

7100 W. 26th Ave. Bay 5 Hialeah, FL. 33015 O: 954-842-3426 ApexEnvSolutions.com



BRICKELL PLACE PHASE 2 ASSOCIATION, INC.

Pest Control Proposal Agreements



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June 27, 2025

Brickell Place Phase 2 Association, Inc. 1925 Brickell Ave. D-201 Miami, FL. 33129 manager@bplace2.com 305-858-3891

Requested by: Rebeca Font-Romero

Pest Prevention Proposal for Brickell Place Phase 2 Association grounds & component areas.

Covered pests under this agreement:

Structure infesting Ants, Cockroaches, Silverfish, & Rodents.

<u>Supplemental pest services:</u> Flies, Mosquito, Birds, Bees, Termite treatments and Wildlife management.

Means & Methods: Our company strives to relentlessly meet our client's expectations by keeping our word, delivering on our promises and consistently performing exceptional service. Our methods of combining Ecofriendly green initiatives and conventional pest control methods and products are well proven. All our pesticides and formulations used are registered with the U.S. Environmental Protection Agency (EPA), state and/or local jurisdiction. We adhere to L.E.E.D. and follow the RRPL (Reduce Risk Pesticide List).

• CRAWLING INSECT CONTROL:

(Ants, Cockroaches, & Silverfish) Four monthly service visits will be carried out to inspect and

proactively treat all interior elements of Brickell Place Phase 2

Association.

Common public and support areas serviced monthly. Exterior perimeter barrier treatments for crawling insects.

• RODENT CONTROL: Supply, install, service, maintain, and replenish (10) labeled

multiple pest unit stations.

• RESIDENCE UNITS: An average of 145 residents' units serviced monthly.

Completing a pest control rotation every guarter / 90-days.



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Supplemental pest services

• FLIES: (2) Insect light trap devices in the trash rooms will be serviced monthly at the charge of \$25.00 per insect light trap device unit.

• MOSQUITO CONTROL: A mosquito barrier treatment will be applied to the exterior

perimeter, surrounding grounds, vegetation, and known or potential mosquito breeding areas. Standing or stagnant water will be removed when feasible and treated with a mosquito

adulticide to prevent infestation.

An In2Care mosquito trap will be strategically installed and routinely serviced. Each service visit will be billed at \$125.00.

Please note: Additional barrier treatments may be necessary throughout the mosquito season to maintain effective control.

Supplemental pest services continued

• BED BUGS: \$125.00 bed bug inspection. Conventional or thermal treatments are available and are priced per job.

• BIRDS, BEES, and WILDLIFE management. (i.e. pigeons, sparrows, black birds, opossums, racoons, snakes.)

This Is priced per job and prior inspection is required.



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Scope Of Service

Time Initial service to all interior / exterior elements and grounds of Brickell Place Phase 2 Association. Remove proprietary, outdated, competitor's rodent stations. Supply, install, service, maintain, and replenish monthly (10) rodent devices around the entire exterior area of Brickell Place Phase 2 Association. Installation of service logbook.
Sign in and review service logbook. Inspection & proactively treat all interior public, common and support areas. Inspection and proactively treat exterior trash dumpster areas and trash chute rooms. Inspection and proactively treat offices, meter rooms, mechanical and storage rooms. Inspect and proactively treat snack bar and convenience store. Inspect and proactively treat resident's units. Inspection and maintenance of all exterior rodent devices. Inspect, reset and replenished lures in rodent traps.

As Needed

Inspection and proactively treat any elements of the 14 commercial units needed to maintain pest free environment. Any additional service will be billed directly to unit owner.



