

CITY OF DORAL

FAÇADE IMPROVEMENT GRANT AGREEMENT

THIS AGREEMENT is made and entered into this **1st day of July, 2025** ("Effective Date") by and between the **City of Doral, Florida**, ("City") and **Doral Digital Reprographics Corp.**, owner of a property located at **5701 NW 79th Ave., Doral, FL 33166** whose Federal I.D. No. is **20-4073160** ("Recipient").

RECITALS

WHEREAS, the City is desirous of encouraging activities which contribute to the enhancement of redevelopment activities within the City; and

WHEREAS, the Doral Façade Improvement Grant Program ("Program") provides financial assistance to businesses, homeowner associations and property owners in the City in order to stimulate private sector investment, beautification, economic growth and job creation in the City by improving the appearance of the buildings within City boundaries; and

WHEREAS, the Program will provide financial assistance by contributing up to 50% of the costs of approved improvements, in an amount not to exceed \$10,000 per project, associated with façade and beautification projects for properties throughout the City limits; and

WHEREAS, pursuant to the Program, **Beatriz Pereira**, as a duly authorized representative of Recipient, applied for a Grant to assist the Recipient in making exterior property improvements to the property located at **5701 NW 79th Ave., Doral, FL 33166**; and

WHEREAS, after reviewing the application submitted by Recipient, the City has found and determined that it would be beneficial to its economic development and beautification efforts to support Recipient's improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

I) CITY Obligations and Responsibilities:

- (A) Upon Recipient completing construction of the comprehensive exterior improvements more particularly described in Exhibit "B" (the "Project"), provided the same are deemed acceptable to the City Manager and upon receipt of all documentation relating to the project's improvement costs, the City shall reimburse Recipient for 50% of the construction cost up to a maximum grant of **\$10,000.00**. In the event that Recipient fails to complete the Project by the Completion Date, as the term is defined in subsection II(F), the City shall not be liable for reimbursement for any construction costs unless the City Manager agrees in writing.
- (B) The City shall not be liable for payments for work beyond the scope of the City authorized improvements, nor shall the City be liable for improvements which are made after the Project is completed, or after the City has authorized reimbursement to the Recipient.

- (C) The City shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties retained by Recipient or associated with the Project. Payments to any of the Recipient's contractors, architects or other parties are the sole responsibility of the Recipient.

II) Recipient Obligations and Responsibilities:

- (A) Recipient acknowledges and agrees that the payment of grant funds by the City shall be paid solely on a reimbursement basis and shall only be for 50% of the construction cost of the Project, up to a maximum grant amount of **\$10,000.00**; and
- (B) Recipient acknowledges and agrees that the grant funds will be limited to reimbursements for the specific Project approved by the City on the property located at, **5701 NW 79th Ave., Doral, FL 33166**, as more particularly set forth in Exhibit "B"; and
- (C) Recipient represents and warrants that it is the owner of the subject property, or if the Recipient is not the owner, it has received the owner's written consent to improve the subject property (letter of consent/authorization is attached hereto as Exhibit "A") and as such it is authorized to contract for exterior property improvements; and
- (D) If not already provided to the City, the Recipient shall provide to the City a final design sketch of the exterior property improvements along with the selected contractor's bid for the improvements; and
- (E) In addition to the bid provided in II(D), above, Recipient shall be required to provide at least two additional comparable estimates by licensed contractors. All general exterior property improvements for the Project shall be consistent with all applicable Federal, State and City of Doral codes and design regulations; and
- (F) Recipient agrees that the Project, as set forth in Exhibit "B," shall be completed by **July 1st, 2026** (the "Completion Date") and no grant fund reimbursement payments shall be made prior to successful completion as determined by the City; and
- (G) Recipient shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations; and
- (H) Recipient shall maintain books, records, and documents and adequate internal controls concerning the Project, to sufficiently and properly reflect all expenditures of funds that will be subject to reimbursement by the City under this Agreement; and
- (I) Recipient shall make all books pertaining to the business and Project available to the City for inspection, review or audit purposes at all reasonable times upon demand the term of this Agreement and for three (3) years thereafter; and
- (J) The Recipient shall submit to the City not more than sixty (60) days after the Project is completed, all supporting documentation to verify the expenditures for which it seeks reimbursement, including but not limited to paid receipts, two color photographs of the completed exterior property improvements and documentation relating to the construction costs expended for the Project. The sufficiency of the documentation for verification of expenditures is at the City's sole discretion and determination. The

Recipient shall not be provided reimbursement for work performed that is not adequately documented as having been complete and paid; and

- (K) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00 the premium of which shall be paid prior to execution of this Agreement. Said insurance shall name the City as an additional insured; and shall provide that the City will receive notice of any cancellation or change in coverage. Recipient shall furnish City with certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the City.

