

AGENDA
BRADENTON TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE
MEETING

9:00 a.m. Friday, May 8, 2026
COUNCIL CHAMBERS - 101 OLD MAIN STREET, BRADENTON

1. Meeting Called to Order

2. Pledge of Allegiance

3. Citizen Comments

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any agenda item, non-agenda item, future agenda item or topic of relevance. An individual appearance for citizen comment will be limited to three (3) minutes unless additional time is permitted by the Chair or consensus of the Tamiami Trail CRA Community Advisory Committee.

4. Consent Agenda

- a) [Community Redevelopment Agency](#): Minutes from the Tamiami Trail CRA Community Advisory Committee meeting held on February 6, 2026
[TT CAC 020626 Minutes \(1\).pdf](#)

5. Tamiami Trail CRA Business

- a) [Community Redevelopment Agency](#): Tamiami Trail Advisory Committee: Review of Candidate Applications
[CRA applicant background - Bryan Moore \(1\).pdf](#)
[Chuck resume.pdf](#)
- b) [Community Redevelopment Agency](#): Residential Redevelopment Grant Application from Sydney Milhaven for a property located 1205 14th Ave. West.
[Milhaven RR Grant Application.PDF](#)
- c) [Community Redevelopment Agency](#): Redevelopment Grant Application from AJA Business Holdings LLC for a property located at 2514 9th Street West.
[AJA Redevelopment Grant App.PDF](#)

6. Other Discussion/New Business

1509 10th Street West
Greene Property

7. Adjourn

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE MEETING AGENDA ITEM REPORT

DATE: May 8, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: Consent Agenda

SUBJECT: Minutes from the Tamiami Trail CRA Community
Advisory Committee meeting held on February 6, 2026

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

Minutes from the Tamiami Trail CRA Community Advisory Committee meeting held on February 6, 2026

SUGGESTED MOTION:

Move to approve minutes from the Tamiami Trail CRA Community Advisory Committee meeting held on February 6, 2026

ATTACHMENTS:

[TT CAC 020626 Minutes \(1\).pdf](#)

Meeting Minutes: Tamiami Trail Community Advisory Committee

Date: February 6, 2026 **Time:** 9:00 AM **Location:** City Hall, Bradenton, Florida

In Attendance

Tamiami Trail CAC Advisory Board- Teri Nattress, Chair, Bill Webster, Vice Chair, Maryann Lawler Garcia, Board Member, Matthew Farmer, Board Member

CRA- Chris Munyon, Assistant Director, Karen Kyser, Program Administrator, Todd Campbell, Coordinator

1. Meeting Called to Order

- The meeting was called to order at 9:00 AM.

2. Pledge of Allegiance

Citizen Comments

Annie Rossini (Executive Director, Artists Guild of Manatee):

- Noted that the Village of the Arts Economic Overlay District was specifically created to support arts-oriented small businesses.
- Expressed concern regarding parking deficits caused by the MET projects, stating that tenants are consuming street parking for five blocks, leading to gridlock and potential safety issues for emergency vehicles.
- Claimed the "green property" centerpiece was intended for public parking and urged developers to respect land-use regulations and the neighborhood's bungalow character.
- Recommended that Pearl Developments review the "Village Tapestry" urban study.

Staff Clarification:

- It was clarified for the record that the "green properties" were purchased and are owned by the **Community Redevelopment Agency (CRA)** , not the City of Bradenton.

3. Appointment of Chair and Vice Chair

- **Chair:** Teri Nattress was nominated by Board Member Bill Webster and seconded by Board Member Maryann Lawler Garcia and unanimously approved as the Chair.
- **Vice Chair:** Bill Webster was nominated by Board Member Matthew Farmer and seconded by Chair Teri Nattress and unanimously approved as Vice Chair.

4. Consent Agenda

- Vice Chair Bill Webster motioned to approve Items A and B on the consent agenda. Motion was seconded by Board Member Maryann Lawler Garcia. The motion was

approved unanimously.

5. Tamiami Trail CRA Business

Agenda Adjustments: Items A and B were pulled from the agenda due to the absence of Marshall Gobuty (President of Pearl Homes), who was out of town for a family matter.

