Estimate #3	\$	_____	_____	_____

*PBB=Palmetto-based business

Applicant [Print Name] Joe Forney Initials JFS

CRA Staff [Print Name] Jenny Silverio Initials JRS

Notes: _____

CRA Staff:

Date Completed Application Received 9/7/10

Date for CRA Advisory Board Review 9/14/10

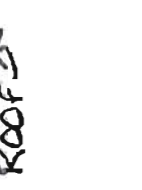
Date approved/denied by Advisory Board _____

Date approved/denied by CRA BOARD _____

Additional requirement for approval/Comments _____



CITY OF PALMETTO COLOR PALETTE

BODY FESTOON AQUA SW 0019 	TRIM POLAR BEAR SW 7564 	ACCENT SASSY GREEN SW 6416 	BODY CLASSICAL YELLOW SW 2865 	TRIM CLASSICAL WHITE SW 2829 	ACCENT COLONIAL REVIV GREEN STONE SW 2826 
BEE'S WAX SW 7682 	PURE WHITE SW 7005 	VIRTUAL TAUPE SW 7039 	ROSE TAN SW 0069 	CLASSIC SAND SW 0056 	VOGUE GREEN SW 0065 
REPOSE GRAY SW 7015 	PURE WHITE SW 7005 	INDIGO BATIK SW 7602 	ORCHID SW 0071 	PORCELAIN SW 0053 	DEEP MAROON SW 0072 
RAIN SW 6219 	NANTUCKET DUNE SW 7527 	HOMESTEAD BROWN SW 7515 	CASCADE GREEN SW 0066 	PORCELAIN SW 0053 	BELEVEDERE CREAM SW 0067 
BLUE SKY SW 0063 	BLUE PEACOCK SW 0064 	CLASSIC LIGHT BUFF SW 0050 	COLONIAL REVIVAL SEA GREEN SW 2825 	PURE WHITE SW 7005 	BEIGE SW 2859 
SILVER GRAY SW 0049 	CLASSIC LIGHT BUFF SW 0050 	CHINESE RED SW 057 	NEIGHBORLY PEACH SW 6632 	PURE WHITE SW 7005 	DOWNING STONE SW 2821 

STUCCO

A

ROOF

BRICK



PREPARED BY: UGARTE & ASSOCIATES, INC.

(ORIGINAL COLOR NUMBERS AND NAMES WERE OBTAINED FROM SHERWIN WILLIAMS) 2010

SF #10-06

**Adelphia Enterprises, Inc
DBA Kojaks Rib House**

Driveway:

**This item is eligible for a 75% match under the
CRA Temporary Maintenance Program. Even
though the expense is under \$10,000.00 three
bids are required under this program.**

Palmetto Asphalt & Demolition, Inc. \$4,585.60

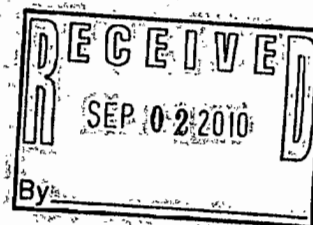
License# AP060002

TMT Asphalt Services \$7,354.60

Driveway Maintenance Inc. \$7,774.00

Allowable Expense @ 75% \$3,439.20

Palmetto Asphalt & Demolition, Inc.
1119 19th Ave East
Palmetto, FL 34221
PH: (941) 729-6540 FAX: (941) 729-2276
License #AP060002
September 1, 2010 (revised)

**Proposal Submitted To:**

Joe Forney 729-8986
722-8510

Work Performed At:

Kojak's Restaurant
1831 8th Ave. W.
Palmetto, FL 34221

Clean and preparation of existing asphalt areas to be patched and sealed - approx. 19,157 sf
Saw cut major pot holes
Apply liquid asphalt tack as bonding agent
Patch using Type S-III asphalt and compact
Seal coat entire parking area using Seal Master sealant with latex and sand additives
Repaint existing parking lines using white DOT traffic paint
Repaint existing handicap lines, icons and walkway using blue DOT traffic paint

=====

We hereby propose to furnish labor and material to complete the work as stated above for the sum of \$4,585.60, a deposit of \$2,200.00 is due prior to commencement of project, with the balance of \$2,385.60 due on project completion. Proposal prices are good for 30 days. Proof of Worker's Compensation and General Liability Insurance is available upon request.

All work will be completed in a workman like manner according to standard practices. Any alterations or deviation from the work listed above involving any additional charges will only be executed upon written change order. These additional charges will be due as described above. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the authorized undersigned. A 1.6% monthly interest fee (21% annually) will be added to all accounts not paid in full within 30 days of the work completion. A service charge of \$35.00 will be added to accounts for a returned check. The customer is responsible for all lawyer and/or collection fees if such matters are used to obtain payment.

Authorized Signature: _____

Palmetto Asphalt & Demolition, Inc.

Acceptance of Proposal: You are authorized to do the work as specified above. Payment will be made as outlined above.

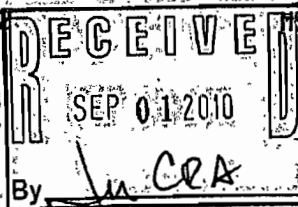
Date: _____ Signature: _____

Printed Name: _____

Note: Exclusions unless stated above: price does not include any permits, testing, removal of any materials such as rock or muck, layout, surveying or off site fill. We are not responsible for any wiring or pipe less than one foot beneath the surface. If any of these problems occur the person authorizing the proposal will be notified and any price changes will be discussed before any further work will be done. We will shim out major low areas before resurfacing to remove standing water but we can not guarantee 100% of the water will be off the lot. Compaction of asphalt is an average of 20-25%. Large cracks that are all the way through the asphalt may come back through the new asphalt within one year but will not be as large as the original cracks. We can not be responsible for grass growing through the new asphalt unless we have done all of the base work. If we are paving over existing shell that has grass growing through it we will do our best to remove the grass (nut grass is almost impossible to remove) by applying weed killer to the area before paving. We are not responsible for high heel marks or sharp objects that may puncture the new asphalt. We spread sand over new asphalt to protect it from power steering marks and heat. This will help cure the asphalt faster by keeping it cooler. It is important to keep the sand on the new asphalt as long as possible. Management or the owner should ensure all vehicles are at least 30 feet from the job site and sprinkler systems are off upon start of job.