(III) Representations

As a material consideration in granting the funds which are the subject of this agreement, the City has relied upon the following representations of the Recipient:

- (A) Recipient, or any of its officers, directors, or employees has not been convicted of any felony or crime involving dishonesty, fraud, misrepresentation or moral turpitude.
- (B) To the best knowledge of the Recipient, there is no action, investigation or proceeding pending against the Recipient or any of its officers, directors or employees involving dishonesty, fraud, misrepresentation, moral turpitude or like matters, nor is there any factual basis which is likely to give rise to such an action, investigation or proceeding.
- (C) The Recipient is a duly authorized representative of the business and is authorized to execute this Agreement.
- (D) The Recipient shall comply with all applicable laws and procedures in connection with the expenditure of funds including but not limited to obtaining all necessary permits and licenses.

(IV) Term of Agreement

This Agreement shall commence upon execution and shall expire sixty (60) days after the Completion Date. In the event that the Recipient fails to complete the Project within one (1) year from the Effective Date of this Agreement, City reserves the right to terminate this Agreement upon twenty-four (24) hours' notice to Recipient.

(V) Designated Representatives

The names and addresses of the Designated Representatives of the parties in connection with this Agreement are as follows:

AS TO AGENCY: **City Manager**
City of Doral, FL
8401 NW 53rd Terrace
Doral, FL 33166

WITH A COPY TO: **City Attorney**
City of Doral, FL
8401 NW 53rd Terrace
Doral, FL 33166

AS TO RECIPIENT: **Doral Digital Reprographics Corp.**
5701 NW 79th Ave.
Doral, FL 33166

WITH A COPY TO: _____

(VI) Additional Terms and Conditions

- (A) Limitation of Liability, Indemnification and Hold Harmless. Recipient acknowledges that the City is not affiliated with or responsible for Recipient's activities hereunder or otherwise. Further, to the fullest extent permitted by law, Recipient shall indemnify and hold harmless the City, its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Recipient and persons employed or utilized by the Recipient in the performance of this Agreement or in relation to the Project. This indemnification shall survive the term of this Agreement.
- (B) Recipient agrees that nothing herein contained is intended or should be construed as in any way creating or establishing the relationship of partners or joint ventures between the City and the Recipient as an agent, representative or employee of the City for any purpose or in any manner whatsoever, and that it shall not represent to any third parties that such is the case.
- (C) Recipient may not assign any rights under this Agreement without the prior written consent of the City, which may be withheld in its sole discretion.
- (D) The name and address of the official payee to whom payments hereunder will be made is:
- Doral Digital Reprographics Corp., 5701 NW 79th Ave., Doral, FL 33166**
- (E) This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement will be heard in Miami-Dade County, Florida. No remedy herein conferred upon any part is intended to be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any part of any right, power or remedy hereunder shall preclude any other of further exercise thereof.
- (F) This Agreement may only be amended or modified by an instrument in writing signed by both parties.
- (G) The Recipient acknowledges and agrees that the City may in its sole discretion discontinue this program at any time. At all other times, either party can cancel this Agreement by thirty-(30) days written notice to the other. In the event that Recipient cancels this Agreement, the City shall not be liable to any

contractor (s) or subcontractor (s) with relation to any work performed pursuant to the contract between Recipient and the Contractor(s) or subcontractor(s).

- (H) As a condition of receiving funds under this Agreement, Recipient must agree to keep the façade improvements or Project well maintained, and to refrain from substantial modification of same, for a period of one (1) year. Removal, substantial alteration, or failure to maintain the façade improvements or Project with the specified time frame shall be cause for the City to demand reimbursement of granted funds. Upon demand from the City, the Recipient's failure to repair and/or replace the improvements or to reimburse the granted funds may cause the City to place a lien on the property for the amount of granted funds and administrative fees. The Recipient further agrees to execute, as a condition to this Agreement, a covenant or other instrument in a form prescribed by the City which will be recorded in the Public Records as an encumbrance upon the property for one (1) year from the Project Completion Date.

(VI) Public Records Law.

The Recipient shall comply with all applicable requirements contained in the Florida Public Records Law (Chapter 119, Florida Statutes), including but not limited to any applicable provisions in Section 119.0701, Florida Statutes. To the extent that the Recipient and this Agreement are subject to the requirements in Section 119.0701, Florida Statutes, the Recipient shall: (a) keep and maintain public records required by the City to perform the services provided hereunder; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow public records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement if the Recipient does not transfer the records to the City; and (d) upon completion of the Agreement, transfer, at no cost, to the City all public records in the possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Recipient transfers all public records to the City upon completion of the Agreement, the Recipient shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Recipient keeps and maintains public records upon completion of the Agreement, the Recipient shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City. If the Recipient fails to comply with the requirements in this Section, the City may enforce these provisions in accordance with the terms of this Agreement. If the Recipient fails to provide the public records to the City within a reasonable time, it may be subject to penalties under Section 119.10, Florida Statutes.

