Lavinia Muresan
EXPRESS PERMITS

# INVOICE


Express Permits
833 W Chicago Ave, Suite 300
CHICAGO, IL 60642

**Phone: (312) 952-2197**
Email: LMexpediter@gmail.com


PAID
CK NO 1287
DATE 5/15/2023

Date 5/11/2023
Invoice No **#1185 AE**

**BILL TO:**

**GP OPPORTUNITY CORP**
**c/o Bryon Finke**
**4700-14 W Lake St.**
Chicago IL – 60644
Contact: Ph#:(847)910-7118
Email:bryon.finke@gmail.com

| DESCRIPTION | QTY | UNIT PRICE | TOTAL |
|---|---|---|---|
| **1.1. Exterior Wall Temporary Bracing:*** <br>** No EPP (Easy Permits) or written Engineering Reports included (for Temporary Bracing only).* <br>- Following the interior Fire Damage from February 2023, that damaged the Roof and the adjacent Masonry walls, left the South Exterior Masonry Wall without support and in possible need of Temporary Bracing. <br>- Provide Temporary Bracing advice, instructions & details should the existing Site conditions, following the walkthrough with the Structural Engineer, deem them necessary. * NOTES: SEE CONTRACT <br>**1.2. Structural Engineers Report (to City):** <br>- Structural Engineering Report containing the details and conditions found/observed on site @ 4700-14 W Lake St, Chicago - Unit "A" (10,000 SF Main Grade Level + 2,000 SF Mezzanine) , along with an explanatory narrative, details and pictures (if/as needed) on stabilizing/fixing the existing masonry walls and existing structural partitions/members, install a new Steel Roof and a New Steel Platform/stairs to the partial Mezzanine Section, as per existing open Violations and code requirements/allowance. <br>- Report is to be submitted to the City review as per Code Requirements and Application/Submittal procedures. <br>**1.3. Architectural/Structural Drawings & MEP Drawings (Vanilla Box):** <br>Full/complete set of Architectural/Structural, MEP (Mechanical, Electrical, Plumbing) Drawings for an existing *1 story (slab on grade), Masonry Commercial Building - S-E Section (Unit A) with 10,000 SF + 1 partial Mezzanine Level (@SE Corner) with 2,000 SF*, to be used as a Warehouse / Vanilla Commercial Box, in a PMD9 Zoning/Planning District, per the 2019 CBC (Chicago Building Code) as follows: <br>**- Structural Engineering Drawings/Calculations to include:** <br>• Reinforcement/repairs to the existing masonry exterior walls and interior structural partitions/members, as/if needed. * NOTES: SEE CONTRACT <br>• Replacement of the existing Garage overhead type door along with the supporting lintel/steel beam. <br>• New Steel Flat Roof - as a replacement of the existing steel bow-truss roof (90% fire damaged). <br>• New Steel stairs / platform @ Mezzanine Level @ SE Corner. <br>• Typical Lintel Schedules/Masonry Details/Notes. <br>• All Details/Plans to be compliant with the 2019 CBC and address open Violations. * NOTES: SEE CONTRACT | M | **$36,500.00** TOTAL CONTRACT | **$14,600.00** 40% DEPOSIT |

- **Architectural & MEP Drawings to include:**

- Existing and Proposed Layouts per owner's design (minimum requirements to code compliance) within the 2019 CBC requirements.
- Proposed layouts for a new Commercial Vanilla Box (open type of space and without specific use, other that minimum PMD9 allowed) within the (minimum) Code Requirements for Bathrooms, Mechanical Rooms (including the Janitor's closet), Office/Lunch Room/Lounge Areas @ the Mezzanine Level.
- Bring to Code or install new MEP's throughout, if/as needed and as per code allowance/requirements.
- Minimum ADA (American Disability Act) Compliance.
- Safety/Emergency/Exit and Fire Plans, if/as necessary. *
- All Details/Plans to be compliant with the 2019 CBC and address open Violations. *NOTES: SEE CONTRACT

**- SERVICES NOT INCLUDED:**

- No Exterior, Parking/Landscape reconfiguration included in this proposal.
- No Zoning Use Changes, Administrative Adjustments or Variances are included.
- Any drawings and details for Fire Protection/Sprinkler System, Civil Engineering.
- Topographic and Plat of Survey.
- Geotechnical and any other Testing Services.
- Court Hearings, serving as an expert witness/consultant in conjunction with any public or private hearing, arbitration and/or legal proceeding.
- No other work included in this proposal. *NOTES: SEE CONTRACT

**1.4. Apply, Process, and Obtain a Building Permit (only):**

- As per the above scope of work and to address violations via S.P.R. (Standard Process Review) - which may take somewhere between 3-5 weeks (or more) for city reviews only - depending also if the Zoning/Planning review is triggered. ** NOTES: SEE CONTRACT

**2. City of Chicago Permit Fees: ****

* To be included on the Final Invoice and in the pick-up package after permit issuance and drawings approval and upon final payment. Payments made for permit fees on behalf of client (excluding deposit fees already paid) will include a 15% service charge relating to any City of Chicago fees paid by Express Permits.

| | | |
|---|---|---|
| TBD | TBD | $350.00 DEPOSIT |
| | SUBTOTAL: | $14,950.00 |
| | TAX: 0% for services. | |
| | CC payments-add 3.5%+ any other processing fees charged by our financial institution | |
| | PAID: | |
| | TOTAL DUE: | $14,950.00 1ST PAYMENT |

Payment of Permit Fees:
Payments made for permit fees on behalf of client (excluding deposit fees already paid) will include a 15% service charge relating to any City of Chicago fees paid by Express Permits.

Important Note:
1. Payments made via Pay Pal or Bank Transfer WILL include the financial institution's transaction fees and will be ADDED to the total amount of this invoice.
2. Credit Card Payments - a CC transaction fee will be added to your total amount based on the amount charged by the financial institution. SQUARE charges between 2.75%-3.5% additional to the invoice amount.
3. *By making a payment on this Invoice for the above project the owner/owner's agent has read and agrees with contract terms, regardless if contract is signed/initialed.*

CHASE QUICK PAY/ZELLE INFO:
Should you choose to make a Chase Quick Pay/Zelle payment our info is as below (our email + company name NOT our phone #):
EXPRESS PERMITS INC
EMAIL: lmexpediter@gmail.com

Late Fees:
A late fee charge of +20% of your total invoice will be added after 14 days from receipt if not paid. Except corporate customers with accounts payable departments & projects paid via Title Companies - max. 30 days from receipt date.

Lavinia Muresan
EXPRESS PERMITS

# PAYMENT RECEIPT

DATE: 5/15/2023
No: EP-R: 1054/23

RECEIVED FROM: GP OPPORTUNITY FUND LLC C/O BRYON FINKE $ 14,950.00

Project Address: 4700-14 W LAKE ST.

as per Contract: EP# 421.23 Invoice EP-Inv# 1185AE

| | | | |
|---|---|---|---|
| Current Balance: | $ 14,950.00 | Cash: | $ – |
| Payment Amount: | $ 14,950.00 | Check: | # 1287 |
| Balance Due: | $ 0 | Other: | # – |

1287

GP OPPORTUNITY FUND LLC

2-1/710

DATE 5-12-23

PAY TO THE ORDER OF Express Permits Inc. $ 14,950.00

Forteen Thousand Nine Hundred Fifty and 00/100 DOLLARS

Security Features Included. Details on Back.

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

FOR 4714 W. Lake St.

MP

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