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Premises to be serviced 4x monthly:

All Interior common and support areas of Brickell Place Phase 2

<u> Building C 1915</u>	<u> Building D 1925</u>	Residents Units	
Lobby	Lobby	Corsica	
Public areas	Public areas	w/cabanas (179)	
Party room	Party room		
Storage rooms (2	15) Storage rooms (15)	Dominica (232)	
Trash room	Trash room	Townhouses (12)	
Support areas	Support areas		
Trash chute roor	ns Trash chute rooms	an average of 145 residents	
Corridors	Corridors	will be serviced monthly / 90-day rotation	
Snack bar	Convenience store		
Securi	ty / Valet		

Exterior

Entire ext. perimeter, ext. pool areas and grounds.

10 rodent bait stations inspected, maintained, and replenished monthly around entire exterior perimeter.

*(14) Commercial units' spaces will be treated as needed. Any additional services will be billed to unit owners directly.



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CLIENT COMMUNICATION AND RESPONSE TIME

Apex Customer Service: Client may contact Apex Environmental Solutions regarding any pest activity, concerns, or any emergency requests, which may occur between your regular service visits by contacting us @ 954-842-3426. Our customer representative will be available for you to contact 24/7, 365 days a year.

Call Back: An Apex service specialist will contact client within one hour or less after client calls in.

On-site Assessment: At the time of the call back, if it is determined that the incident requires immediate resolution. An Apex service specialist will be on-site within 24 hours.

Service Reports: Every service will be documented and reviewed with client. Service reports will be recorded, stored electronically, and emailed after each service visit.

Apex Service Log(s): Apex manages and reviews a service logbook(s) that will be held in a centralized location. This service logbook(s) will be checked into by a service specialist upon every service visit.

The service logbook(s) will contain the following:

- · Contact information and Liability
- Sighting log
- USB flash drive with all our Labels and Safety Data Sheets
- Service Protocols
- Service reports
- Any other relevant information

Trend Analysis: Quarterly and yearly trend reporting available upon request.

Quality Assurance: Periodically Apex and client will conduct an QA assessment review to the integrated pest management program to ensure the efficacy, communication, and our joint commitment to assure your needs are being met.



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Service Options & Expenditures:

Initial implementation of Apex integrated pest management program: \$1350.00 (initial month)

Four regular monthly IPM service visits to include residences. \$1100.00 (reoccurring)

Supplemental services

Insect light trap devices. (2) \$50.00 (reoccurring)
Mosquito barrier treatment and mosquito traps: \$125.00 (per service)

Terms:.

The initial term of this agreement is one year from the date hereof, and the term shall automatically renew for an additional term of one year.

Termination or ETC:

This agreement can be canceled by the Customer or APEX ENVIRONMENTAL SOLUTIONS any time after initial term is satisfied. A written notice of termination is required at least 30 days prior.

ETC / Early Termination Charge, If Customer terminates prior to the expiration of its initial term or if Apex Environmental Solutions terminates the Agreement for cause prior to the expiration of the initial Service Commitment Period, Apex Environmental Solutions reserves the right to charge the Customer (i) any outstanding charges for Integrated Pest Management Service to the date of such termination, plus (ii) an amount equal to the number of months and portions of months remaining in the Integrated Pest Management Agreement times the applicable.

Guarantee:

All services proposed in this agreement are guaranteed. If for any reason, Customer is dissatisfied with service provided, Customer will provide reasonable notice and grant APEX ENVIRONMENTAL SOLUTIONS a period of 45 days to rectify pest problems covered under this agreement. During this time APEX will carry out extra inspections and treatments at NO additional charge(s).

Accession:

Unless otherwise specified prices are subject to reasonable annual increases based on the Consumer Price Index, CPI-U NSA, as listed on the US Department of Labor, Bureau of Labor Statistics Website.

References:

Costa Bella: Randy Morales / LCAM Property Manager KWPMC: Sherwin Lewis / Director of Operations

Brickell City Centre Swire Properties: Sarah Charles/ Facilities Manager

The Waverly: Ana Enamorado / LCAM property manager



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Apex Perks

24/7 emergency response and weekend coverage. No extra charge. (\$250.00 value)

NOTE: Parking must be supplied for service specialists

Certificate of Liability Insurance will include:

General Liability (each occurrence)	\$2,000,000.00
Workers Compensation and Employees Liability	\$1,000,000.00
Umbrella Liability	\$1,000,000.00
Auto Liability	\$1,000,000.00
General Aggregate	\$5,000,000.00

If you should have any questions or concerns. Please reach out. We thank you for the opportunity and we are looking forward in becoming your preferred pest prevention provider.