394 15th st SE Ruskin FL 33570,
t: 813 645-1008 f: 813 645-0022



Quotation/Purchase Agreement

Number AAAQ1093

Date Aug 31, 2010

Sold To
Kojak's Palmetto Ribhouse 1631 8th Ave. W Palmetto, FL 34221
Phone (941) 729-8986 Fax (941) 722-1057

Jobsite Location
Kojak's Palmetto Ribhouse 1631 8th Ave. W Palmetto, FL 34221
Phone Fax

Salesperson	P.O. Number	Terms
Derek Lampieri		

Products & Services	Qty	Unit of Measure	Unit Price	Ext Price
Mobilization	1	ea	\$450.0000	\$450.00
PATCHING :				
Asphalt Patching (HMA type S-3 @ 1" overlay)	165	sy	\$28.1600	\$4,646.40
SEAL COAT :				
Seal Coat (Using Coal-Tar sealer)	2,628	sy	\$0.6500	\$1,708.20
STRIPING ENTIRE LOT TO MATCH EXISTING :				
37- Stalls in WHITE (to be striped)	1	ea	\$550.0000	\$550.00
2- Handicap stalls in BLUE (to be striped)				
1- Hash out in WHITE (10' x 10')				
1- Parallel stall in WHITE				

SubTotal \$7,354.60

Total \$7,354.60

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, 18% CANCELLING FEE WITH EACH MOBILIZATION, BECAUSE OF THE VOLITILE CHANGES IN THE PRICE OF PETROLEUM PRODUCTS OUR FINAL BILLING MAY INCLUDE AN ITEMIZED SURCHARGE BASED SOLELY ON THE PRETOLEUM COSTS, EFFECTED PRODUCTS AND SERVICES PRICE CHANGE MADE EFFECTIVE AFTER THE DATE OF THE ACCEPTANCE OF THIS PROPOSAL



AAAQ1319

09/01/10

STANDARD TERMS OF CONTRACT

Standard Terms: This contract shall be subject to the standard terms printed below.

Thickness of Pavement: This proposal includes ONLY those items and services specified. All descriptions of pavement thickness in this proposal refer to average thicknesses. Variations in sub grade conditions and technical limitations may result in variations from this average. We warrant that sufficient material shall named be used on the project to result in the average thicknesses named.

Drainage: Paving Industry Standards for the proper design of asphalt pavement require a minimum slope of 2% in all areas (two foot of fall for every 100 feet). If the proposed grades on this project result in less than the minimum acceptable slope of 2% the customer should expect sluggish runoff of surface water, and "birdbath" puddles on the completed pavement. Such problems will not be subject to correction under our warranty.

Material Characteristics: An asphalt pavement is a flexible structure. Tire marks and impressions may occur for a period prior to curing, especially during continued high temperature weather conditions.

Extra Work: Should the need arise for work that goes beyond the scope of what is outlined in this proposal, we will cover such work in a separate proposal, subject to our standard terms. This extra work will not be done unless and until we have a signed acceptance from you or your authorized representative.

Warranty Coverage: Work quoted in this proposal will be covered by our warranty against defects in material or workmanship. The warranty period is 12 months.

Customer must have job area cleared and accessible in such a manner that TMT can commence operations without undue delay. If TMT is required to expend time, material and equipment in order to complete the preparation of the subgrade, when such work is the responsibility of others, or to obtain clear access to the jobsite, the costs for such extra work will be billed on a Time and Material basis under the extra work provision of this contract.

Payment for such extra work will be due subject to the said terms as work under the basic contract. Any alteration or deviation from the above specifications involving extra cost of material or labor will be an extra charge to the amount listed in this proposal. Customer is responsible for obtaining any permits, if required, and insuring that the sprinkler systems on the property are turned off for the duration of this project. Customer assumes all responsibility for the removal of vehicles on areas designated for work. Contractor is not responsible for any vegetation that may grow up through asphalt or damage to any underground sprinkler system and utilities. Square footage is based upon field measurements; any incorrect measurements may be adjusted upon job completion. Upon acceptance this proposal is a binding contract. Customer shall be responsible for the security of the Jobsite and is responsible for any damage to TMT work in progress caused by other contractors, suppliers or the general public when TMT representatives are not on the Jobsite. Customer shall not withhold payment to TMT in the event of any dispute arising out of this contract. In the event of a dispute, Customer will deposit any unpaid balance due on this contract into Bank of America which Bank will act as Escrow Agent until the dispute is resolved.

Payment will be made as outlined above. All payments later than 30 days of completion shall bear interest at 1-1/2% per month (18% annum). In the event it should become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs in said collection. Acceptance of this proposal is a binding contract. A facsimile copy of this proposal ("Contract") and any signatures hereon shall be considered for all purposes as originals. Because of the volatile changes in the price of petroleum products our final billing may include an itemized surcharge based solely on the petroleum costs, affected products and services price change made effective after the date of the acceptance of this proposal.

Any alteration or deviation from the above specifications involving extra costs of material and/or labor will be an additional charge.

Square footage is based upon field measurements; any incorrect measurements may be adjusted upon project completion. Asphalt yield is based upon 105 lbs./sy per inch, any asphalt over-runs due to irregular base or milled conditions will be billed at \$130.00/ton for standard S-1 and S-3 mixes (with additional charge for special mixes).

Work to be completed in one mobilization with additional charge for project delays.

Customer is responsible for obtaining any permits, if required.

Customer is responsible for project access, to include removal of vehicles and any costs associated with vehicle removal, customer is responsible for insuring any sprinkler systems remain off for the duration of the project.

During paving, project area will be secured off. TMT Asphalt is not responsible for vehicle and/or pedestrian traffic through new pavement while barricades are in place.

PAYMENT TERMS: 50% DOWN / BALANCE DUE UPON COMPLETION

Company _____
(Authorized Signature)

TMT Signature _____

Title _____

Date _____

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, 15% CANCELLING FEE WITH EACH MOBILIZATION. BECAUSE OF THE VOLATILE CHANGES IN THE PRICE OF PETROLEUM PRODUCTS OUR FINAL BILLING MAY INCLUDE AN ITEMIZED SURCHARGE BASED SOLELY ON THE PETROLEUM COSTS, EFFECTED PRODUCTS AND SERVICES PRICE CHANGE MADE EFFECTIVE AFTER THE DATE OF THE ACCEPTANCE OF THIS PROPOSAL.



PROPOSAL

19-100995

Yard: 1901 N 57th Street Mail to: P.O. Box 5985
Tampa, FL 33675-5985
Tampa: (813) 228-6826
Clearwater/St. Petersburg: (727) 896-3799

3/31/2010

Kojak Rib House
1631 8th Avenue West
Palmetto, FL

Kojak Rib House
1631 8th Avenue West
Palmetto, FL

(813)-610-4237

ATTENTION: Joe Forney

FAX# (941)-722-8510

As per directions to perform the following work:

ASPHALT REPAIR:

1. Clean 7 areas to be overlaid totaling 8,540 square feet.
2. Tack areas with RC-70 primer tack.
3. Install hot plant mixed asphalt, Type S-III.
4. Roll and compact with a 3-5 ton roller.

LABOR & MATERIAL \$7,774.00

SEALCOATING: Two Coats With Sand

1. Thoroughly clean the entire asphalt area with power air brooms.
2. Heavy oil spots will be treated with "Bond Seal".
3. Apply first coat of Staycoat JC-7 sealer with 3% FSA Co-polymer added to sealer, strictly to manufacturer's specifications with 3-4 lbs. grade #2 silica sand added per gallon, mechanically agitated and applied at the rate of 1/6 of a gallon per square yard using our exclusive SAND FLOW process.
4. Apply a second, separate coat of Staycoat JC-7 with sand in the same quantity and proportion as the first coat.

••PAGE ONE OF TWO••

WE PROPOSE to furnish labor and material complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

WITH PAYMENTS TO BE MADE AS FOLLOWS:

We Accept
Visa & Mastercard



- Not responsible for any damage to underground utilities. •
- A Certificate of Insurance will be issued upon request prior to commencement of work. •

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

ACCEPTANCE OF PROPOSAL

DATE OF ACCEPTANCE

PRINT NAME

SIGNATURE

TITLE

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. 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. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.