- **Developer Correspondence:** An email from Mr. Gobuty was read, addressing parking at the MET. He stated that tenants do not pay for parking but pay a \$5 monthly fee for a monitoring service. He claimed there is no shortage of parking, with 6 –8 spaces typically available.
- **Committee Discussion:**
 - Members expressed skepticism regarding the developer's parking data, noting that businesses like Ortasia, Bits and Pieces, and Adobe Graffiti Grill are negatively affected by parking overflow.
 - Concerns were raised about a new proposal featuring 75 –78 apartments with only one parking spot per unit, which members felt was insufficient for the area.

c) Residential Redevelopment Grant Application from Jeffrey Zucker for a Property Located at 1219 11th Ave West.

- **Project:** Replacement of the roof with a standing seam metal roof and installation of an impact -rated front door.
- **Financials:** Total investment of \$21,969.49.
- The applicant is pursuing IBHS certification, which offers a 50% bonus if the roof exceeds standard code for storm preparedness.
- **Status:** Motion was made by Chair Teri Nattress to recommend approval for a Residential Redevelopment grant up to \$10,984.75. Motion was seconded by Vice Chair Bill Webster. The motion passed unanimously.

d) Roof Grant Request for Additional Funds from Carol Daste for a property located at 1105 12th Street West.

- **Request:** Increase of a previously approved roof grant from \$8,142 to \$9,999 due to hidden damage discovered during construction.
- **Note:** The amount was capped at \$9,999 to avoid triggering a mandatory appraisal.
- **Status:** Motion was made by Board Member Matthew Farmer to recommend approval for a Roof grant up to \$9999. Motion was seconded by Vice Chair Bill Webster. The motion passed unanimously.

e) Residential Redevelopment Grant Application from Angela Propst for a property located 1209 12th Ave. West.

- **Request:** Replacement of inoperable windows and the front door with impact -rated fixtures.

- **Financials:** Total investment of \$12,490.
- **Policy Clarification:** Staff confirmed the program does not require a property to be homesteaded or owner -occupied to qualify.
- **Status:** Motion was made by Board Member Maryann Lawler Garcia to recommend approval for a Residential Redevelopment grant up to \$12,490.00. Motion was seconded by Vice Chair Bill Webster. The motion passed unanimously.

f) Residential Redevelopment Grant Application from Joan Peters for a property located 1210 11th Ave. West.

- **Project:** Installation of impact -rated windows to address structural integrity and leaks.
- **Financials:** Total investment of \$11,120.
- **Status:** Motion was made by Board Member Maryann Lawler Garcia to recommend approval for a Residential Redevelopment grant up to \$11,120.00. Motion was seconded by Vice Chair Bill Webster. The motion passed unanimously.

6. Other Discussion/New Business

- **1509 10th Street West (Bellemere Property):** The Phase 2 environmental report returned clean with no further action required. Closing is scheduled for April 6, 2026.
- **Village Tapestry:** The report has been uploaded to the CRA website and a link was emailed to committee members.
- **Community Land Trust (CLT):** The evaluation committee awarded the partnership to **Bright Community Trust** out of Tampa. Negotiations are underway, with the initial focus on 8th Street in the Central CRA.

7. Adjournment

- The meeting was adjourned at 9:40 AM.

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE MEETING AGENDA ITEM REPORT

DATE: May 8, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: Tamiami Trail CRA Business

SUBJECT: Tamiami Trail Advisory Committee: Review of Candidate Applications

SUGGESTED ACTION: Select qualified applicant(s) to fill the vacancy on the Tamiami Trail Advisory Committee

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

There are currently two open seats on the Tamiami Trail Advisory Committee. The CRA has received two applications for the vacant positions following recent advertisements on the City's digital platforms and staff recruitment efforts. Staff requests that the Advisory Board review the applicants and provide a recommendation to the CRA Board to fill the vacancies.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

[CRA applicant background - Bryan Moore \(1\).pdf](#)
[Chuck resume.pdf](#)

CRA applicant background:

Bryan Moore

1208 12th St. W
Bradenton, FL 34205

My professional background has been driven through a passion for design and marketing, and always with a client-first focus. I became co-owner of a media company with my Dad which we sold in 2008. I've supported hundreds of small businesses with marketing strategy, website design, social media content development and communications.

I've volunteered for several local organizations including Big Brothers Big Sisters of Suncoast, Sarasota Bay Estuary Program, and Keep Sarasota Beautiful.