Best Regards,

ERICK RODRIGUEZ
VP / CPCO
APEX ENVIRONMENTAL SOLUTIONS
WWW.APEXENVSOLUTIONS.COM
954-842-3426

Client:	Apex Environmental Solutions Inc:			
Gal L'				
Authorized Signature	Signature	start date		
	Apex Environmental Solutions			
Eleonora Gabaldon President	7842 NW 178 th Stre	et		
Name & Title	Miami, FL. 33015			
	954-842-3426			
	Apexenvsolutions.co	om		

Integrated Pest Management Service Agreement



SAFEGUARDING YOUR BUSINESS AGAINST PESTS

Service Name	Phase 2 Association	Billing Name	Brickell Plac	e Phase 2 Association	n, Inc.				
Address	1925 Brickell	Ave. D-201		Address	1925 Bricke	ell Ave. D-201			
City	Miami	State FL.	Zip	33129	City	Miami	State FL.	Zip	33129
Contact	Rebecca Font	Romero			Contact	Rebecca Fo	nt Romero		
Phone	305-858-3891	1			Phone	305-858-38	91		

APEX ENVIRONMENTAL SOLUTIONS agrees to perform Integrated Pest Management service as follows:

Description of services to be provided:

Apex Environmental Solutions will provide (4x) monthly Integrated Pest Management (IPM) service visits, to include servicing all interior common, support areas the exterior perimeter of Brickell Place Phase 2 Association premises and it's surrounding areas, to help prevent nesting and traffic of rodents & crawling insects (ants, cockroaches, & silverfish)

All residents units in Corsica bidg, Cabanas, Dominica bidg, and Townhouses will be on a quarterly rotation.

Regular Integrated Pest Management program rotation, will ensure that potential harborage areas are not suitable for pests. Which may be introduced by vendor supplies, employees or quests.

Rodent bait stations will Installed and maintained at strategic locations outside, to continuously impact any pests population threatening incidental entry to the inside Apex Environmental Solutions has service 24 hours a day, seven days a week. In the event, the need for incidental service arises between scheduled visits. A call to the local branch, will be responded to within 2 hours. A site visit within 24 hours based on the customer's need. This service is included at NO Additional Charge.

All service will be documented. The report reviewed and retained in the service log. The service information will be recorded, stored electronically and emailed.

Covered pests under this agreement include common Structure Infesting Ants, Cockroaches, Silverfish, and Commensal Rodents. Carpenter ants, Pharaoh ants, Bed Bugs, Mosquitoes, Wildlife nusiance animals and Non-Covered Pests are optional pest services.

Premises to be serviced under this agreement:

All Interior common and support areas of Brickell Place Phase 2 Building C 1915 Building D 1925 Lobby Lobby Corsica Public areas Public areas w/cabanas Party room Party room Storage rooms (15) Trash room Dominica (232) Townhoiuses (12) Storage rooms (15)

Support areas Support areas Trash chute rooms Trash chute rooms An average of 145 residents will be serviced monthly / 90-day rotation Corridors Corridors

Snack bar Convenience store

Exterior

Entire ext. perimeter, ext. pool areas and grounds.

10 rodent bait stations inspected, maintained, and replenished monthly around entire exterior perimeter.

*(14) Commercial units space will be treated as needed

2. Customer agrees to pay for the above service at the rate of \$ 1,350.00 plus any applicable sales tax for the first month of service \$ 1,100.00 per month, plus any applicable sales tax. Payment is due within 30 days and thereafter at the rate of of date invoice is received by Customer.