DRIVEWAY MAINTENANCE INC.

PAT GILLIGAN

PROPOSAL

Yard: 1901 N 57th Street Mail to: P.O. Box 5985
 Tampa, FL 33675-5985
 Tampa: (813) 228-6826
 Clearwater/St. Petersburg: (727) 896-3799

3/31/2010

FAX# (941)-722-8510

ATTENTION: Joe Forney

Kojak Rib House 1631 8th Avenue West Palmetto, FL
 Kojak Rib House 1631 8th Avenue West Palmetto, FL

5. Restripe as existing using DOT approved traffic paint.

LABOR & MATERIAL \$2,841.00

OPTIONAL - Asphalt Overlay - to clean surface, apply tack coat, install 1" of type S-3 asphalt, layout and line stripe the cost would be \$19,153.00. Please circle YES.../... NO and initial

*WORK TO BE DONE IN ONE (1) MOBILIZATION. ADDITIONAL MOBILIZATIONS

WILL BE A EXTRA CHARGE TO THE CUSTOMER.

*DUE TO THE COST OF OIL INCREASES, THE PRICE CAN ONLY BE GUARANTEED FOR

30 DAYS.

*NEW PAVEMENT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY

CURED.

*THIS CONTRACTOR CANNOT BE RESPONSIBLE FOR REFLECTIVE CRACKING.

*THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND

UTILITIES.

*THIS CONTRACTOR CANNOT GUARANTEE THE ELIMINATION OF STANDING WATER.

*THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR DAMAGES CAUSED TO OR BY

CARS OR PERSONS TRESPASSING IN DESIGNATED AREAS.

*PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE

PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.

PAGE TWO OF TWO

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of.

WITH PAYMENTS TO BE MADE AS FOLLOWS:

NET UPON COMPLETION

- Not responsible for any damage to underground utilities.
- A Certificate of Insurance will be issued upon request prior to commencement of work.

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

ACCEPTANCE OF PROPOSAL

DATE OF ACCEPTANCE

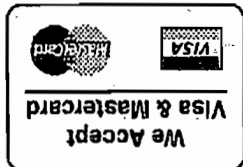
PRINT NAME

SIGNATURE

PAT GILLIGAN

DRIVEWAY MAINTENANCE INC.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. 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. All agreements, contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.



SF #10-06
Adelphia Enterprises, Inc
DBA Kojaks Rib House

Exterior Paint:

This item is eligible for a 75% match under the CRA Temporary Maintenance Program. Even though the expense is under \$10,000.00, three bids are required under this program.

Clayton's Painting	\$3,750.00
Cowan's Painting	\$4,875.00
Daves Painting Services	\$7,300.00

Allowable expense @ 75%	\$2,812.50
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PROPOSAL

CLAYTON'S PAINTING Pressure Washing

DANE CLAYTON - OWNER

(941) 720-1647

PROPOSAL NO.	1
SHEET NO.	2
DATE	3/31/10

PROPOSAL SUBMITTED TO:

NAME	KOSAK'S
ADDRESS	1631 8TH AVE W PALMETTO FL
PHONE NO.	

WORK TO BE PERFORMED AT:

ADDRESS	SAME
DATE OF PLANS	
ARCHITECT	

We hereby propose to furnish the materials and perform the labor necessary for the completion of

1. PRESSURE WASH ENTIRE EXTERIOR & ROOF.
2. PREP - CAULK WINDOWS AND DOORS AS NEEDED,
FIX CRACKS WITH SHERWIN WILLIAMS
ELASTOMERIC PATCH
3. SEAL EXTERIOR WITH LONXON SEALER (SHERWIN WILLIAMS)
4. PAINT EXTERIOR INCLUDING ROOF WITH
2 COATS SHERWIN WILLIAMS A-100
SATIN FINISH, PAINT HANDRAILS EAST SIDE

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of 3750.00

PAID AT COMPLETION 104R LABOR Dollars (\$ 154R PAINT)
with payments to be made as follows:

Respectfully submitted

Per

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn
by us if not accepted within days.

ACCEPTANCE OF PROPOSAL

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

Signature

Date

Signature

Free Estimates

Fully Insured



Cowan's Painting

Quality Painting • Pressure Washing
Drywall Repairs • Wall Border

3307 34th Ave. Dr. W.
Bradenton, FL 34205

(941) 752-0572
Cell (941) 350-4669

Date 3-30-10.

Sold To:

Ribhouse

Palmetto.

Address:

1631 8 Ave W.

813 610 4237

	Pressure building repair		
	cracks on Stucco		
	Put a prime Coat on Roof		
	then one Finish Coat		
	Stucco one Prime Coat.		
	one Finish Coat.		
	Red brick Painted		
	5 wood bathtubs outside Sand.		
	and Clean and put 2 coats clear		
	Poly - (are Stain).		
	Windows frames 2 coats of paint.		
	Railings from the left side.		
	to the front 2 coats		
	(All materials included in Price)		
	(30% up front if hired)		
		\$4875. ²⁰	

~~TERMS: 20% UP FRONT, 30% UP FRONT, 50% UP FRONT. 30 Days will be subject to a \$30.00 late charge.~~

Daves Painting Services

1001 71st St. N.W.
Bradenton Florida 34209
941-726-4417

April 07, 2010

Bid ; Kojacks Resturant
Hwy 41
Palmetto Fl

Pressure wash and paint outside of building. Job to be completed with in ten workable days of start. Colors to be chosen by management.

Estimate: \$7300.00

Payment in full at completion of job.

Thank you for this opportunity to bid for your business. Hope to hear from you in the near future. This bid is valid for 60 days.

Sincerely,

David Lasota

SF #10-06
Adelphia Enterprises, Inc
DBA Kojaks Rib House

Landscaping:

Palmetto lawn Maint.	\$2,400.00
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HD Truewell	\$2,800.00
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Amerson Landscape

- | | |
|--------------------------------------|-------------------|
| • Landscape installation | \$2,397.00 |
| • 3,600 sq. ft. St. Augustine | \$1,260.00 |
| • Irrigation system | \$1,836.00 |

Allowable expense @ 50% match	\$1,200.00
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Statement

Today's Date: March 30, 2010

Palmetto Lawn Maintenance & Landscaping

From: Fidel Milian
5004 44th Ave East
Bradenton, FL 34203
Cell: (941) 565 45 93



To: Kojak's Palmetto Rib House
1631 8th Avenue West
Palmetto, FL 34221-3123
Phone: (941) 729-8986

This is a statement saying that the company Palmetto Lawn Maintenance and Landscaping

will charge Kojak's Palmetto Rib House for; fixing sprinklers, putting mulch, removing and

putting in new plants and grass on the property, all for the ending price of \$2,400.00.

