

KEYSTAR



ITB #26-001 907 Caroline Street New Commercial Building Construction



PLAN IN
ELEVATION
TO BE 1"
SCALE
(LOCATION)
SITE PRIOR
CON.

EXTERIOR
PROOFING
SEAL 58"
COATING

1.00' MSL

(OPEN)

A17

CJ, TYP.

A18

A19

A20

A12

A13

A14

A15

A16

1

A21

A22

A23

A24

(HATCHED AREA INDICATES FLOOD LOG PANEL. SEE DETAIL I/A11)

(FLOOD LOG PANEL. SEE DETAIL I/A11)

(HATCHED AREA INDICATES FLOOD LOG PANEL. SEE DETAIL I/A11)

PAINT WALL

3'-6" (CONC)

IMPACT ALUM

5450 Macdonald Ave, Ste 3
Key West, FL 33040

BID FORM

1

PRICE PROPOSAL/
SUBCONTRACTORS

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SCHEDULE OF VALUES

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EXPERIENCE

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BID BOND

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BID AFFIDAVITS

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LICENSES & INSURANCE

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NOTE TO BIDDER: Bid Forms should be completed using black ink or typed for clarity and legibility.

BID FORM

To: The City of Key West
Address: 1300 White Street, Key West, Florida 33040
Project Title: **907 Caroline Street New Commercial Building Construction**
ITB #26-001

Bidder's contact person for additional information on this bid:

Company Name: Keystar, Inc.

Contact Name & Telephone #: Charles C. Spottswood, 305-517-6270 / 305-360-0802

Email Address: Chas@keystarconstruction.com

BIDDER'S DECLARATION AND UNDERSTANDING

The undersigned, hereinafter called the Bidder, declares that the only persons or parties interested in this bid are those named herein, that this bid is, in all respects, fair and without fraud, that it is made without collusion with any official of the City, and that the bid is made without any connection or collusion with any person submitting another bid on this contract.

The Bidder further declares that they have carefully examined the Contract Documents for the construction of the project, that they have personally inspected the site, and satisfied themselves as to the quantities involved, including materials and equipment, and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the Contract Documents, and that this bid is made according to the provisions and under the terms of the Contract Documents, which documents are hereby made a part of this bid.

CONTRACT EXECUTION AND BONDS

The Bidder agrees that, if their bid is accepted, they will, within ten (10) calendar days—excluding Sundays and legal holidays—after receipt of the Notice of Award, execute the contract in the form attached hereto. At that time, the Bidder shall also provide the City with examples of the Performance Bond and Payment Bond for each project, evidence of all required licenses and certifications, and shall furnish, to the extent of their bid, all necessary machinery, tools, equipment, and materials to perform and complete all work as specified or indicated in the Contract Documents.

CERTIFICATES OF INSURANCE

Bidder agrees to furnish the City, before commencing the work under this contract, the Certificates of Insurance (COI) as specified in these documents.

START OF CONSTRUCTION AND CONTRACT COMPLETION TIME

The Bidder further agrees to begin work within ten (10) calendar days after receiving the Notice to Proceed and to complete the project, in all respects, within **four hundred and twenty-five (425)** after the date of the Notice to Proceed.



ADDENDUM NO. 1
907 Caroline Street New Commercial Building Construction
ITB 26-001

This addendum is issued as supplemental information to the Request for Proposal package for clarification of certain matters of both a general and a technical nature. The referenced Request for Proposal package is hereby amended in accordance with the following items:

1. **Clarification:**
2. **Changes to Submission Requirements:** [No Changes]
3. **Updates to Project Timeline:**
 - 1) The City of Key West has updated the following project timeline to extend the Bid Opening Date to: February 17, 2026 @ 2:00 PM.
4. **Responses to Questions:**

Question: Please provide the Geotech Report. We need to confirm depth of the Auger Piles.

Response: See sheet A0 revision Item #2 (note regarding geotechnical report). For bidding purposes assume all indicated auger piers shown on the plans are 10'-0" in length (total from top of grade). This assumes 4'-0" of topsoil and 6'-0" embedment into cap rock (see also note 230.4 on sheet S0.1). In addition to this, please provide a cost per linear foot of pile for deduct / add purposes once the geotechnical report is complete.