The following is a summary of my greater involvement:

Sarasota Sky Pilots (2005-2009). Served on BOD (2 years Treasure, 2 years Secretary) at the time one of the largest Disc Golf clubs in the Southeast US. Additionally I served as Tournament Director for Sarasota Ice Bowl, a charity event benefiting All Faiths Food Bank (\$20K+ raised during my seven years as TD).

Efest Florida (2007-2008) - Florida's Green Living Music & Arts Festival. Established 501c3 status and worked with area sponsors and volunteers to produce large scale community festivals focused on healthy living and learning about eco-friendly lifestyles - with 17K+ attendance! Served on BOD, festival organizer and site manager.

Professional Disc Golf Association (PDGA) State Coordinator of Florida (2010-2018). Elected to four 2-year terms to work with regional clubs and promoters, city and county governments and tourism boards to expand the sport of Disc Golf and develop PDGA sanctioned tournaments for both pro and amateur players. Oversaw expansion from an average of 25 events to 75+ annual sanctioned tournaments.

Sarasota Bay Estuary Program (2011-2016). Served on SBEP's Citizen Advisory Committee and ran marketing communications for the intra-governmental agency. Developed the Sarasota Bay Water Festival - a community event driving environmental education in a fun atmosphere - held at Ken Thompson Park.

Artist Guild of Manatee, Inc. (2024-present). Currently serving as Board Vice President for the 501c3 non-profit organization which oversees the Village of the Arts District. Also serving as chair to the fundraising and business merchants committees.

Chuck Nappi

Sarasota, Florida

Cell: [REDACTED]

E-mail: [REDACTED]

Overview of Qualifications

Interior Designer

Designer for moderate to high-end residential and intimate commercial spaces. Space planning, interior architecture, architectural detailing, renovation, specification, furniture and fabric selection, space planning, custom window treatments, and project management.

Specifications for building contractors in new build environments.

Furniture Designer. Created custom case goods and built-ins to meet client requirements.

Visual Merchandiser

Space planning, renovation, and vignette design for a large furniture showroom. Large concentration on creating a visual effect that will ensure product enhancement. Responsibilities include selecting lines from multiple manufacturers, floor planning, and integration of new product. Inventory control.

Principal of Interior Design firm the Wayne Charles Group

Focused on establishing my business with a focus on building a

client base. Projects included small to large residential projects and small commercial environments.

Retail Store Design Manager

Responsible for management of a very structured sales environment. Responsible for daily operations. Lead and train sales staff.

Meet monthly sales quotas.

Create Grass Root initiatives to Stimulate business.

Excellent Customer Service skills and follow up.

Strong sales and closing skills.

Top salesman in all sales environments

Computer Skills

Microsoft Office

Apple works

AutoCAD

Photoshop Elements

Design Files

Employment History

2021 to present Coastal Serenity Design, Southwest, Florida Lead Interior Designer, Design Coordinator 2017 to 2020 Arte Interiors, Virginia Beach, Virginia. Custom window treatment design specialist 2014 to 2017 Visual Merchandiser. Encore Interiors, Fort Lauderdale, Florida 2008 to 2012 Visual Merchandiser. Interior Designer Cabot House Furniture,

Framingham, Mass 2006 to 2008 Design Manager for La-z-boy Furniture, Fort
Lauderdale, Florida 2001 to 2006 Principal Interior Designer, Wayne Charles Group,
Fort Lauderdale, Florida

Education

Art Institute of Fort Lauderdale, Fort Lauderdale, Florida Bachelor of
Interior Design

Salem State University, Salem Massachusetts Bachelor Degree
of Fine Art

Control Data Institute Certificate of Computer Certificate of

Programming References available at request

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE MEETING AGENDA ITEM REPORT

DATE: May 8, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: Tamiami Trail CRA Business

SUBJECT: Residential Redevelopment Grant Application from Sydney Milhaven for a property located 1205 14th Ave. West.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

Sydney Milhaven (applicant) submitted an application for a Residential Redevelopment grant to CRA staff for a property located at 1205 14th Ave West. The applicant is estimating a total investment of \$4,775.00 to replace the properties electrical panel.

FINANCIAL IMPACT:

Up to \$2387.50

SUGGESTED MOTION:

Move to recommend CRA Board approval of a Residential Development Grant for applicant Sydney Milhaven in an amount up to \$2,387.50.