HD Truewell Lawn and Landscape Maintenance
815 14th Street East
Palmetto, FL 34221

ltzTrue1@aol.com

(941)545-3488

Estimate

Name / Address

Joe - Owner
Kojak's Rib House
1631 8th Avenue West
Palmetto, FL 34221

Date 6/2/2010

Estimate # 30

Description	Qty	Rate	Total
Landscape, Mulch and Irrigation Repair		2,800.00	2,800.00

We appreciate the opportunity to serve you! HDTtruewell

Subtotal

Sales Tax (0.0%)

Total

\$0.00

\$2,800.00

AMERSON



LANDSCAPE INC

Kojaks Palmetto Ribhouse
1631 8th Avenue West
Palmetto, Florida 34221

April 15, 2010

Landscape Proposal

We hereby propose the following scope of work: Landscape installation to consist of the following:

3	Foxtail Palms	14-16' ht
7	Red Sister	10 gal
3	Colorama Dracaena	10 gal
36	Ixora Nora Grant	3 gal
51	Dwarf Podocarpus	3 gal
70	Cypress Mulch	3 Cubic Foot Bags

Landscape Total.....\$ 2,397.00

Add: If Amerson Landscape, Inc. is to supply and install 3,600 square foot of St. Augustine Floratum sod. Additional sod will be at \$.35 cents per square foot.....\$ 1,260.00

Add: If Amerson Landscape, Inc. is to supply and install a battery operated automatic irrigation system as per plan by Amerson Landscape, Inc. dated 4-8-10 sheet IR-1.....\$ 1,836.00


Accepted by

Approved by

Physical Location: 395 Terra Ceia Road, Terra Ceia Florida 34250 Mailing Address: P.O. Box 905 Palmetto Florida 34220 Phone: (941) 729-8531 Fax: (941) 723-1608

AMERSON LANDSCAPE, INC., shall not be held responsible for damage to underground utilities unless they are clearly marked. The owner/ client is responsible for calling SUNSHINE STATE ONE CALL of FLORIDA at 1-800-432-4770 at least 2 days prior of any digging or trenching.

All sleeves are to be installed prior to the installation of the sub-base with a minimum notice of 48 hrs. The above irrigation price includes the installation of the sleeves to be done in one trip.

The water source for this project is based upon an existing reclaimed water meter supplied and installed by others and is not included in this bid.

Irrigation system is designed to operate on 20 GPM at 30 PSI.

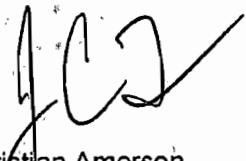
REMOVAL OF EXOTIC NUSIENCE PLANT MATERIALS, PRUNING AND TRIMMING OF EXISTING TREES AND TREE BARRICADES ARE NOT INCLUDED IN THIS BID.

If retention is held, payment is to be made within 30 days from invoicing.

If AMERSON LANDSCAPE, INC., has to bring legal action to recover monies due hereunder, it may recover reasonable attorneys fees.

TERMS: NET 15 DAYS OF INVOICE DATE.

Respectfully Submitted



Christian Amerson
Vice President

Accepted: _____
Print Name: _____
Date: _____
Company: _____
Title: _____
Phone #: _____

SF #10-06

Adelpia Enterprises, Inc

DBA Kojaks Rib House

Pictures of Building

Letter from owner granting authorization

Letter from owner giving authorization

Occupational License

Survey

Lease Agreement

BACK



FRONT



NORTH SIDE



SOUTH SIDE



To Whom it may concern,
the purpose of applying for the CRA grant is of course to take advantage of available funds during these economically challenged times. It has been tough trying to maintain a "ship shape" look when just staying in business is the major challenge. The benefit clearly is to generate more business through looking good to passers by and to help maintain a fine image of this cool little town. My place especially because it's the first business you see when entering from the north on Bus. 41. I hope that we have been satisfactory so far in keeping our property in shape. However there's always room for improvement and the jobs that we have submitted estimates for should make this corner look great.

Thanks for thoughtful consideration.

Sincerely, Joe Forney 9/6/10

A handwritten signature in black ink, appearing to be "Joe Forney", with a long horizontal line extending to the right.

To whom it may concern.

let this document serve as an authorization from me, Bill Christopolous, owner & landlord of the property located at 1631 8th Av. West in Palmetto, to Joe Forney, my tenant at said address, to make the improvements stipulated in the application to the CRA For said property & building on August 31st, 2010.

Sincerely, Bill Christopolous

A handwritten signature in dark ink, appearing to read 'Bill Christopolous', with a large, stylized circular flourish at the end.

9/2/10

CITY OF PALMETTO

State of Florida

LOCAL BUSINESS TAX RECEIPT

Receipt#
11-02489

Receipt Valid To: September 30, 2011
Issue Date: July 23, 2010

This BUSINESS TAX RECEIPT is issued under the provisions of Ordinance 08-960, AN ORDINANCE IMPOSING A LICENSE TAX FOR BUSINESSES OPERATING WITHIN THE CITY OF PALMETTO BOUNDARIES.
BAR AND LOUNGE

RESTAURANT, SNACK BAR-STAND

Business Name/Address

KOJAKS PALMETTO RIB HOUSE
1631 W 8TH AVE
PALMETTO FL 34221

Business Tax Receipt Issued to:

JOE FORNEY
1631 8TH AVE W
PALMETTO FL 34221

NOTE: POST IN A CONSPICUOUS PLACE.

AC# 4706784

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

SEQ# L09110300476

DATE	BATCH NUMBER	LICENSE NBR	
11/03/2009	090214632	SEA5104564	NBR. OF SEATS: 107

The SEATING FOOD SERVICE (2010)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: DEC 1, 2010

NON-

TRANSFERABLE

RIBHOUSE INC
KOJACK'S PALMETTO RIBHOUSE
1631 W 8 AVE
PALMETTO FL 34221

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW

02496 11/03/09



Certificate of Registration

DR-11
R. 01/10

Issued Pursuant to Chapter 212, Florida Statutes

51-8011984218-4	08/28/02	09/21/02	MONTHLY
Certificate Number	Registration Effective Date	Opening Date	Filing Frequency

This certifies that

KOJAK'S PALMETTO RIBHOUSE
RIBHOUSE INC
1631 8TH AVE W
PALMETTO FL 34221-3123

has met the sales and use tax registration requirements for the business location stated above and is authorized to collect and remit tax as required by Florida law. This certificate is non-transferable.

POST THIS CERTIFICATE IN A CONSPICUOUS PLACE

AC#

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

DATE	BATCH NUMBER	LICENSE NBR	SERIES	TYPE	SEQ#
03/12/2010	090372134	BEV5102538	4COP	SRX	L10031202434

THE RETAILER OF ALCOHOLIC BEVERAGES
Named below IS LICENSED

Under the provisions of Chapter 561 FS.
Expiration date: MAR 31, 2011
CONSUMPTION ON PREMISES ONLY

CANNOT MOVE FROM
THIS LOCATION

RIBHOUSE INC
KOJAKS PALMETTO RIBHOUSE
1631 8TH AVE WEST
PALMETTO

FL 34221

CHARLIE CRIST
GOVERNOR

CHARLIE LIEM
INTERIM SECRETARY

DISPLAY AS REQUIRED BY LAW



2010 Florida Annual Resale Certificate for Sales Tax

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2010



SCALE 1" = 40'

FLORIDA COAST SURVEYING, INC.