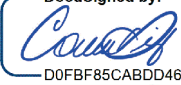
IF THE RECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE RECIPIENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT 305-593-6730, CITYCLERK@CITYOFDORAL.COM, 8401 NW 53RD TERRACE, DORAL, FLORIDA 33166.

[SIGNATURE PAGE TO FOLLOW]

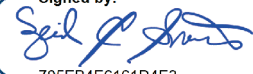
IN WITNESS WHEREOF, the parties have executed this Agreement on the respective dates under each signature. The City, signing by and through its City Manager, attested to by its City Clerk, duly authorized to execute same; and by Recipient by and through its authorized representative, who has been duly authorized to execute same.

ATTEST:

DORAL, FLORIDA


DocuSigned by:

D0FBF85CABDD466...

CONNIE DIAZ, CMC
CITY CLERK

Signed by:

705EB4E6161D4E3...

ZEIDA SARDIÑAS
CITY MANAGER

Approved as to Form and Legality for
the Use and Reliance of the City of Doral,
Florida, only.

DocuSigned by:

5F1CAB5469DF45C...

LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY


AS TO RECIPIENT

ATTEST:



Giancarlo Annitto /
CORPORATE SECRETARY

Doral Digital Reprographics Corp

By: 

Signature
Print Name: Beatriz Pereira
Title: President

RESOLUTION No. 25-142

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE AWARD OF FISCAL YEAR 2025 CYCLE FAÇADE IMPROVEMENT GRANTS IN THE AMOUNT OF SEVEN THOUSAND EIGHT HUNDRED EIGHTY THREE DOLLARS AND 47/100 (\$7,883.47.00) TO APEX AT PARK CENTRAL NEIGHBORHOOD ASSOCIATION; TEN THOUSAND DOLLARS AND 00/100 (\$10,000.00) TO DORAL DIGITAL REPROGRAPHICS CORP.; TEN THOUSAND DOLLARS AND 00/100 (\$10,000.00) TO MIDTOWN DORAL CONDOMINIUM 2 ASSOCIATION INC.; NINE THOUSAND NINE HUNDRED FORTY DOLLARS AND 00/100 (\$9,940.00) TO THE COURTS AT DORAL ISLES CONDOMINIUM ASSOCIATION; AND TEN THOUSAND DOLLARS AND 00/100 (\$10,000.00) TO VILLAGE OF DORAL COVE ASSOCIATION INC.; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral received five (5) applications by eligible organizations in response to the FY2025 Cycle of Façade Improvement Grant Applications by May 9th, 2025; and

WHEREAS, after careful review of the applications, the Façade Grant Evaluation Committee respectfully recommends that the Mayor and City Council approve Façade Improvement Grant awards to each of the following organizations:

1. Apex at Park Central Neighborhood Association
Recommended Award: \$7,883.47
2. Doral Digital Reprographics Corp.
Recommended Award: \$10,000.00
3. Midtown Doral Condominium 2 Association
Recommended Award: \$10,000.00
4. The Courts at Doral Isles Condominium Association
Recommended Award: \$9,940.00
5. Village of Doral Cove Association Inc.
Recommended Award: \$10,000.00

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Approval. The Mayor and the City Council of the City of Doral hereby approves a Façade Improvement Grant award of Seven Thousand Eight Hundred Eighty Three and 47/100 (\$7,883.47) to Apex at Park Central Neighborhood Association, Ten Thousand Dollars and 00/100 (\$10,000.00) to Doral Digital Reprographics Corp., Ten Thousand Dollars and 00/100 (\$10,000.00) to Midtown Doral Condominium 2 Association, Nine Thousand, Nine Hundred Forty Dollars and 00/100 (\$9,940.00) to The Courts at Doral Isles Condominium Association, and Ten Thousand Dollars and 00/100 (\$10,000.00) to Village of Doral Cove Association Inc.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Reinoso who moved its adoption. The motion was seconded by Councilmember Pineyro and upon being put to a vote, the vote was as follows:


Mayor Christi Fraga	Yes
Vice Mayor Maureen Porras	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 4 day of June, 2025.




CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

Facade Improvement Grant Application



Submitted on	5 May 2025, 4:20PM
Receipt number	15
Related form version	8

Grant Overview

Grant Overview Acknowledgement	I acknowledge and accept the terms of the grant program
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Organization Information

Organization Name	DORAL DIGITAL REPROGRAPHICS, CORP.
Federal Employer ID Number (FEIN) number	20-4073160
Florida Corporation Number	P06000002247
Year of Incorporation	01/05/2006
Organization Address	5701 NW 79 AVE DORAL, FL 33166 No coordinates found

Document Upload

State of Florida Certificate of Incorporation	DDR Original Articles of Incorporation.PDF
City of Doral Certificate of Use (not required for HOAs or Property Owners)	DDR Certificate of Use.pdf
City of Doral Local Business Tax Receipt (BTR), or Proof of Non-Profit Status	City of Doral BTR 2024-2025.pdf
Signed proof of consent letter from property owner or HOA	Facade Grant ApplicationOwner Consent Letter.PDF
Estimate #1 from Licensed Contractor for proposed property improvements	Estimate 263 (DDR).pdf
Estimate #2 from Licensed Contractor for proposed property improvements	Estimate 21-080.pdf
Estimate #3 from Licensed Contractor for proposed property improvements	Estimate Dedco.pdf
Picture(s) of current facade	Picture Current Facade at 5701 NW 79th Avenue, Doral FL 33166.docx

Conceptual rendering of proposed improvements	Conceptual Rendering of Proposed Improvements Property at 5701 NW 79th Avenue, Doral FL 33166.docx
Upload Florida Statutes on Public Entity Crimes Affidavit here	Florida Statutes on Public Entity Crimes Affidavit.PDF

Indemnity and Hold Harmless Agreement

Indemnity and Hold Harmless Agreement Acknowledgment	I acknowledge and accept the terms of the Indemnity and Hold Harmless Agreement
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Improvement Project Checklist

Proposed improvements	Facade
Project Narrative	This project aims to completely renovate the main and side façades of the residential building located at 5701 NW 79th Avenue, Doral, FL 33166. Over 30 years old, the façade shows visible signs of deterioration, such as peeling cladding, cracks in the plaster, and wear on the metalwork and carpentry.
Are the improvements proposed for grant funding part of a larger renovation?	This Project so far is to renovate the Main and Side Facade of the Building
How will the improvements beautify the surrounding community?	The proposed renovation of the building façade represents a significant step toward the revitalization of both the property and its surrounding neighborhood.
Total proposed project cost	\$25.350
Total Facade Improvement Grant amount requested	\$10.000
Proposed project date	05/19/2025

Project Budget Form

Fill Form Online	
Item 1	<div>Description Architectural Design Fees</div> <div>\$ Dollar Amount 2000</div>
Item 2	<div>Description Permits & Fees</div> <div>\$ Dollar Amount 1000</div>
Item 3	<div>Description Demolition</div>

	<div>\$ Dollar Amount</div> <div>2400</div>
Item 4	<div>Description</div> <div>Contruction Services</div>
	<div>\$ Dollar Amount</div> <div>9900</div>
Item 5	<div>Description</div> <div>Painting</div>
	<div>\$ Dollar Amount</div> <div>3000</div>
Item 6	<div>Description</div> <div>Building Services</div>
	<div>\$ Dollar Amount</div> <div>5000</div>

Upload Project Budget Form

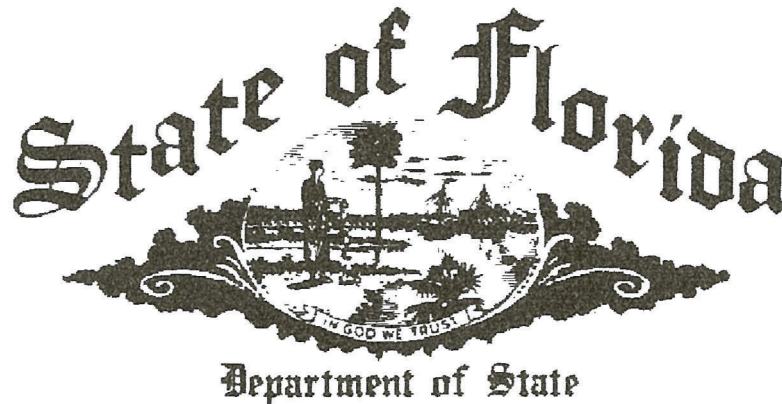
Authorized Signer Information

First Name	Beatriz
Last Name	Pereira
Job Title	President
Telephone	7863026106
Email	betty@ddrepro.com

Authorized Signer



[Link to signature](#)



I certify the attached is a true and correct copy of the Articles of Incorporation of DORAL DIGITAL REPROGRAPHICS, CORP., a Florida corporation, filed on January 5, 2006 effective January 1, 2006, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H06000003914. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is P06000002247.

Authentication Code: 806A00001128-010606-P06000002247-1/1



Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Ninth day of January, 2006

Sue M. Cobb
Sue M. Cobb
Secretary of State



January 9, 2006

FLORIDA DEPARTMENT OF STATE
Division of Corporations

DORAL DIGITAL REPROGRAPHICS, CORP.
8249 NW 36 ST 2ND TRANS
#114 A
MIAMI, FL 33166

The Articles of Incorporation for DORAL DIGITAL REPROGRAPHICS, CORP. were filed on January 5, 2006, effective January 1, 2006, and assigned document number P06000002247. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H06000003914.

