Ace Property Solutions Inc.
1220 Arundel Dr. Wilmington De. 19808
(302)-312-7467 c
Acepropertysolutions1@gmail.com

This Agreement for Professional Services is submitted on the 14th day of April 2021 by Ace Property Solutions Inc. a Delaware Corporation (License#2015601399) herein "Contractor" and party(s) signing below herein "Client, governing work to be preformed on property and structure(s) located at Greenville Overlook along the area of Athena Court Wilmington De. 19808

Client: Shahzad Akbar, authorized member(President, Board of Directors)
Greenville Overlook Maintenance Coorperation.

(917)-848-9194

Contractor shall **Furnish labor and materials** to preform **Interior/Exterior** work described in the following work summary outline.

Exclusions and Clarifications:
-All work will be performed Monday-Sunday with unrestricted access during hours of 8A.M-6P.M

-Contract includes up front Permit fees by any Local Authority Having Jurisdiction(LAHJ)

-Contract excludes handling or removal of any hazardous waste or materials

-Contract excludes architectural or engineering fees

-Contractor shall dispose of all debris in dumpster provided by contractor

-Contractor shall keep site as "neat" as possible during duration of work

-Client is relieved from liability of Contractors tools, equipment, etc left on site during scheduled work

-Contractor will begin work as soon as funds are available to furnish materials, project will take an estimated 14 days to complete but projected completion date will be set on or before may 7th 2021 allotting for variables such as material delivery and weather. Proactive staging will begin after deposit is received.

- Contractor will set up onsite work station at cul-de-sac of Athena Ct. and will be coned/ taped off.

-Contractor retains all salvage rights to materials, equipment, belongings/ personal effects removed from property during this contract

-Incase of conflicts between information provided, the spec outline will take precedence

- Underlying conditions may exist within the spec of work addendums will be discussed and put in writing with both party(s) signatures

-All work completed under this contract will be completed in accordance with industry standard as well as local building code as of date of contract

-Contract includes a cleaning of structure as of completion of work

Client agrees to pay as follows:

Total Contract Price: **$17,634.40**

Down Payment(DUE at Signing) **$13,000 (includes allowance for initial materials purchase)**

Final payment Due on day of final completion of contract **4,634.40**

Payment terms are NET 5 days from receipt of invoice

*** All Addendum orders will require 50% payment due at signing with balance paid at completion***

*** Client agrees to pay interest on any unpaid invoice beginning 30 days after payment due date at the rate of 1.5% per month, 18% per annum, or the maximum judicial rate, which ever is less***

All payments are to be made by Client to Contractor after contractor has completed specified work to satisfaction of client.

Contractor may suspend any duty to perform under this Agreement if at any time any payment or reimbursement are due and outstanding for a period of more than 5 calendar days from date of invoice. In the event of a suspension, Client agrees to reimburse Contractor for any and all increases in cost of work as result of suspension, including profit on the increased cost of performance and expenses related to demobilization and remobilization, if any. The terms set in this paragraph shall take priority over any conflicting terms within this contract.

The Client shall, at the written request of Contractor, prior to commencement of work and thereafter furnish the Contractor reasonable evidence that financial arrangements have been made to fulfill Client obligation under contract, furnishing of such evidence shall be a condition of precedent to commitment or continuation of work. After such evidence has been presented Client shall not materially vary such financial arrangements without prior notification to Contractor.

No charge or claim of Client will be valid unless Contractor has received a written advanced notice, has been allowed ample time to correct any deficiency, and has failed to do so. Furthermore any payments withheld under a claim of contractor default shall be reasonably calculated to cover any anticipated liability and any remaining amounts not in dispute shall be promptly paid.

NOTICE OF RIGHT TO CANCEL

Client:
Shahzad Akbar, authorized member(President, Board of Directors)
Greenville Overlook Maintenance Coorperation.