PROFESSIONAL SURVEYOR'S, & MAPPER'S

CERTIFICATE NO. LB-0006938

2411 22ND AVENUE WEST
BRADENTON, FLORIDA 34205
941-744-9295 FAX 941-748-6751
TOLL FREE 1-877-531-7193

FLOOD ZONE :
COMMUNITY PANEL

DATED :
(FLOOD ZONE : "B", "C", "D", & "X" ARE NOT
IN DESIGNATED FLOOD HAZARD ZONE AREA.)
SUBJECT TO VERIFICATION

NOTE: SUBJECT PROPERTY
IS ON CENTRAL WATER

LINE TABLE
L1 S.17°04'45"E. 13.60'(L)(H)
L2 S.00°00'00"W. 13'(L)
L3 S.89°43'51"E. 4'(L)

STREET ADDRESS
1631 8TH AVENUE WEST
PALMETTO, FLORIDA

17TH STREET WEST
36' ASPHALT PAVING
CENTERLINE

NE CORNER
NW 1/4
SECTION
14-34-17

POINT OF
BEGINNING
NE CORNER
LOT 1

LESS DUT FOR
ROAD RIGHT
OF WAY PER
ORB 1463, PG. 2255

9TH AVENUE WEST
20.6' ASPHALT PAVING
CENTERLINE

EDGE OF PAVEMENT

NORTH 149.98'(M)
150.00'(L)

10' FPL
EASEMENT
OR 762, PG 25

ASPHALT PARKING

CONC
DUMPSTER
PAD

FIP 1/2"
NO ID

RIGHT OF WAY

CONC
SLAB

ASPHALT PARKING

LOT 1
BLOCK F

SINGLE STORY
COMMERCIAL

ASPHALT PARKING

LOT 2
BLOCK F

WEST 176.00'(M)
176.00'(P)

LOT 3
BLOCK F

SIR 5/8"
LB 6938

SIR 5/8"
LB 6938

ASPHALT PARKING

SOUTH 136.98'(M)
137.00'(L)

CENTERLINE

8TH AVENUE WEST
44' ASPHALT PAVING

RIGHT OF WAY

SIR 5/8"
LB 6938

2' CONC CURB

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 14th day of JUNE, 2002, at PALMETTO, Florida, by and between PALMETTO RIB HOUSE, INC hereinafter referred to as Tenant, ADELPHIA ENTERPRISES, INC., hereinafter referred to as Landlord and JOSEPH W. FORNEY, as Guarantor.

1. **PROPERTY AND TERM.** The Landlord hereby leases to Tenant the following described property in Manatee County, Florida,

SEE ATTACHED SURVEY

herein called the property, or the property lease, for a term of five (5) years; said term beginning June 1, 2002, and expiring May 31, 2007.

2. **RENT.** Tenant shall pay Landlord at 4008 14th Avenue East, Bradenton, Florida 34208, without demand the following rent for the property:

For the first year and second year of the rental term the sum of Four Thousand and No/100 (\$4000.00) Dollars monthly, each in advance on the 1st day of each calendar month, plus Florida State sales tax. The months of June, July and August 2002 shall be rent free and the first monthly installment shall be September 1, 2002.

For the third year of the rental term the sum of Four Thousand Four Hundred Ten and No/100 (\$4410.00) Dollars monthly, each in advance on the 1st day of each calendar month, plus Florida State sales tax beginning June 1, 2004.

For the fourth year of the rental term the sum of Four Thousand Six Hundred Thirty and 50/100 (\$4630.50) Dollars monthly, each in advance on the 1st day of each calendar month, plus Florida State sales tax beginning June 1, 2005.

For the fifth year of the rental term the sum of Four Thousand Eight Hundred Sixty Two and 03/100 (\$4862.03) Dollars monthly, each in advance on the 1st day of each calendar month, plus Florida State sales tax beginning June 1, 2006.

Tenant shall pay the first month's rent and last month's rent before occupying the premises; (total of \$8862.03) plus sales tax.

3. **ADDITIONAL RENT.** In addition to the rent referenced in paragraph 2 above, the Tenant will pay to the Landlord as additional rent beginning September 1, 2002:

A. A sum equal to 1/12 as and for real estate taxes levied and assessed by taxing authorities on land, building and improvements. This sum may be adjusted annually to reflect the actual tax paid by Landlord. The Landlord will take discounts available by early payment if same is available.

B. A sum equal to 1/12 of the annual premiums paid by the Landlord for fire, casualty and extended insurance coverage with such limits acceptable to the Landlord.

4. **OPTION TO RENEW LEASE.** The Landlord hereby grants to Tenant an option to renew this Lease Agreement for one five (5) year term. Rent to increase five (5%) percent per year beginning the 6th year and each year thereafter. Additional rent, sales tax and all provisions of this Lease Agreement will apply to this option term. No less than sixty (60) days prior to the expiration of the above term the Tenant shall give Landlord written notice of its intent to exercise this option. Failure to do so will constitute a waiver of the option to renew.

5. **EXAMINATION OF PREMISES.** Tenant has examined the property, is familiar with the condition thereof, and relying solely on such examination takes the property in its present condition.

6. **HOLDING OVER.** If Tenant retains possession of the property after expiration of this lease or a renewal or extension of it, he shall be a tenant from month-to-month and shall comply with this lease as though it remained in force and pay the rent specified for the last month of this lease during each month of the retention of possession. Payment and acceptance of rent is not a renewal or extension of this lease. Landlord may terminate the retention on three (3) days written notice to Tenant before the end of a rent payment period and resume possession of the property.

7. **REDELIVERY.** Tenant shall redeliver possession of the property at the end of this lease or any renewals or extensions in as good condition as when received, reasonable wear and tear excepted.

8. **USE.** Tenant shall make no unlawful, improper or offensive use of the property and shall use the property only for the operation of a restaurant.

9. **UTILITIES.** Tenant shall secure and pay at tenant's expense all utilities used on the property.

10. **ASSIGNMENT.** No assignment or encumbrance of this lease or any interest in it or subletting under it, by operation of law or otherwise, is valid without the written consent of Landlord. Landlord shall not unreasonably withhold its consent. The Landlord may consider the following in determining whether or not assignment may be permitted:

- A. Financial responsibility of the proposed tenant
- B. Copy of proposed Assignment
- C. Whether or not transfer is by conveyance of corporate stock
- D. Landlord may recoup its costs relative to investigation of the proposed assignment.

11. **REAL PROPERTY TAXES.** Real property taxes levied on the property shall be paid by the Landlord. The Tenant is obligated to reimburse the Landlord therefore as set forth in paragraph 3 above.

12. **NOTICES.** All notices under this lease shall be given to Landlord at 4008 14th Avenue East, Bradenton, Florida, 34208, and to Tenant at the property.

13. **LIENS.** Tenant shall keep the property free of liens and encumbrances. Tenant has no authority to create an encumbrance or mechanic's lien on the property superior to Landlord's rights or title. If an encumbrance or lien is placed against the property and is not removed within sixty (60) days, Landlord may require Tenant to give satisfactory security for its

removal in an amount equal to that of the encumbrance or lien with costs, expenses, interest and attorneys' fees, including appellate proceedings. Tenant may contest the validity of the encumbrance or lien, but if he fails to do so or to diligently prosecute the contest or to have the encumbrance or lien released, Landlord may release it, with the right in his controlled discretion to compromise it, but with no duty to do so. Tenant shall reimburse Landlord on demand for any sums so expended.

14. **ACCEPTANCE OF PROPERTY.** Tenant has inspected the property and finds same to be in acceptable condition.