Past due invoices will be subject to a late payment charge of \$25.00. Customer is liable for payment of all cost of collection of past due accounts, specifically including, but not limited to, court costs, expenses and reasonable attorneys' fees. The monthly service charge may be reviewed after the initial term of this Agreement.

- 3. APEX ENVIRONMENTAL SOLUTIONS will carry out additional inspections and service, at no extra charge, should a reinfestation of the above covered pests occur between our regular service visits.
- 4. Customer agrees to give APEX ENVIRONMENTAL SOLUTIONS access to all areas as may be required to complete the Integrated Pest Management service. Customer further agrees to cooperate as needed to perform the Integrated Pest Management service and to correct conditions conducive to pest infestations as indicated on the sanitation, structural and storage report.
- 5. APEX ENVIRONMENTAL SOLUTIONS agrees to use only EPA registered pesticides in accordance with label directions. Copies of label and material safety data sheets are available upon request. APEX ENVIRONMENTAL SOLUTIONS hereby affirmatively disclaims any liability for damages or injury caused by the use of EPA registered pesticides used in accordance with the manufacturer label directions
- 6. Customer agrees that the service provider under this Agreement is not to be construed as insurance, or as a covenant, guarantee, warranty, or promise of any kind that Customer is in compliance with any legal guidelines or requirements. APEX ENVIRONMENTAL SOLUTIONS disclaims any liability or responsibility regarding the practices and operations of the client, and bears no responsibility or liability for whether the Customer carries out the recommendations made by APEX ENVIRONMENTAL SOLUTIONS.
- 7. Customer and APEX ENVIRONMENTAL SOLUTIONS will mutually indemnify and hold harmless from and against all claims, demands, liabilities, obligations and attorney's fees or costs brought by any third parties, arising out of, or related to either Customer or APEX ENVIRONMENTAL SOLUTIONS' gross negligence or failure to act in accordance with any legal requirements contained within this agreement
- 8. The initial term of this agreement is one year from the date hereof, and the term, thereafter, will be month to month. Unless otherwise specified, prices are subject to reasonable annual increases based on the Consumer Price Index, CPI-U NSA, as listed on the US Department of Labor, Bureau of Labor Statistics Website.
- 9. Termination or ETC: This agreement can be canceled by the Customer or APEX ENVIRONMENTAL SOLUTIONS at any time and with / without clause after initial term is satisfied. A written notice of termination is required at least 30 days prior. ETC / Early Termination Charge, If Customer terminates prior to the expiration of its initial term or if Apex Environmental Solutions terminates the Agreement for cause prior to the expiration of the initial Service Commitment Period. Apex Environmental Solutions reserves the right to charge the Customer (i) any outstanding charges for Integrated Pest Management Service to the date of such termination, plus (ii) an amount equal to the number of months and portions of months remaining in the Integrated Pest Management Agreement times the applicable. If for any reason, Customer is dissatisfied with service provided, Customer will provide reasonable notice and grant APEX ENVIRONMENTAL SOLUTIONS a period of 30 days to rectify pest problems covered under this agreement. During this time APEX will carry out extra inspections and treatments at NO additional charge.
- 10. REQUIRED BY FLORIDA LAW: The structural pest control act requires all pest control companies to maintain insurance coverage. Information about the coverage is available from this pest control company. Company will also maintain insurance as required by clie FOR CUSTOMER

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Authorized Signature	Commencement Date	Signature Apex Environmental Solution: 7842 NW 178th Street Miami, FL 33015	Date 5
Eleonora Gabaldon president		954-842-3426	
Name and Title		<u>ApexEnvSol</u>	utions.com