Contractor:
Ace Property Solutions INC.
Property Address : Athena Ct. Wilmington De.19808

Your Right To Cancel:

You are entering into a transaction that will result in a lien interest in the property listed above. You have a legal right under federal law to cancel this transaction, within three business days from whichever of the following events occurs last:

1. the date of the transaction, which is April 19, 2021, or 2. the date you received this notice of your right to cancel,

If you cancel the transaction, the lien interest is also cancelled. Within 20 calendar days after we receive your notice, we must take the steps necessary to reflect the fact that the lien interest on the property has been cancelled, and we must return to you any money you have given us in connection with this transaction.

How to cancel,

If you decide to cancel this transaction, you may do so by notifying us in writing, at
Ace Property Solutions INC. 1220 Arundel Dr. Wilmington De. 19808
acepropertysolutions1@gmail.com (302)-312-7467

You may use any written statement that is signed and dated by you and states your intention to cancel.

If you cancel by mail or telegram, you must send a notice no later than midnight of April **23**, 2021 (or midnight of the third business day following the latest of the two events listed above). If you send or deliver your written notice to cancel some other way, it must be delivered to the above address no later than that time.

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ON THE DATE OF THE TRANSACTION LISTED ABOVE I/WE THE UNDERSIGNED EACH RECEIVED TWO (2) COMPLETED COPIES OF THE NOTICE OF RIGHT TO CANCEL IN THE FORM PRESCRIBE BY LAW ADVISING ME/US OF OUR RIGHT TO CANCEL THIS TRANSACTION.

X Shahzad Akbar

Shahzad Akbar, Authorized Member

4/20/21

(Date)

16:38

Time

Work Outline

-Plant 83 Green Giant Arborvitae (6-7') with peatmoss base
- Plant 42 Norwegian Spruce (6-7') with peatmoss base
- General clean up
- Generalized map of planting will be provided by contractor
- All trees planted will be marked by ribbons for warranty and care purposes

X Shahzad Akbar

Shahzad Akbar, Authorized Member — 4/20/21 Date — 16:38 Time

Martin L. Reynolds

Martin L. Reynolds , President
Ace Property Solutions INC.

4/20/21 Date — 16:38 Time

Release of Lien

It shall be within the Contractors duty to submit a waiver of lien after final payments have been furnished by client to contractor, furthermore any subsequent contractor involved within contract shall provide a lien waiver once subsequent jobs are completed and payment is furnished, the contractor shall be responsible for obtaining the release forms from any 3rd party contractor.

X Shahzad Akbar	4/20/21	16:38
Shahzad Akbar, Authorized Member	Date	Time
Martin L Reynolds	4/20/21	16:38
Martin L. Reynolds , President **Ace Property Solutions INC.**	Date	Time

Warranty terms and conditions

Refer to estimate #1165 (on site irrigation). A 4 year warranty will be offered provided that a proactive maintenance regiment is in place during the months of May 2021- August 2021, the current projection at this time (4-14-21) is 18 services. During each service soil conditions will be tested with results presented to client at conclusion of each service. In cases of extreme drought and/or excessive temperatures of 92°F additional service may be required, these numbers are based off of The Old Farmers Almanac 2021 predictions which will be attached below. This regiment is a top tier approach offered exclusively by Ace Property Solutions INC. the **client reserves the right to decline this service, however an omission of signature will imply Null & Void of warranty.**

- 1st year replacements (if needed) will be free of charge, subsequent years 2-4 will then be pro-rated
- 2nd year replacements (if needed) Ace Property Solutions INC. will cover 75% of replacement cost, remaining 25% to be paid by Client
- 3rd year replacements (if needed) Ace Property Solutions INC. will cover 50% of replacement cost, remaining 50% to be paid by client
- 4th year replacements (if needed) Ace Property Solutions INC. will cover 25% of replacement cost, remaining 25% to be paid by client

All trees will be marked, cataloged and dated at time of planting with soil samples taken at time of planting.