15. **HVAC-AIR CONDITIONING.** Maintenance of the HVAC equipment and replacement, if necessary, of any such equipment is the responsibility of Tenant.

16. **EXCULPATION.** Landlord shall not be liable for any injury to Tenant's business or loss of income from it, or for damage to its personal property or that of its employees, invitees, customers or any other person in or on the property leased, or for injury to Tenant or its employees, agents or contractors caused by casualty or accident, whether the loss, damage or injury in any case results from conditions on the property leased or on other parts of any building of which the property leased is a part or from other sources, and regardless of whether the cause or means of rectifying it is inaccessible to Tenant. Landlord shall not be liable to Tenant for any claim or demand arising from any act or omission of any other tenant in any building in which the property leased is located. Landlord and Tenant waive all claims or demands against each other for loss or damages to the property of either located on the leased property or to the leased property caused by any hazard covered by insurance and for which subrogation may be waived under the insurance policies. Both parties shall obtain insurance policies on their property or the leased property, as the case may be, that contain provisions permitting waiver of subrogation before loss.

17. **ALTERATION AND REPAIR.** Tenant shall keep the interior and the exterior of the property in good condition and will maintain and repair same, all at its expense. No alternation shall be made without the written consent of the Landlord and at the Tenant's expense. If Tenant fails to keep the property in good condition and repair, Landlord may do so and Tenant shall pay Landlord the cost on demand.

18. **CASUALTY LOSS.** Landlord has the option to repair or restore the property or to terminate this lease if all or a substantial part of the property is destroyed by casualty. If Landlord elects to terminate, it shall notify Tenant in writing within ten (10) days after the casualty. If Landlord elects to repair or restore, the rent abates in proportion to the impairment of use that can be reasonably made of the property until it is repaired or restored. If the repairs or restoration are not made within sixty (60) days after the casualty or if a licensed architect in the county certifies that the repairs or restoration cannot be made within that time with reasonable diligence, this lease may be terminated by Tenant by written notice to Landlord within ten (10) days thereafter.

19. **CONDEMNATION.** If a complete or substantial portion of the property is taken under eminent domain, this lease terminates at the option of either party on the date when the condemning authority takes possession. Tenant has no claim to the condemnation award. If the lease is not terminated, the rent abates in proportion to the impairment of use that can be made of the property.

20. **REGULATIONS.** Tenant shall promptly comply with all Statutes, Ordinances, Rules, Orders, Regulations and Requirements of the Federal, State, County and City Governments and of any and all of their departments and bureaus, applicable to said premises for the correction, prevention and abatement of nuisances or other grievances in, upon or connected with said premises during the term and shall also promptly comply with and execute all Rules, Orders and Regulations from any such body. Tenant further acknowledges that under the

Americans With Disabilities Act any structural alterations to the premises must comply with accessibility standards set forth in the Rules promulgated by the Government. In the event the Tenant makes any such structural alterations the Tenant agrees to design and build such alterations and to make any other changes to the property which are necessitated by such structural alterations so as to comply with the ADA accessibility standards.

21. **DEFAULT BY TENANT.** The occurrence of one or more of the following is a default under this lease by Tenant:

(a) Failure to pay rent or make any other payment required under this lease when due if the failure continues for a period of five (5) days after due date;

(b) Failure to comply with any provision of this lease other than subparagraph (a) if the failure continues for thirty (30) days to cure, Tenant shall have a reasonable time to cure it if it begins curing within ten (10) days after the notice and diligently prosecutes it to completion;

(c) Making a general assignment or arrangement for the benefit of creditors; or being adjudicated a bankrupt; or receiving the benefit of any insolvency, readjustment of debts, reorganization or bankruptcy law; or entering into an agreement of composition with creditors; or having a receiver or trustee appointed to take possession of Tenant's assets on the property or its interest in this lease when possession is not restored to it within thirty (30) days; or the seizing under legal process of Tenant's assets on the property or its interest in this lease when the seizure is not discharged within thirty (30) days.

(d) Vacating or abandoning the property for more than fifteen (15) consecutive days.

22. **REMEDIES ON DEFAULT.** (a) If a default by Tenant occurs, Landlord may:

(1) Immediately re-enter and remove all persons and property from the property leased, storing the removed property in a public warehouse or elsewhere at Tenant's expense without liability;

(2) Accelerate all sums due hereunder whether past due or to become due in the future. Relet the property, or any part of it, for the account of Tenant for the remainder of the term to any tenant at rent and on conditions that Landlord deems advisable. Landlord shall credit the rent received on the balance due from Tenant first to any expenses incurred because of the repossession, next to interest and the balance to principal. Landlord may make reasonable repairs or restore the premises if required for reletting. Repossession shall not terminate this lease unless Landlord gives written notice of termination to Tenant.

(3) Collect each installment of rent or other sum due under this lease as it becomes due or otherwise enforce any of its provisions that are not being complied with by Tenant;

(4) Await the end of the term of this lease and then collect all rent or other sums due under it;

(5) Terminate this lease by written notice to Tenant in which event Tenant shall immediately surrender possession of the property and pay Landlord all loss or damages incurred because of Tenant's default.

(b) Notice or demand is not a prerequisite to any remedy unless another part of this lease provides for notice or demand in which event that provision shall prevail.

(c) In addition to any other loss or damages that Landlord sustains because of Tenant's default, Tenant shall pay all reasonable expenses of repairs or renovation to the property required as a result of his tenancy, transfer and storage charges for Tenant's personal property removed from the property leased, brokers' commissions, costs and expenses for enforcing or construing this lease, including attorneys' fees, whether for litigation, including appellate proceedings, or otherwise.

(d) Tenant grants Landlord a lien on Tenant's property located on the property leased to secure all sums due or to become due under this lease in addition to any statutory lien or right to distrain. Tenant shall not remove his property from the property leased until all money due Landlord is paid. If Tenant's property is removed, the lien continues for a period of six (6) months during which Landlord may seize Tenant's property wherever found and sell it or so much of it as will satisfy all money due Landlord without process. This lien may be enforced by distress regardless of the nature of the money due.

(e) Any payment required under this lease that either party does not make bears interest at ten percent (10%) per annum from the due date until paid.

(f) All remedies of Landlord are cumulative to each other and to any other remedies given by law. All rights of Landlord on Tenant's default apply to a renewal or extension of this lease. By making a payment for Tenant or from any security deposit, Landlord does not waive Tenant's default or any right Landlord has because of this default.

23. **STRICT PERFORMANCE.** The failure of either party to insist on strict performance of this lease or any part of it is not a waiver of another or a subsequent breach. Time is of the essence of this lease.

24. **LIABILITY INSURANCE.** Tenant shall secure public liability insurance for personal injury or property damage to any person or corporation in a company acceptable to Landlord in limits not less than \$500,000. The policy shall contain a provision that Landlord is entitled to at least ten (10) days notice from the insurance company before cancellation of the policy. If Tenant fails to obtain the insurance, Landlord may do so and Tenant shall reimburse Landlord for the cost of it on demand. Tenant shall furnish Landlord with evidence of the insurance before taking possession of the property showing the coverage afforded, expiration date and payment of premium. Landlord may require evidence at any time that the insurance remains in force.