Question: Multiple of our Subs have informed us that as of 10/31, PGT the owner of CGI was purchased by Miter Brands and Miter discontinued the CGI Sentinel Line of Windows and Doors. Can we provide an alternate window as long as it meets the design pressures? Also, the Store Front Windows on the first floor are shown as CGI Sentinel series, Please confirm that

these will stay residential windows & doors, or should they be commercial store front windows and doors?

Response: In lieu of CGI Sentinel products please provide pricing for PGT WinGuard aluminum doors and windows (Ogee grid, laminated glass, Low-E Solarban 70XL). Alternate aluminum systems will be considered with the General Contractor that is awarded the project. All windows will need to comply with the design pressures indicated on sheet S1.3.

Question: Please provide the dimensions and quantities of the collector heads and downspouts.

Response: Assume all collector heads are 1'-6" wide X 1'-6" tall X 1'-0" deep. Assume all downspouts are 6" diameter. There are to be (4) collector boxes and downspouts (reference 1/A0)

Question: Is Romex (NM Cable) permitted to use in the residential dwelling units?

Response: For bidding assume MC cable.

Question: Is MC Cable permitted to use in the commercial dwelling units?

Response: Homeruns are to be in conduit; MC cable can be used for branch circuit distribution.

Question: Please provide Fire Alarm specifications.

Response: See revised sheet E4.

Question: All light fixtures state an allowance for the bid besides the Rooftop exterior wall

mounted light fixtures and the shower area vapor tight light fixtures.
Please provide an allowance amount to include in the bid.

Response: Assume an allowance of \$250 for all roof top wall mounted lights and \$150 for all shower area lights. Allowance is for fixture only.

Question: The mechanical drawings do not indicate any supply or return ductwork serving the first-floor space. Please clarify the intended scope for the mechanical installation in this area. Specifically, should the mechanical equipment be provided with a basic supply plenum, or is the unit intended to be installed without ductwork and left capped/ready for future use? Please advise on the required configuration to ensure compliance with the design intent and project specifications.

Response: See attached revised sheets M1 and M5 for ductwork layout.

Question: Please confirm the required level of polished concrete finish for this project. Specifically, indicate the desired polish level on a scale of Level 1 through Level 4, as applicable.

Response: Assume a Level 3 finish for bidding purposes (per ACI 310.1-20)

Question: Is there a scheduled site visit or pre-bid meeting for this project? We did not see any mentioned in the ITB documents. If not, please advise when we may visit the site.

Response: There is not a scheduled pre-bid meeting for this project. It is recommended that all bidders go to the project site and review on their own. The Site is open to review Monday through Friday.

Question: Is there a designated staging area or space available for contractors to work, including placement of dumpsters and materials?

Response: There will be limited staging and material storage areas. An area for a dumpster will be worked out with the approved contractor. There are other commercial businesses that will be in operation during the construction phase of this project. Closing roadways and parking will need to be coordinated with the other businesses that operate in the area. Plan on bringing materials as required to the site daily.

Question: Please confirm that there is no scope of work related to window treatments.

Response: No window treatments are to be included in the base bid.

Question: Are there any prevailing wage or wage requirements applicable to this project?

Response: Follow State Employment and wage requirements.

Question: Note 4 on A11 and A12 call out a Kynar Finish. This is about a 14% add from the regular white powder coat finish. I'm bidding it with the "Kynar" (2605) finish but it would be a great VE option to eliminate it. Totally unnecessary!

Response: City of Key West requested Kynar finish.

Question: I do not see a required SHGC or glass make-up required. I'm bidding it with standard clear glass for now but I would imagine that they want a LowE coating or tint.

Response: Bid door and window package with PGT WinGuard Low-E Solarban 70XL.