A corporation annual report/uniform business report will be due this office between January 1 and May 1 of the year following the calendar year of the file/effective date year. A Federal Employer Identification (FEI) number will be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4 or by going to their website at www.irs.ustreas.gov.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

Should you have questions regarding corporations, please contact this office at the address given below.

Cynthia Blalock
Document Specialist
New Filings Section
Division of Corporations

Letter Number: 806A00001128

P.O BOX 6327 - Tallahassee, Florida 32314

ARTICLES OF INCORPORATION

OF

DORAL DIGITAL REPROGRAPHICS, CORP.

THE UNDERSIGNED, has executed the following document as incorporator of the above name corporation, a corporation organized under the laws of the State of Florida, and all rights, duties and obligations of the undersigned as incorporate, and those of the corporation, are to be determined in accordance with the law of the State of Florida.

ARTICLE I

The name of this corporation shall be:

DORAL DIGITAL REPROGRAPHICS, CORP.

ARTICLE II

This corporation shall commence existence upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The general nature of the business and objects and purposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might do, viz:

- (1) Transact any and all lawful business.
- (2) Said corporation shall further have powers:
To have perpetual succession by its corporate

name:

DORAL DIGITAL REPROGRAPHICS, CORP.

ARTICLE IV

The aggregate number of shares which the corporation shall have authority to issue is the total sum of 50 shares, having an individual par value of \$10.00

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

ARTICLE V

The street address of the initial registered office and the name of the initial Resident Agent of this corporation shall be:

**MORGAN GREGORY
8249 NW 36 ST # 114 A
MIAMI, FL. 33166**

The principal office shall be:

**8249 NW 36 ST # 114 A
MIAMI, FL. 33166**

ARTICLE VI

The initial Board of Directors shall consist of a total of **THREE(03)** person, and the name and address of the person who is to serve as an initial director is:

JOSE ALVAREZ
8249 NW 36 ST # 114 A
MIAMI, FL. 33166

PRESIDENT

MORGAN GREGORY
8249 NW 36 ST # 114 A
MIAMI, FL. 33166

VICEPRESIDENT

GIANCARLO ANNITTO
8249 NW 36 ST # 114 A
MIAMI, FL. 33166

SECRETARY

The name and address of the incorporator executing these Articles of Incorporation is

MORGAN GREGORY
8249 NW 36 ST # 114 A
MIAMI, FL. 33166

IN WITNESS WHEREOF, the undersigned incorporator has (ve) executed these Articles of Incorporation this 22 DECEMBER 2005.


MORGAN GREGORY

ARTICLE VII

THIS CORPORATION WILL START OPERATING ON JANUARY 1ST, 2006.

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT / REGISTERED OFFICE**

Pursuant to the provision of sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, Submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The Name of the corporation is:


DORAL DIGITAL REPROGRAPHICS, CORP.

2. The Name and Address of the registered agent and office is

**MORGAN GREGORY
8249 NW 36 ST # 114 A
MIAMI, FL. 33166**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES. AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE


Dated: DECEMBER 22, 2005

CERTIFICATE OF USE

03/28/2019

2019011248

DORAL DIGITAL REPROGRAPHICS CORP

COPY/DUP/REPRODUCTION SERVICE

**5701 NW 79 AVE
DORAL, FL 33166**

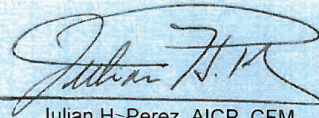
THE BUILDING ERECTED AND/OR ALTERED UPON THE ABOVE PREMISES HAS BEEN COMPLETED IN ACCORDANCE WITH ZONING AND CODE REQUIREMENTS AND WITH PLANS AND/OR SPECIFICATIONS SUBMITTED TO THE CITY OF DORAL COMMUNITY DEVELOPMENT DEPARTMENT. THIS CERTIFICATE IS ISSUED TO THE ABOVE NAMED APPLICANT FOR THE ABOVE NAMED LOCATION ONLY UPON THE EXPRESS CONDITION THAT THE APPLICANT WILL ABIDE BY AND COMPLY WITH ALL APPLICABLE ORDINANCES AND/OR BUILDING CODES PERTAINING TO THE ERECTION, CONSTRUCTION, ALTERATION, REMODELING, OR USE OF BUILDINGS OR STRUCTURES.

Square Footage: 12,000

No. of Seats/Rooms: 0 / 0

RESTRICTIONS:

NO RETAIL SALES, NO OUTSIDE
STORAGE OR DISPLAYS, DIGITAL
REPRODUCTION ONLY.