Integrated Pest Management Fly Sales Agreement

ApexEnvSolutions.com

SAFEGUARDING YOUR BUSINESS AGAINST PESTS

Name and Title

	Service Name	Brickell Place Ph	ase 2 A	ssociation, 1	Inc.		Billing Name	Brickell Place	Phase 2	Associatio	on, Inc.		
	Address	1925 Brickell Ave					Address	1925 Brickell					
	City	Miami	State	FL.	Zip	33129	City	Miami	State	FL.	Zip	33129	
	Contact	Rebecca Font Roi	nero				Contact	Rebecca Font	Romero				
	Phone	305-858-3891					Phone	305-858-3891					
1.	Purchase		Rent			Maintenanc	e Agreement	x	(Initial	l Please)			
							o 7.g. coc		(2				
2.	Description of P	roduct and Pricing											
		del / Description				Units		Unit Price				Total	
	Genus Fly Ligh	nts				2	•	\$ 25.0	<u> </u>	_		\$	50.00
				_			-	Subtotal				\$	50.00
								Sales Tax Freight				\$	3.50
		Installation	Yes	<u> </u>	1	No	•	Installation Cha	ge			\$	-
								Total		_		\$	53.50
3.	Purchase: APE	X Environmental S	olutions	s agrees to se	ell the god	ods described a	bove and the c	ustomer agrees to	purchase	same.			
4.	consecutive mor	ervice to include repl		\$	53.50	D_ . Thereafte	r the agreemen	t will continue to i	un, but m	ay be can	celled wit		alty
5.	Maintenance Ag	greement: APEX En	vironm	ental Soluti	ons agre	es to maintain t	he above units	as follows:					
6.	warranty, or pro	s that the service pro omise of any kind tha bility or responsibility arries out the recomr	t Custon regardi	ner is in comp ng the practi	oliance wi ices and o	th any legal gu operations of th	idelines or requ e client, and be	irements. APEX	Environm	ental Sol			
7.		ndemnify and hold A or costs brought by a						all claims, deman	ds, liabilitie	s, obligatio	ons and		
8.	specifically inclu	es will is subject to a l iding, but not limited erm of this Agreemer	to, cour										
9.	=	FLORIDA LAW: Tout the coverage is av					t control compa	nies to maintain ir	isurance co	overage.			
	FOR CUSTOM	ER						APEX ENVIRO	NMENTA	L SOLUT	IONS IN	IC.	
		GdL'		/							1		
	Authorized Sign	ature	Comm	encement Da	ate	_		Signature Apex Environm 7842 NW 178t Miami, FL. 330 954-842-3426	h Street	itions	•	Date	



Integrated Pest Management Mosquito Service Agreement

SAFEGUARDING YOUR BUSINESS AGAINST PESTS

Service Name	Brickell Plac	e Phase 2 Association	Billing Name	Brickell Plac	ce Phase 2 Associat	ion, Inc.			
Address	1925 Brickell Ave. D-201				Address	1925 Bricke	ll Ave. D-201		
City	Miami	State FL.	Zip	33129	City	Miami	State FL.	Zip	33129
Contact	Rebecca Fon	t Romero			Contact	Rebecca For	nt Romero		
Phone	305-858-389	1			Phone	305-858-389	91		

1. APEX ENVIRONMENTAL SOLUTIONS agrees to perform Integrated Pest Management service as follows:

Description of services to be provided:

Apex Environmental Solutions will perform barrier treatment for mosquitoes to the exterior perimeter, valet, surrounding areas of vegetation, landscaped areas, surrounding foliage of ground floor for Brickell Place Phase 2.

We will identify, eliminate and treat any standing water opportunities, which may support mosquito harborage and reproduction.

Where structural or support equipment modifications may be beneficial or required, a corrective action report will be provided for management. As necessary, the areas where potential mosquito breeding and resting sites, will be treated in the early morning.

In2Care mosquito trap will be serviced, secured and mosquito trap lure replaced monthly.

During the high mosquito season it may neccesary to perform additional mosquito barrier treatments.

Covered pests under this agreement is Mosquitoes (CULEX, ANOPHELES, AEDES ALBOPICTUS and AEDES AEGYPTI) and mosquito larvae.

Premises to be serviced under this agreement:

Mosquito reduction barrier service, will be provided to all areas of the exterior perimeter, valet area, surrounding areas of vegetation, landscaped areas, and surrounding foliage of Brickell Place Phase 2.