Question: The required design pressures are really high for the windows on A12. I believe that these are the Ultimate pressures and not the nominal

pressures. a. To convert ultimate pressures to nominal pressures you multiply the ultimate pressure by 0.60

i. Please confirm that the required pressures for window types A and B are +60/-72

ii. Please confirm that the required pressures for window type C is +48/-78

Response: Note #3 under the 'components and cladding wind pressure table' on sheet S1.3 indicates that all tabulated pressures can be converted to nominal pressures by multiplying by 0.60. Required design pressures are to meet the criteria shown on sheet S1.3 (not the listed pressures indicated on sheet A12, which were pulled from CGI NOA's).

Question: Please provide opening directions of the casement windows A17 through A19, and A28 through A30 a. A22 through A25 and A31 through A38 are assumed to open opposite of each other.

Response: See attached revised sheets indicating window opening directions.

Question: A20,A21, A26, And A27 are in bathrooms. Do you want privacy glass?

Response: Privacy glass not needed. Bid project with Winguard Low-E Solarban 70XL (see Items #2 & #15). Window sill is at 5'-0" above shower floor.

Question: The door schedule calls for the doors to be 3'x7' is that the frame dimension or door itself?

Response: The intent is for the door itself to be 3'-0" X 7'-0"

Question: Do you want privacy glass on the unit entry doors? Hardware?

Response For bidding assume privacy glass at the entry doors (second floor only). Privacy glass to be white interlayer or equivalent.

Question: I assumed doors 1, 5, and 10 are commercial doors, push-pull hardware, with heavy duty external closers.

Response: For bidding purposes assume an allowance of \$500 for closers at doors 1, 5, & 10. Panic hardware is not required at these doors based on FBC occupancy classification and occupancy load.

5. **Additional Resources:** [No Changes]



A handwritten signature in black ink, appearing to be 'C. S. [unclear]', written over a horizontal line.

Signature

Name of Business *Keystar, Inc*



ADDENDUM NO. 2

**907 Caroline Street New Commercial Building Construction
ITB 26-001**

This addendum is issued as supplemental information to the Invitation to Bid package for clarification of certain matters of both a general and a technical nature. The referenced Invitation to Bid package is hereby amended in accordance with the following items:

1. Clarification:

1) The City of Key West has updated the following project timeline to extend the bid opening date and the City Request for Information Response date to:

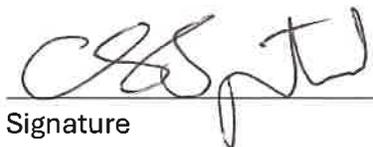
- 1. Bid Opening: February 25, 2026 @ 2:00 PM**
- 2. City's Response to RFI's: February 17, 2026 @ 3:00 PM**

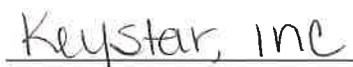
2. Changes to Submission Requirements: [No Changes]

3. Updates to Project Timeline: [No Changes]

4. Responses to Questions:

5. Additional Resources: [No Changes]


Signature


Name of Business



ADDENDUM NO. 3
907 Caroline Street New Commercial Building Construction
ITB 26-001

This addendum is issued as supplemental information to the Invitation to Bid package for clarification of certain matters of both a general and a technical nature. The referenced Invitation to Bid package is hereby amended in accordance with the following items:

1. **Clarification:** [No Changes]
2. **Changes to Submission Requirements:** [No Changes]
3. **Updates to Project Timeline:** [No Changes]
4. **Responses to Questions:**

The City extended its deadline to respond to questions timely submitted by the RFI deadline of January 16, 2026. It is hereby clarified that this extension applied solely to the City's response period and did not extend the deadline for submitting additional questions.

1. The City of Key West previously did not issue a response to the following question, which was submitted on or before the January 16, 2026, at 3:00 PM (Local Time):
 - Will the maximum amount of Builder's Risk coverage that is available through the National Flood Insurance Program (NFIP) be acceptable? The limit is \$500,000. Would a sublimit for flood be acceptable? The most our agent has seen available is \$2,000,000; however, given that the project is below the Base Flood Elevation, \$500,000 may be the maximum available.