Julian H. Perez, AICP, CFM
Planning and Zoning Department Director

CDPR3020CU

PLANNING AND ZONING DEPARTMENT



2025

LOCAL BUSINESS TAX RECEIPT

CITY OF DORAL, FLORIDA
8401 NW 53RD TERRACE
DORAL, FL 33166
(305) 593-6631

09/30/2024

LICENSE NO. 2021004919

DORAL DIGITAL REPROGRAPHICS CORP

License Fee Paid: \$60.00

doral digital reprographics corp

5701 NW 79 AVE
Doral, FL

FOR THE PERIOD COMMENCING OCTOBER 1 AND ENDING SEPTEMBER 30, THE ABOVE-NAMED BUSINESS IS LICENSED TO ENGAGE IN THE FOLLOWING BUSINESS FOR THE LICENSE YEAR:

COPY/DUP/REPRODUCTION SERVICE

Square Footage: 12000

Machines:

State License #:

No. of Seats/Tables: 0

Employees: 6

No. of Units/Spaces:

No. of Trucks:

CONDITIONS:

DORAL: COPY/DUP/REPRODUCTION SERVICE. NO RETAIL SALES, NO OUTSIDE STORAGE OR DISPLAYS, DIGITAL REPRODUCTION ONLY.

A handwritten signature in blue ink, appearing to read 'K. Palau'.

Kenia Palau
Chief Licensing Official

This Document Must Be Posted



City Of Doral
8401 NW 53rd Terrace
Doral, FL 33166

Miami, Abril 17 2025

FAÇADE GRANT APPLICATION CONSENT LETTER

This letter serves to formally acknowledge that I, Beatriz Pereira, am the legal owner of the property located at 5701 NW 79th Avenue, Doral, Florida, 33166. I hereby confirm that I am aware of and fully consent to the submission of a Facade Grant Application for the purpose of making improvements to the facade of the afore-mentioned property. I understand that this application seeks funding for the proposed facade renovations as described in the application documents. I further understand that as the property owner, I may be required to fulfill certain obligations or provide additional information as part of the grant process and upon potential approval of the grant. I grant permission to access the property for the purposes of evaluating the grant application, including site visits if necessary. Please feel free to contact me directly at 786 302 6106 or by email betty@ddrepro.com should you require any further information or clarification.

Sincerely,

Beatriz Pereira
Property Owner

A handwritten signature in black ink, appearing to be 'Betty', with a long, wavy line extending to the right.



NEO CONSTRUCTION GROUP, CORP
CGC1525106
4001 NW 97th Ave Suite 201 Doral, FL 33178 US
info@neoconstructiongroup.com
www.neoconstructiongroup.com
PH: 1(954) 554-2593 / 1(305) 812-3443
IG: @neoconstructioncorp

Estimate

Estimate No: 263
Date: 04/30/2025

For: DDR Graphics & Marketing / Att: Beatriz
Pereira
betty@ddrepro.com
5701 NW 79th Ave
Doral, FL, 33166-3535
(786) 302-6101

Description	Quantity	Rate	Amount
Preparation of construction documents (plans) to submit to the city for due approval of project made and sign by architect. Site Plan Arquitectural Plan Structural Plan (MEP does not includes) If required, it will be estimated separately. This includes a pre-meeting service with the zoning department in order to discuss and have a pre-approval of the project. And thus to be able to make the plans.	1	\$2,800.00	\$2,800.00*
Demolition of all existing wood overhead structure throughout the building.	1	\$2,800.00	\$2,800.00*
Preparation and application of stucco in the areas previously removed of wood, due to the demolition to be performed.	1	\$5,800.00	\$5,800.00*
Manufacturing, installation and painting with powder coating aluminium cladding in facade made with tongue and grove FAS system 6" slats. Sorrento color. (Color TBD), according to design.	1	\$9,770.00	\$9,770.00*
Fabrication and installation of new company sign at the main entrance. A separate shop-drawing will be submitted with details of sign, design and installation.	1	\$6,700.00	\$6,700.00*

*Indicates non-taxable item

Subtotal	\$27,870.00
Total	\$27,870.00

Total	\$27,870.00
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Comments

Thank you for your business!

NO REFUNDS / NO MONEY OR MATERIALS RETURNS

Terms and Conditions

In addition to any right or remedy provided by law, if the Client fails to pay for the services o invoices when due, Angelo Cerracchio has the option to treat such failure stop pay as a material breach of this contract and may cancel this contract and/or seek legal remedies. In the event that it is necessary to retain the services of an attorney to enforce this agreement, the prevailing party shall be entitled to reimburse their attorney's fee. If any invoice is not paid when due, interest will be added to any payable on all overdue amounts al 1.5% per month percent, or the maximum percentage allowed under applicable laws, whichever is less. The client shall pay all costs of collection, including without limitation, reasonable attorney fees.

Should CONTRACTOR retain the service of an attorney and/or institute legal proceedings to collect monies that are due under this Agreement or to enforce any provision hereof, CUSTOMER agrees to be held liable for any costs of said lawsuit or liens and reasonable attorney fees.