ATTACHMENTS:

[Milhaven RR Grant Application.PDF](#)



REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY
Date Received: 3/23/26
Grant ID No. 26-12-RR-T
CRA District Area: Pkg Pt4 Section 3.2.2.1
Central Downtown Tamiami Trail

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THAT THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE GRANT PROCESS AND RECEIVE THE FUNDS.

GRANT TYPE:

- Redevelopment
CPACE
Land Use
Zoning
Micro-Mobility
Residential Redevelopment
Urban Tree Canopy
Brownfield
Historic Preservation
Sound Mitigation
Tourist Tax Match (SUSPENDED)
Coastal Tourism
CPTED
PACE
Flood
Public Art
City Grant
Infrastructure

APPLICATION DATE: March 13, 2026
APPLICANT/ENTITY NAME: Sydney Milhaven
APPLICANT EMAIL: smilhaven@gmail.com
PROPERTY IDENTIFICATION NUMBER: 4431300005
PROPERTY ADDRESS: 1205 14th ave W Bradenton FL 34205
PROPERTY OWNER:
ESTIMATED OVERALL INVESTMENT: 4,775
TOTAL FUNDING REQUESTED: 2,387.50 (50%)

DESCRIPTION OF PROJECT:

We had an electrician come in to look at our current electrical situation - We currently have a low amp fuse box and will need to upgrade our service to keep up with modern day appliance. We can no longer run our central air conditioner or washing machine on our current service and it is beginning to affect our ability to live in the house comfortably - espeically as summer is fast approaching. We are starting to grow more and more concerned about our safety and eletrical/fire hazards as our glass fuses have began to POP and blow more and more often with just minor appliances running. We cannot have more than one thing on at one time. Before turning the microwave on we have to go around the house and make sure all the ceiling fans are off - long story short, we are seeking a grant to upgrade our eletrical pannel and service.

REDEVELOPMENT GRANT REQUIREMENTS:

- Work has not commenced prior to the submittal of a completed application.
- A similar grant has not been awarded and completed within the past year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

REQUIRED DOCUMENTS FOR SUBMITTING:

- Completed Application
- Description of Improvements and Estimated Costs (please see attached example)
- Owner Letter (if applicable)
- If applying for a Historic Preservation Grant, documentation deeming the site as historic.
- If applying for a Coastal Tourism Grant, documentation of the minimum tourism metric of 35,000 visitors annually.

REQUIRED DOCUMENTS FOR REIMBURSEMENT:

- Certificate of Occupancy or Certificate of Completion.
- An appraisal of the improvements from a licensed Appraiser.

(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

N/A
Entity Name (if any)

Sydney Milhaven
Applicant Signature

March 13th, 2026
Date

Sydney Milhaven
Printed Name

Owner of house
Title (if applicable)

STATE OF Florida

COUNTY OF Manatee

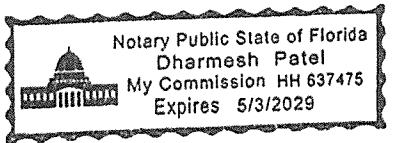
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of March, 2026, by Sydney Milhaven, as (title if applicable) owner of (Entity name if any) N/A, who is personally known to me or has produced identification.

Type of identification produced: FL DL

My commission expires: 05/03/2029
(Notary Seal)

[Signature]
Notary Public Signature

Dharmesh Patel
Notary Public Print Name



COMMUNITY REDEVELOPMENT AGENCY:

CRA EXECUTIVE DIRECTOR

DATE

*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at cra@bradentonfl.gov. You may also mail, or hand deliver a completed application to Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205



Superior Electric

1205 14th Avenue West
 Bradenton, FL 34205

✉ srmilhaven@gmail.com

ESTIMATE	#92
TOTAL	\$4,775.00

CONTACT US

7021 253rd St E
 Myakka City, FL 34251

☎ (941) 539-8892

✉ mcguirehomeservicesfl@gmail.com

ESTIMATE

Services	qty	unit price	amount
Electrical panel upgrade	1.0	\$4,775.00	\$4,775.00
Services subtotal:			\$4,775.00

Total **\$4,775.00**

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE MEETING AGENDA ITEM REPORT

DATE: May 8, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: Tamiami Trail CRA Business

SUBJECT: Redevelopment Grant Application from AJA Business Holdings LLC for a property located at 2514 9th Street West.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

AJA Business Holdings LLC (applicant) has submitted a Redevelopment Grant application for the property located at 2514 9th Street West. The applicant is estimating a total investment of \$105,000 in improvements to the property. Improvements that this grant will help support include the replacement of the structures roof which is the original roof from 1964.