Response:

Builder's Risk Insurance shall be maintained by the Contractor and provided on an "All Risk" basis, including Flood and Wind. Coverage shall extend to all materials stored at the construction site that are intended to be incorporated into

the completed structure. Coverage shall be written on a Completed Value basis, with minimum limits equal to one hundred percent (100%) of the Full Replacement Value of the completed structure. The City of Key West shall be named as Loss Payee on the policy.

Questions submitted outside of the Request for Information (RFI) period established in the original Solicitation Documents cannot be addressed at this time, as they were not received within the allowable question period.

Additional Resources: [No Changes]



A handwritten signature in black ink, appearing to be 'C. S. [unclear]', written over a horizontal line.

Signature

Keystar, Inc
Name of Business

PRICE PROPOSAL/
SUBCONTRACTORS

2

**PRICE PROPOSAL FORM – 907 Caroline Street New Commercial Building
Construction**

LUMP SUM BID SCHEDULE

Bid prices stated in this proposal include all costs and expenses for labor, equipment, materials, disposal and contractor's overhead and profit. Prices for the various work line items are intended to establish a total price for completing the project in its entirety. All work and incidental costs shall be included for payment under the scheduled items of the overall contract, and no separate payment will be made therefore.

ITB 26-001 – 907 Caroline Street New Commercial Building Construction

1. <u>Mobilization, General/Supplemental Conditions and Demobilization</u>	
a. Mobilization	\$ 50,000.00
b. General/Supp. Conditions	\$ 75,000.00
c. Demobilization	\$ 10,000.00

The total cost for Bid Items #1(a + b + c) must not exceed five percent (5%) of the overall construction cost for Bid Items 4–15

2. Payment and Performance Bonds	\$ 32,250.00
3. Permit and Impact Fees (to be paid at cost)	\$ 210,000
4. Demolition	\$ 125,000.00
5. Foundation	\$ 205,000.00
6. Stairs, Decking, Railings & Building Signage	\$ 210,000.00
7. Building Structure & Roof	\$ 825,000.00
8. Interior Finishes (Commercial Space)	\$ 115,500.00
9. Interior Finishes (Residential Space)	\$ 190,000.00
10. Doors & Windows	\$ 211,766.71
11. Mechanical	\$ 175,000.00
12. Electrical	\$ 275,000.00
13. Plumbing	\$ 220,000.00
14. Site Work	\$ 125,000.00
15. Landscaping	\$ 140,000.00
16. General Allowance (approved in writing by the City)	\$ 200,000.00

The Bidder further proposes that the following subcontracting firms or businesses will be awarded subcontracts for the following portions of the work if the Bidder is awarded the contract:

Name A-Plus Roofing

5686 Maloney Ave, Key West, Florida, 33040
Street City State Zip

Name Certified Lower Keys Plumbing

1014 White Street, Ste 7, Key West, Florida, 33040
Street City State Zip

Name _____

Street City State Zip

Name _____

Street City State Zip

SURETY

Ascot Surety & Casualty Company whose address is

1251 Avenues of America, 43rd Floor, New York, NY, 10020
Street City State Zip

BIDDER

The name of the Bidder submitting this bid is

Keystar, Inc. doing business at

506 Fleming St, Key West, FL, 33040
Street City State Zip

which is the address to which all communications concerned with this Bid and with the Contract shall be sent.

The names of the principal officers of the corporation submitting this bid, or of the partnership, or of all persons interested in this bid as principals are as follows:

Charles C. Spottswood

If Sole Proprietor or Partnership

IN WITNESS hereto the undersigned has set their (its) hand this _____ day of _____ 2026.

Signature of Bidder

Title

If Corporation

IN WITNESS WHEREOF the undersigned corporation has caused this instrument to be executed, and its seal affixed by its duly authorized officers this 17 day of February 2026.