CONTRACTOR shall not be liable for any loss, damage or destruction to the job site location or premises by any person or cause whatsoever, except when caused by the employee of CONTRACTOR. CUSTOMER shall be responsible for damage, loss, or destruction from any source whatsoever, to all material, equipment, appliance or goods, after they have been delivered to the job site location.

The Contractor reserves the right to cancel the contract any time before jobs have initiated.

Credit Cards Payments has a surcharge of 4% of the total amount of the estimate.

NOTE: Any alterations work or change of order from the above specifications involving an extra cost of materials or labor that may result at the time of execution of the initial work may bring additional costs not established at the beginning of this budget. It could also affect the execution time of the same by change of decision or work as discussed in the initial work. The prices above do not include any permit or city fees. That is the responsibility of the owner.

Thanks again for giving us the opportunity of working with you.

NEO CONSTRUCTION
GROUP, CORP

Client's signature

Urban Domus Construction, LLC

3350 SW 148th Ave Ste 140
Miramar, FL 33027 US
office@urbandomus.net



Estimate

ADDRESS
Giancarlo Annito
Doral Digital Reprographics, Corp
5701 NW 79th Ave.
Doral, FL 33166 USA

ESTIMATE 21-080
DATE 04/30/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
04/30/2025	Permitting Processing	Preparation of construction documents (Plans) to submit to the city for due approval of project made and sign by architect. Site Plan Architectural Plan Structural Plan (MEP does not incudes) if required, it will be estimated separately. This includes a pre-meeting service with the zoning department in order to discuss and have a pre-approval of the project. And thus to be able to make the plans.	1	2,500.00	2,500.00
04/30/2025	Construction Services	Demolition of all existing wood overhead structure throughout the building	1	2,400.00	2,400.00
04/30/2025	Construction Services	Preparation and application of stucco in the areas previously removed of wood, due to the demolition to be performed.	1	5,550.00	5,550.00
04/30/2025	Construction Services	Manufacturing installation and painting with powder coating aluminium cladding in façade made with tongue and grove FAS system 6" slats. Sorrento color (Color TBD), according to design	1	9,900.00	9,900.00
04/30/2025	Construction Services	Fabrication and installation of new company sign at the main entrance. A separate shop-drawing will be	1	5,000.00	5,000.00

Pay to:
URBAN DOMUS CONSTRUCTION, LLC
Transfer to Chase Bank
Business Acc #571106338
Routing #267084131
Zelle: igonzalez@urbandomus.net
Page 1 of 2

submitted with details of sign, design
and installation

<hr/>		
	SUBTOTAL	25,350.00
	TAX	0.00
<hr/>		
	TOTAL	\$25,350.00

Accepted By

Accepted Date

Pay to:
URBAN DOMUS CONSTRUCTION, LLC
Transfer to Chase Bank
Business Acc #571106338
Routing #267084131
Zelle: igonzalez@urbandomus.net
Page 2 of 2



CGC 1510678

June 1, 2025

Attn: **Mrs. Beatriz Pereira**

DDR Graphics & marketing

Re: **Renovation façade of the building**

5701 NW 79 Ave

Doral, FL 33166

Scope of Work.

DEDCO Construction, Inc as contractor proposes to furnish all the materials, equipments and perform all the labor necessary for the completion of work. (As per discussion with the owners)

Included are:

- 1) Preparation set of plan for the City to obtain the Master permit.
- 2) Demolition of all existing overhead structure of the building.
- 3) New smooth stucco of the entire walls.
- 4) Painting the entire building (Exterior) with powder coating aluminum.
- 5) Provide and install tongue and groove FAS system 6" slats (Sorrento Color)
- 6) Provide and Install a new company sign at the Main Entrance.
- 7) Supervision
- 8) General Labor.
- 9) Overhead & Profit

Total Price: \$ 33,861.00.

Note: This price is valid for 30 days

Not included:

Permit fees/MEP work/ Survey

Payment schedule:

- 20% After signature of contract
- 25 % After demolition.
- 25 % After finish stucco
- 25 % After painting.
- 5 % After Final cleanout.