25. **INDEMNITY.** Tenant shall indemnify Landlord and hold him harmless from any claims or demands arising from:

(a) Tenant's use or possession of the property and the conduct of any business by Tenant on the property and anything done or permitted by Tenant in or about the property, or any of them;

(b) Any default of Tenant under this lease;

(c) The negligence of Tenant and its agents, contractors or employees or any of them;

(d) Any damage to the property of Tenant or others or injury to any person on or about the property from any cause;

(e) Any legal or administrative proceeding in which Landlord is made a party without its fault;

(f) All costs and expenses incurred by Landlord in connection with items indemnified against. Tenant shall defend any legal action or proceeding resulting from a claim or demand indemnified against at its expense by attorneys satisfactory to Landlord on receipt of written notice from Landlord to do so;

(g) In an legal action between Landlord and Tenant arising out of the terms of this lease, the prevailing party shall be entitled to recover reasonable attorneys' fees.

26. **QUITE ENJOYMENT.** If Tenant performs all agreements of this lease that it is to perform, Landlord covenants that Tenant shall and may quietly hold and enjoy the property, subject to restrictions and easements of record and zoning regulations of any governmental authority.

27. **GOOD TITLE.** Landlord has good title to the property and lawful authority to lease it.

28. **INVALIDITY OF PART.** If part of this lease is adjudged invalid, no other part is affected.

29. **ENTIRE AGREEMENT.** This lease contains the entire agreement of the parties. It shall not be changed except in writing signed by the parties. Masculine gender is used in this lease and includes other genders as the context requires. Captions of paragraphs are not a part of this lease.

30. **DEVOLUTION.** This lease binds the parties, their heirs, personal representatives, successors and assigns. This lease does not confer any right, claim or privilege on a person or governmental authority not a party. The term "Landlord" means the fee owner of the property and if the Landlord named herein conveys its interest in the property, it is relieved of personal liability under this lease.

31. **PARTIES BOUND.** This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns when permitted by this agreement.

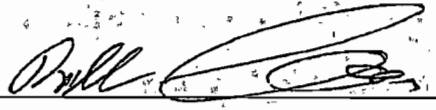
32. **APPLICABLE LAW.** This agreement shall be construed under and in accordance with the laws of the State of Florida.

33. **AMENDMENT.** No amendment, modification, or alteration of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof, and duly executed by the parties hereto.

34. **RIGHT OF FIRST REFUSAL.** Landlord, by execution hereof, grants unto the Tenant a right of first refusal to purchase the leased premises. This right shall exist only as long as this Lease Agreement is in full force and effect and Tenant is not in default. In the event Landlord receives a written offer to purchase the premises he shall be obligated to offer the premises to the Tenant on the same terms and conditions. Tenant shall have a period of fifteen (15) days thereafter within which to notify the Landlord in writing of its exercise of this right of first refusal. Failure to affirmatively exercise this right in writing within said fifteen (15) day period shall constitute a waiver thereof. Sale will not terminate this Lease Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seal on the date indicated below.

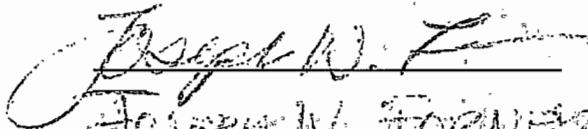
ADELPHIA ENTERPRISES, INC.
A Florida Corporation

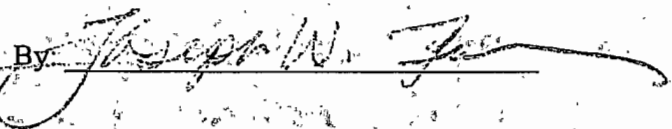

BILL CHRISTOPOULOS
As to Landlord

By: 
Its: President

Dated: JUNE 14, 2007

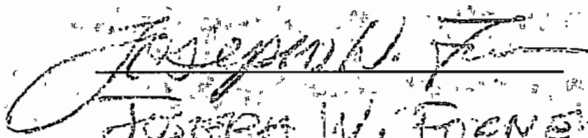
~~PALMETTO~~ RIB HOUSE, INC.
A Florida Corporation

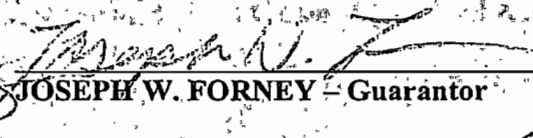

JOSEPH W. FORNEY
As to Tenant

By: 
Its: President

Dated: JUNE 14, 2007

By execution hereof the Guarantor unconditionally guarantees the performance of the Tenant's obligations contained in the foregoing Lease Agreement.


JOSEPH W. FORNEY
As to Guarantor


JOSEPH W. FORNEY - Guarantor

Dated: JUNE 14, 2007

A7139851

AGREEMENT TO EXTEND LEASE

THIS AGREEMENT TO EXTEND LEASE entered into on the day and year set forth below by and between **ADELPHIA ENTERPRISES, INC.**, Landlord and **RIB HOUSE, INC.**, Tenant and **JOSEPH W. FORNEY**, Guarantor..

WHEREAS, the parties have entered into a Lease dated June 14, 2002 which Lease provides for a term with option commencing June 1, 2002, and terminating on May 31, 2007, and

WHEREAS, the Lease in paragraph 4 provides for an option to renew for one five(5) year term and the parties are desirous of exercising said option,

NOW THEREFORE, the parties agree as follows:

1. The subject Lease is hereby extended for a term of five (5) years commencing June 1, 2007 and expiring on May 31, 2012.

2. The monthly base rent for the extended term of the Lease shall be as follows:

(a) For the first year of the extended term the sum of Five Thousand One Hundred Five and 13/100 (\$5,105.13) Dollars monthly, plus Florida State Sales Tax. The rent shall be payable on the 1st day of each month.

(b) On the anniversary date of each additional year of the extended term the base rent shall increase by five (5%) percent annually.

(c) The Tenant's obligation for additional rent remains as set forth in paragraph 3 of the Lease Agreement.

3. The terms and conditions set forth in the above described Lease Agreement not herein modified are hereby ratified, confirmed and deemed applicable to this Extension Agreement.

IN WITNESS WHEREOF Landlord, Tenant and Guarantor have hereto caused this Extension Agreement to be signed from the day and year set forth below.

A7B9851

Signed, Sealed And Delivered
In The Presence Of:

ADELPHIA ENTERPRISES, INC.
Landlord

Greta Fiero
Printed Name of Witness Greta Fiero

By: [Signature]

Title: PRER

[Signature]
Printed Name of Witness Chris Strauss
Witnesses as to Landlord

Date: 6/20/07

RIB HOUSE, INC.

Tenant

Greta Fiero
Printed Name of Witness Greta Fiero

By: [Signature]

Title: OWNER

[Signature]
Printed Name of Witness Chris Strauss
As to Signature of Tenant

Date: 6/20/07

Greta Fiero
Printed Name of Witness Greta Fiero

[Signature]
JOSEPH W. FORNEY
Guarantor

[Signature]
Printed Name of Witness Chris Strauss
As to Signature of Guarantor

Date: 6/20/07

VERIFICATION OF STATUS OF UTILITY ACCOUNTS

Date of Request: 8/31/10 Commercial Revitalization Application # SI-10-06

Customer Service Representative:

Please provide the requested information and return to:

Palmetto CRA

715 4th Street West

Palmetto, FL 34221

Attention: ~~Fanya Lukowiak~~

Jen Silverio

Property Address: 1631 8th AVE. W. PALMETTO, FL 34221

Property Owner Name and Mailing Address:

ADELPHIA ENTERPRISE - Bill CHRISTOPHOUS

4008 14th AVE. E.