By signing below client agrees to terms and conditions of this warranty. It is our pleasure to offer this warranty as it is very rare for warranties to be offered for a scope of work of this nature, many contractors would not offer such an apprehensive guarantee.

X Shahzad Akbar 4/20/21 :date 16:39 :time

Shahzad Akbar/ Authorized Member

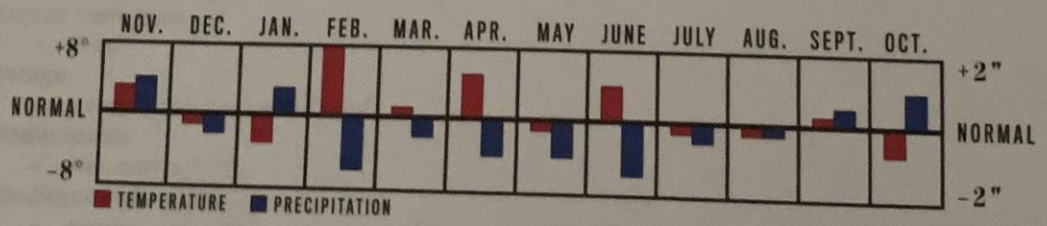
Martin Reynolds 4/20/21 :date 16:39 :time

Martin Reynolds: President
Ace Property Solutions INC.

ABOUT THE ATLANTIC CORRIDOR REGION

The Atlantic Corridor long range weather region includes all or part of the following states: **CONNECTICUT** (Bridgeport, Hartford, New Haven, Stamford, Waterbury), **DELAWARE** (Bear, Dover, Newark, Pike Creek, Wilmington), **DISTRICT OF COLUMBIA** (Washington), **MARYLAND** (Baltimore, Columbia, Dundalk, Ellicott City, Silver Spring), **MASSACHUSETTS** (Boston, Brockton, Cambridge, New Bedford, Worcester), **NEW JERSEY** (Edison, Elizabeth, Jersey City, Newark, Paterson), **NEW YORK** (Hempstead, Mount Vernon, New Rochelle, New York, Yonkers), **PENNSYLVANIA** (Chester, Levittown, Norristown, Philadelphia, Radnor), **RHODE ISLAND** (Cranston, East Providence, Pawtucket, Providence, Warwick), **VIRGINIA** (Alexandria, Arlington, Hampton, Newport News, Richmond).

TEMPERATURE AND PRECIPITATION NOVEMBER 2020 TO OCTOBER 2021



ANNUAL WEATHER SUMMARY

NOVEMBER 2020 TO OCTOBER 2021

Winter will be colder than normal in the north and warmer in the south, with above-normal precipitation and snowfall. The coldest periods will be in mid-December and mid-January, with the snowiest periods in mid-December, early January, and early to mid-March. April and May will be warmer and slightly rainier than normal, with an early hot spell in early to mid-April. Summer temperatures will be slightly cooler than normal, on average, with above-normal rainfall. The hottest periods will be in late June, early to mid-July, and early August. Watch for a hurricane in early to mid-August. September and October will be cooler and rainier than normal.

Source- Old Farmers Almanac 2021

About your species selection

In collaboration with arborist report by Michael B. Dunn on 4-1-21 the Norway Spruce and Green Giant Arborvitae were recommended with in said report and selected species for the scope of work.

Norway Spruce:
Botanical name:
Picea abies
All common names:
Norway spruce
Family (English):
Pine
Family (Botanic):
Pinaceae
Planting Site:
- Residential and parks

Tree or Plant Type:
- Tree

Foliage:
- Evergreen (foliage year-round)

Native Locale:
- Non-native

Landscape Uses:
- Screen,
- Specimen,
- Windbreak

Size Range:
- Large tree (more than 40 feet),
- Medium shrub (5-8 feet),
- Small shrub (3-5 feet)

Mature Height:
40-60 feet
Mature Width:
25-30 feet
Light Exposure:
- Full sun (6 hrs direct light daily),

Source- Old Farmers Almanac 2021

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