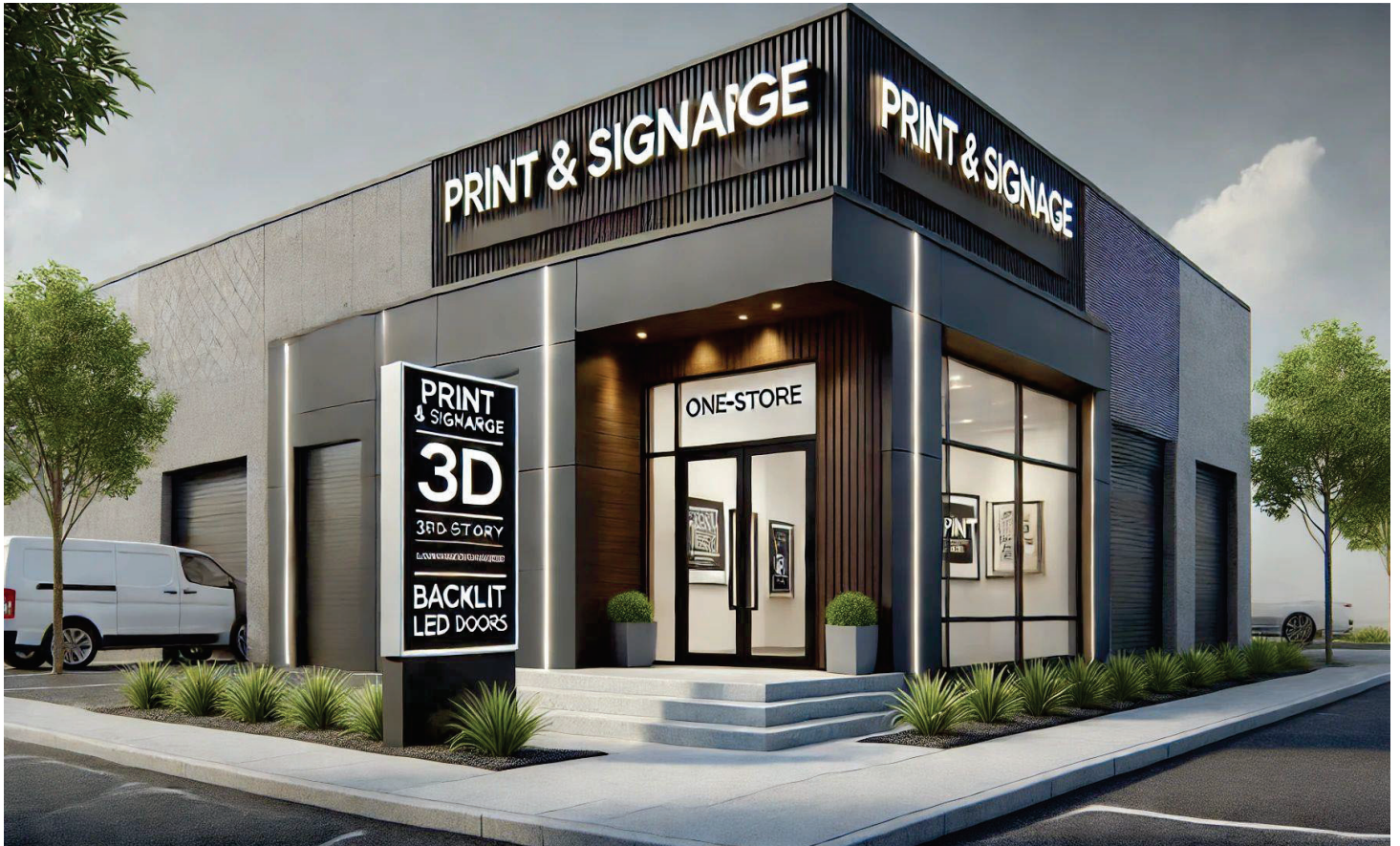
Very truly yours,

Mr. Omelio Rufin
DEDCO Construction, Inc

Mr. Jian Carlos
Mrs. Beatriz Pereira /DDR



CURRENT CONDITION



CONCEPTUAL RENDERING OF PROPOSED IMPROVEMENTS







FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS

1. This form statement is submitted to Miami-Dade County

by Beatriz Pereira

for Doral Digital REprographics Corp

whose business address is: 5701 NW 79th Avenue, Doral FL 33166

and if applicable its Federal Employer Identification Number (FEIN) is 20-4073160

If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.

2. I understand that a "public entity crime" as defined in paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to an directly related to the transactions of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to any bid or contract for goods or services to be provided to public entity or agency or political subdivision of any other conspiracy, or material misinterpretation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in an federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "Affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime, or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term 'affiliate' includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States within the legal power to enter into a binding contract and which bids or applies to bid on contracts of the provision of goods or entity. The term "person" includes those executives, partners, shareholders, employees, members, and agents who are active in management of an entity.




6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

☒ Neither the entity submitting sworn statement, nor any of its officers, director, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity had been charged with and convicted of a public entity crime subsequent to July 1, 1989, **AND** (please indicate which additional statement applies.)

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent proceeding before a Hearing Officer of the State of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. Attach a copy of the final order.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED I PARAGRAPH 1(ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OR THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THAT PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 28.017 FLORIDA STATUTES FOR A CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.


(Signature)

Sworn to and subscribed before me this 17 day of April, 2025.

Personally Known Beatriz Pereira

Or produced identification Driver License Notary Public-State of Florida

My commission expires (Printed, typed
or stamped commissioned name of notary public)