The applicant is requesting grant funds up to \$50,000, which is 50% of estimated total investment amount.

FINANCIAL IMPACT:

Up to \$50,000

SUGGESTED MOTION:

Move to recommend the CRA Board approve a Redevelopment Grant for AJA Business Holdings LLC in an amount up to \$50,000.

ATTACHMENTS:

[AJA Redevelopment Grant App.PDF](#)



REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY

Date Received: 4/30/26 Grant ID No. 26-15-R-T

CRA District Area: Page 10 Section 2.2.2.21

Central Downtown Tamiami Trail

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THAT THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE GRANT PROCESS AND RECEIVE THE FUNDS.

GRANT TYPE:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Redevelopment | <input type="checkbox"/> Tourist Tax Match (SUSPENDED) |
| <input type="checkbox"/> CPACE | <input type="checkbox"/> Coastal Tourism |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> CPTED |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> PACE |
| <input type="checkbox"/> Micro-Mobility | <input type="checkbox"/> Flood |
| <input type="checkbox"/> Residential Redevelopment | <input type="checkbox"/> Public Art |
| <input type="checkbox"/> Urban Tree Canopy | <input type="checkbox"/> City Grant |
| <input type="checkbox"/> Brownfield | <input type="checkbox"/> Infrastructure |
| <input type="checkbox"/> Historic Preservation | |
| <input type="checkbox"/> Sound Mitigation | |

APPLICATION DATE: 4/28/26

APPLICANT/ENTITY NAME: AJA Business Holdings LLC

APPLICANT EMAIL: josh@platinumlive.net

APPLICANT REPRESENTATIVE (if applicant is entity): Josh Warnock / Angela Congdon

PROPERTY IDENTIFICATION NUMBER: 4491500007

PROPERTY ADDRESS: 2514 9th St W Bradenton FL 34205

PROPERTY OWNER: AJA Business Holdings LLC

*If applicant is not the property owner, a notarized letter from the property owner approving the proposed work is required.

ESTIMATED OVERALL INVESTMENT: \$105,000

TOTAL FUNDING REQUESTED: \$50,000

DESCRIPTION OF PROJECT:

REDEVELOPMENT GRANT REQUIREMENTS:

- Work has not commenced prior to the submittal of a completed application.
- A similar grant has not been awarded and completed within the past year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

REQUIRED DOCUMENTS FOR SUBMITTING:

- Completed Application
- Description of Improvements and Estimated Costs (please see attached example)
- Owner Letter (if applicable)
- If applying for a Historic Preservation Grant, documentation deeming the site as historic.
- If applying for a Coastal Tourism Grant, documentation of the minimum tourism metric of 35,000 visitors annually.

REQUIRED DOCUMENTS FOR REIMBURSEMENT:

- Certificate of Occupancy or Certificate of Completion.
- An appraisal of the improvements from a licensed Appraiser.

(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)

Redevelopment

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

AJA Business Holdings LLC
Entity Name (if any)

Angela Congdon
Applicant Signature

4/28/2024
Date

Angela Congdon
Printed Name

Co-owner
Title (if applicable)

STATE OF Florida

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of April, 2024, by _____, as (title if applicable) _____ of (Entity name if any) Angela Congdon, who is personally known to me or has produced identification.

Type of identification produced: FL DL C32854798-0000

My commission expires: 11/13/2026
(Notary Seal)

Patricia Jo Caughell
Notary Public Signature

PATRICIA JO CAUGHELL
Notary Public Print Name



PATRICIA JO CAUGHELL
Notary Public
State of Florida
Comm# HH331147
Expires 11/13/2026

COMMUNITY REDEVELOPMENT AGENCY:

CRA EXECUTIVE DIRECTOR

DATE

*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at cra@bradentonfl.gov. You may also mail, or hand deliver a completed application to Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205

Projects List, Scope and Estimated Costs

1. Metal Roof Retrofit

Estimated Cost: \$104,407.22

The existing roof is the original roof from 1964 when the building was first built. It currently is extremely rusted causing rapid deterioration and holes allowing water infiltration (Pictures Below). The roof is also uplifted off the structure from a previous storm.