BRADENTON, FL 34208

MOJAK'S
RIBHOUSE
or
RIBHOUSE INC.

Thank you, JEN Silverio

Please indicate with a (v):

Services provided:

☒ Water

☒ Sewer

☒ Garbage

Status:

☒ Utility Account is paid in full to date

☐ Utility Account is delinquent in the amount of \$ _____ as of _____

Additional comments: (Please note repeated or extended delinquencies as evidenced throughout the past 24 month period.) N/A

Customer Service Representative:

ANDREA DIXON

Print Name

[Signature]
Signature

8/31/10
Date

Sep 01 10 11:44a

City of Palmetto

9417234576

p.1

Sep 01 10 08:57a

cragisprinter

9417234704

p.2

VERIFICATION OF CODE/BUILDING ORDINANCE COMPLIANCE

Date of Request: 8/31/10 Commercial Revitalization Application # SF - 10-06

Please provide the requested information and return to:

Palmetto CRA
715 4th Street West
Palmetto, FL 34221

Attention: ~~Tanya Lakowski~~

Jen Silverio

Property Address: 1631 8th Ave. W., Palmetto, FL 34221

Property Owner Name and Mailing Address:

ADELPHIA ENTERPRISE - Bill CHRISTOPOLOUS
4008 14th Ave. E.
BRAEDENTON, FL 34208

KOTAK'S
RIBHOUSE
or
RIBHOUSE
INC.

Thank you, JEN SILVERIO

Please indicate with a (✓):

- ☒ Property is within compliance with all applicable codes and building ordinances
- ☐ Property will be in compliance with all applicable codes and building ordinances upon completion of projected improvements.
- ☐ Property is not within compliance with applicable codes and building ordinances

Additional comments: (Please note repeated or extended violations as evidenced throughout the past 24 month period.)

Building/Code Enforcement Representative:

WHITNEY CHAPMAN
Print Name

Whitney Chapman
Signature

9/1/10
Date



Legend

 Kojak's Ribhouse 1631 8th Ave W

 CRA boundary MPAO 2009

 Parcel boundaries

 City limits

EasWorld

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PROPERTY APPRAISER[Other Counties](#) | [Manatee County](#) | [State](#)[Main](#) [Property Search](#)[Owner](#) [Address](#) [Parcel ID](#) [Advanced](#) [Map](#)[Profile](#)[Values](#)[Sales](#)[Residential](#)[Commercial](#)[Out Buildings](#)[Permits](#)[Land](#)[Agriculture](#)[Sketch](#)[Exemptions](#)[Full Legal](#)[Estimating Taxes](#)[2009 Tax Bill](#)[Map](#)**PARID: 2663300008****ADELPHIA
ENTERPRISES INC****1631 8TH AVE
W**

CURRENT RECORD

1 of 2

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REPORTS

[CSV Report](#)
[Parcel Information Report](#)

GO

[Printable Summary](#)[Printable Version](#)**ID Block**

Account#	2663300008
T/R/S	34S / 17E / 14
Primary Address	1631 W 8TH AVE PALMETTO 34221
Location	PL
2002 Census Tract	001401
FEMA Zone Caveat	NOT A FEMA DETERMINATION
FEMA Flood Zone	X/0/N/0189 B/100
Hurricane Evacuation Zone	D
Fire District	FD07-NORTH RIVER FD
Exemption Status	No Exemption
Zoning	CG
Future Land Use	GCOM
DOR Use Code	2100
DOR Description	RESTAURANTS, CAFETERIAS
Neighborhood Name	DRIVE THRU RESTAURANTS
Neighborhood Number	7850
<u>CRA District</u>	<u>P-PALMETTO CRA</u>
CDD District	
Neighborhood Group	7001
Market Area	71
Zone/Field Reference	1
Route Number	396
Map ID	4B14.2
Acres (If Available)	.6129
Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements
Number of Units	1
Living/Business area	3060
Total Under Roof	3060
Unit Desc	
Short Legal Desc	LOTS 1 AND 2, BLK F, RE-PLAT OF ROYAL COURT, SUBJ TO EASMT TO FPL IN (OR 762 P 25), LESS RD R/W DESC AS FOLLOWS: COM AT THE NE COR OF THE NW1/4 OF SEC 14; TH S 00 DEG 00 MIN 00 SEC

Unit #

Lot ID 1
Block ID F
Subdivision Number 2662700
Subdivision Name ROYAL COURT SUB RE-PLAT PB3/20
City/County Tax District 0019
Tax District Name 0019 - PALMETTO

TPP Current Year Date
Filed
TPP Current Year
Extension Request

Owners

Name ADELPHIA ENTERPRISES INC
Address 4008 14TH AVE E

City BRADENTON
State FL
Zip Code 34208 9013
International Postal
Code
Country

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Last Updated: 25 Aug 2010

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Year: ANY

Results 1 - 2 of 2

Parcel ID

2663300008

90000846969

Owner Name

ADELPHIA ENTERPRISES
INC

KOJAKS RIB HOUSE

Situs Address

1631 8TH AVE W 34221
PL

Roll

RP

PP

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Last Updated: 25 Aug 2010

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Owner | Address | Parcel ID | Advanced | Map

Profile
 Values
 Sales
 Residential
 Commercial
 Out Buildings
 Permits
 Land
 Agriculture
 Sketch
 Exemptions
 Full Legal
 Estimating Taxes
 2009 Tax Bill
 Map

PARID: 90000846969**KOJAKS RIB HOUSE****1631 8TH AVE
W**

CURRENT RECORD

H < 2 of 2 > H

Return to Search Results

ID Block

Account# 90000846969

T/R/S //

Primary Address 1631 W 8TH AVE PALMETTO 34221

Location

2002 Census Tract

FEMA Zone Caveat

FEMA Flood Zone

Hurricane Evacuation
Zone

Fire District

Exemption Status TPP Exemption

Zoning

Future Land Use

DOR Use Code 722110

DOR Description FULL-SERVICE RESTAURANTS

Neighborhood Name REAL PROPERTY ID 2663300008

Neighborhood Number 9000

CRA District

CDD District

Neighborhood Group

Market Area

Zone/Field Reference 1

Route Number

Map ID

Acres (If Available)

Size Disclaimer

Sq foot estimates derived from
rounded exterior wall
measurements

Number of Units

Living/Business area

Total Under Roof

Unit Desc

Short Legal Desc

FURNITURE, FIXTURES AND
EQUIPMENT

Unit #

Lot ID

Block ID

Subdivision Number

REPORTS

 CSV Report
 Parcel Information Report


Printable Summary

Printable Version

Subdivision Name
City/County Tax District 0019
Tax District Name 0019 - PALMETTO

TPP Current Year Date 02-MAR-2010
Filed
TPP Current Year NO
Extension Request

Owners

Name KOJAKS RIB HOUSE
Address 1631 8TH AVE W

City PALMETTO
State FL
Zip Code 34221
International Postal
Code
Country

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Last Updated: 25 Aug 2010

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