(SEAL)

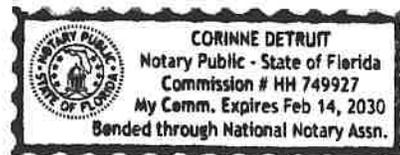
Keystar, Inc.
Name of Corporation

By *CSS ptw*
Title President
Attest *Car*

Sworn and subscribed before this 17 day of February, 2026

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: Feb. 14, 2030



SCHEDULE OF VALUES

3

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
 APPLICATION DATE:
 PERIOD TO:
 PROJECT NO: TBD

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VAR. RATE) 10.00%
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Mobilization	\$50,000.00		\$ -		\$ -	0%	\$ 50,000.00	\$ -
2	General/Supp Conditions	\$75,000.00				\$ -	0%	\$ 75,000.00	\$ -
3	Demobilization	\$10,000.00					0%	\$ 10,000.00	\$ -
4	P&P Bonds	\$32,250.00					0%	\$ 32,250.00	\$ -
5	Permit	\$210,000.00		\$ -		\$ -	0%	\$ 210,000.00	\$ -
6	Demolition	\$125,000.00					0%	\$ 125,000.00	
7	Foundation	\$205,000.00					0%	\$ 205,000.00	\$ -
8	Stairs, Decking, Railing & Building Signage	\$210,000.00				\$ -	0%	\$ 210,000.00	\$ -
9	Building Structure & Roof	\$825,000.00				\$ -	0%	\$ 825,000.00	\$ -
10	Interior Finishes (Commercial)	\$115,500.00					0%	\$ 115,500.00	
11	Interior Finishes (Residential)	\$190,000.00					0%	\$ 190,000.00	
12	Doors & Windows	\$211,766.71					0%	\$ 211,766.71	\$ -
13	Mechanical	\$175,000.00				\$ -	0%	\$ 175,000.00	\$ -
14	Electrical	\$275,000.00					0%	\$ 275,000.00	\$ -
15	Plumbing	\$220,000.00					0%	\$ 220,000.00	
16	Site Work	\$125,000.00					0%	\$ 125,000.00	
17	Landscaping	\$140,000.00				\$ -	0%	\$ 140,000.00	\$ -
18	General Allowance	\$200,000.00					0%	\$ 200,000.00	\$ -
	Subtotal	\$3,394,516.71	\$ -	\$ -	\$ -	\$ -	0.00%	\$3,394,516.71	\$ -
	Original Contract TOTAL	\$ 3,394,516.71	\$ -	\$ -	\$ -	\$ -	0.00%	\$3,394,516.71	\$ -

EXPERIENCE

4

PROJECT EXPERIENCE



FREDERICK DOUGLASS COMMUNITY CENTER

Location: Key West, FL
Type: Demo/Rebuild Community Center
Project Cost: \$8.5 Million
Project Completion: 2024
Owner: City of Key West
Contact: Karen Wilman
Phone: 305-809-3963
Architect: K2M
Contact: Devon Ayers
Phone: 305-307-5846

JOHN JONES NAVIGATION CENTER

Location: Key West, FL
Type: Demo/Rebuild Homeless Shelter
Project Cost: \$8.5 Million
Project Completion: 2025
Owner: City of Key West
Contact: Glynn Meienburg
Phone: 305-809-3962
Architect: William P. Horn Architect, P.A.
Contact: William Horn
Phone: 305-296-8302

GARDENVIEW APARTMENTS

Location: Key West, FL
Type: New Construction/Affordable Housing
Project Cost: \$20 Million
Project Completion: 2023
Owner: Housing Authority City of Key West
Contact: Randy Sterling
Phone: 305-296-5621
Architect: William P. Horn Architect, P.A.
Contact: William Horn
Phone: 305-803-3378

SIGNATURE FBO TERMINAL

Location: Key West, FL
Type: Demo/Rebuild
Project Cost: \$5.8 Million
Project Completion: 2023
Owner: Signature Flight Support
Contact: David Mason
Phone: 407-408-6241
Architect: Shenkel Shultz Architecture
Contact: Somer Spencer
Phone: 407-872-3322

LUNARA BAY (Formally Key Haven Estates)