In2Care mosquito trap serviced, secured and replenished monthly.

- Customer agrees to pay for the above service at the rate of
 and thereafter at the rate of
 date invoice is received by Customer.
 Sustained the rate of
 per service, plus any applicable sales tax. Payment is due within 30 days of date invoice is received by Customer.
 - Past due invoices will be subject to a late payment charge of \$25.00. Customer is liable for payment of all cost of collection of past due accounts, specifically including, but not limited to, court costs, expenses and reasonable attorneys' fees. The monthly service charge may be reviewed after the initial term of this Agreement.
- APEX ENVIRONMENTAL SOLUTIONS will carry out additional inspections and service, at no extra charge, should a reinfestation of the above covered pests occur between our regular service visits.
- 4. Customer agrees to give APEX ENVIRONMENTAL SOLUTIONS access to all areas as may be required to complete the Integrated Pest Management service. Customer further agrees to cooperate as needed to perform the Integrated Pest Management service and to correct conditions conducive to pest infestations as indicated on the sanitation, structural and storage report.
- 5. APEX ENVIRONMENTAL SOLUTIONS agrees to use only EPA registered pesticides in accordance with label directions. Copies of label and material safety data sheets are available upon request. APEX ENVIRONMENTAL SOLUTIONS hereby affirmatively disclaims any liability for damages or injury caused by the use of EPA registered pesticides used in accordance with the manufacturer label directions.
- 6. Customer agrees that the service provider under this Agreement is not to be construed as insurance, or as a covenant, guarantee, warranty, or promise of any kind that Customer is in compliance with any legal guidelines or requirements. APEX ENVIRONMENTAL SOLUTIONS disclaims any liability or responsibility regarding the practices and operations of the client, and bears no responsibility or liability for whether the Customer carries out the recommendations made by APEX ENVIRONMENTAL SOLUTIONS.
- 7. Customer and APEX ENVIRONMENTAL SOLUTIONS will mutually indemnify and hold harmless from and against all claims, demands, liabilities, obligations and attorney's fees or costs brought by any third parties, arising out of, or related to either Customer or APEX ENVIRONMENTAL SOLUTIONS' gross negligence or failure to act in accordance with any legal requirements contained within this agreement.
- 8. The initial term of this agreement is one year from the date hereof, and the term, thereafter, will be month to month. Unless otherwise specified, prices are subject to reasonable annual increases based on the Consumer Price Index, CPI-U NSA, as listed on the US Department of Labor, Bureau of Labor Statistics Website.
- 9. Termination or ETC: This agreement can be canceled by the Customer or APEX ENVIRONMENTAL SOLUTIONS at any time and with / without clause after initial term is satisfied. A written notice of termination is required at least 30 days prior.
 ETC / Early Termination Charge, If Customer terminates prior to the expiration of its initial term or if Apex Environmental Solutions terminates the Agreement for cause prior to the expiration of the initial Service Commitment Period. Apex Environmental Solutions reserves the right to charge the Customer (i) any outstanding charges for Integrated Pest Management Service to the date of such termination, plus (ii) an amount equal to the number of months and portions of months remaining in the Integrated Pest Management Agreement times the applicable. If for any reason, Customer is dissatisfied with service provided, Customer will provide reasonable notice and grant APEX ENVIRONMENTAL SOLUTIONS a period of 30 days to rectify pest problems covered under this agreement. During this time APEX will carry out extra inspections and treatments at NO additional charge.
- 10. REQUIRED BY FLORIDA LAW: The structural pest control act requires all pest control companies to maintain insurance coverage. Information about the coverage is available from this pest control company. Company will also maintain insurance as required by client. FOR CUSTOMER
 APEX ENVIRONMENTAL SOLUTIONS INC.

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Authorized Signature	Commencement Date	Signature	Date
Eleonora Gabaldon president		Apex Environmental Solut 7842 NW 178th Street Miami, FL. 33015 954-842-3426	ions
Name and Title		AneyEn	Solutions com