Projects List, Scope and Estimated Costs



Strategic Roofing
5830 142nd Avenue North,
Clearwater, FL 33760
(727) 442-7663

License # - CCC1332641
Phone: (727) 442-7663

Company Representative

John Ozack Jr.
Phone: (727) 804-1368
johnjr@strategic-roofers.com

03/16/2026
Claim Information

Josh Warnock
2514 9th Street West
Bradenton, FL 34205
(941) 323-9100

Job: Josh Warnock

Metal Roofing Section

SCOPE OF WORK:

- Install new roof hugger rails on all purlins up to Florida code
- Fabricate & install mill finish (unpainted) 24ga 2" standing seam metal roofing system to include all trims & flashings.
- Install new custom-fabricated ridge metal
- Metal color is Sand Stone
- All work will meet or exceed current state and local building codes.
- Maintain a clean and safe job site at all times, following OSHA safety standards.

WARRANTIES:

- Manufacturer's 20-year limited material warranty included.
- 10-year workmanship warranty provided by Strategic Roofing.

PAYMENT TERMS:

- 25% deposit required prior to scheduling and material ordering
- If the project is canceled after materials have been ordered, a 5% restocking fee will apply.
- 50% progress payment due upon completion of underlayment installation.

Note: if project is financed, no deposits or progress payments are required.

~~~ For a limited time, any full roof replacement will receive up to 100' of free gutters. Ask your salesman for details. ~~~

\*\*The total estimated price shown below includes a discount for full payment by check. Ask about our financing options! \*\*

## Soffit/Fascia/Gutters Section

Includes scope below

- Install approximately (310\_\_\_\_\_Feet) of Seamless 7" K-Style Aluminum Gutters (Color\_ Sand Stone\_\_\_\_\_)
- Install (13\_\_\_\_\_) downspouts and properly secure them
- Install the correct elbows as needed

- \* 5-year workmanship warranty
- \* Hassle-free call back to correct any issues

TOTAL \$104,407.22

This instrument was prepared by:  
Brooke D. Simons, Esq.  
Kutak Rock LLP  
2001 16th Street, Suite 1800  
Denver, CO 80202

After recording return to:  
First American Title Insurance Company  
Attn: Kristin Brown  
2555 East Camelback Road, Suite 350  
Phoenix, AZ 85016

TAX PARCEL ID:

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (this "Deed"), made and executed as of the 28th day of April 2026, by **STORE MASTER FUNDING IV, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantor") whose address is 8377 E. Hartford Dr., Suite 100, Scottsdale, AZ 85255, to **AJA BUSINESS HOLDINGS LLC**, a Florida limited liability company (hereinafter referred to as the "Grantee"), whose address is P.O. Box 1621, Sarasota, FL 34230;

### **WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Manatee County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND the Grantor does hereby covenant and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but none other.

THE conveyance made herein, however, is expressly made SUBJECT TO all matters of record as of the date hereof, *but this provision shall not operate to reimpose same.*

*[Remainder of page intentionally left blank. Signature page(s) to follow]*

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

By: [Signature]  
Witness Name: DREW SCREMP

Address: \_\_\_\_\_

GRANTOR:

**STORE MASTER FUNDING IV, LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: Daniel Rosenberg  
Title: Senior Vice President

Address: 8377 E. Hartford Drive, Suite 100  
Scottsdale, AZ 85255

By: [Signature]  
Witness Name: Kenn Tseng

Address: \_\_\_\_\_

STATE OF ARIZONA

COUNTY OF MARICOPA

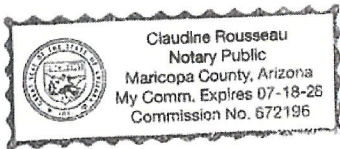
The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization this 28<sup>th</sup> day of April, 2026, by Daniel Rosenberg, as Senior VP of **STORE MASTER FUNDING IV, LLC**, a Delaware limited liability company, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

(Notarial Seal)

Claudine Rousseau  
Notary Public  
Claudine Rousseau  
Printed Name

My Commission Number: 672196

My Commission Expires: July 10, 2029



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Street Address:** 2514 9<sup>th</sup> Street West, Bradenton, FL 34205

LOTS 259, 260, 261 AND 262, THIRD ADDITION TO EDGEWOOD, A SUBDIVISION  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 306, IN THE  
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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