Location: Key West, FL
Type: 16 New Single Family Homes
Project Cost: \$44.4 Million
Project Completion: 2025
Owner: GVI-SL Key Haven Owner LLC
Contact: Brad Weiser
Phone: 305-296-2454
Architect: MHK Architects
Contact: Tim Leard
Phone: 305-780-7714

CASA MARINA DORADA BAR/KITCHEN

Location: Key West, FL
Type: Commercial Demo/Rebuild
Project Cost: \$7.5 Million
Project Completion: 2024
Owner: PK Hotels and Resorts
Contact: Carl Mayfield
Phone: 517-302-5760
Architect: K2M
Contact: Vinay Matthews
Phone: 216-588-0740



BID BOND

5

FLORIDA BID BOND

BOND NO. BID BOND

AMOUNT: \$ 5% of amount bid

KNOW ALL MEN BY THESE PRESENTS, that Keystar, Inc.

Hereinafter called the Principal, and Ascot Surety & Casualty Company

a corporation duly organized under the laws of the State of Colorado

having its principal place of business at 1251 Avenue of the Americas, 43rd Floor, New York,

NY 10020 in the State of New York

and authorized to do business in the State of Florida, as Surety, are held and firmly bound unto

the City of Key West

hereinafter called the Obligee, in the sum of Five percent of amount bid

Dollars (\$ ---5%---) for the payment for which we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these present.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS the Principal is herewith submitting his or its bid for

ITB # 26-001 / 907 Caroline Street New Commercial Building Construction said bid, by reference thereto, being hereby made a part hereof.

WHEREAS, the Principal contemplates submitting or has submitted a bid to the City for the furnishing of all labor, materials (except those to be specifically furnished by the City), equipment, machinery, tools, apparatus, means of transportation for, and the performance of the work covered

in the bid and the Contract Documents, entitled:

ITB 26-001 / 907 Caroline Street New Commercial Building Construction

WHEREAS, it was a condition precedent to the submission of said bid that a cashier's check, certified check, or bid bond in the amount of five (5) percent of the base bid be submitted with said bid as a guarantee that the Bidder would, if awarded the contract, enter into a written contract with the City for the performance of said contract, within ten (10) working days after written notice having been given of the award of the contract.

NOW, THEREFORE, the conditions of this obligation are such that if the Principal within ten (10) consecutive calendar days after written notice of such acceptance, enters into a written contract with the Obligee and furnishes the Performance and Payment Bonds, each in an amount equal to one hundred (100) percent of the base bid, satisfactory to the City, then this obligation shall be void; otherwise the sum herein stated shall be due and payable to the Obligee and the Surety herein agrees to pay said sum immediately upon demand of the Obligee in good and lawful money of the United States of America, as liquidated damages for failure thereof of said Principal.

Signed and sealed this 10th day of February, 2026.

Principal Keystar, Inc.

By 

STATE OF Florida)
: SS
COUNTY OF Monroe)

Surety Ascot Surety & Casualty Company
By 
Ian Nipper, Attorney-in-Fact &
FL Resident Agent





Power of Attorney

KNOW ALL MEN BY THE PRESENTS:

That Ascot Surety & Casualty Company and Ascot Insurance Company, each a corporation organized and existing under the laws of the State of Colorado (the "Companies"), do hereby constitute and appoint:

Brett Rosenhaus, Charles Nielson, Charles Nielson, Jr., Christian Collins, Dale Bellis, Devin Phillips, Donald Bramlage, Eduardo Menendez, Ian Nipper, Jarrett Merlucci, Jessica Reno, Joseph Nielson, Kevin Wojtowicz, Matthew Smith, Michael Megahan, Michael Moyer, Robert Benson, Robert Bond, Shawn Burton, Taylor Rosenhaus, and William Parker

of Miami Lakes, FL (city, state) and each its true and lawful Attorney(s)-in-Fact, with full authority to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line is filled in, only within the area and up to the amount therein designated, any and all bonds, undertakings, recognizances, and other contracts of indemnity or writings obligatory in the nature thereof, issued in the course of its surety business, and to bond the Companies as follows:

Any such obligations in the United States not to exceed \$100,000,000.00.

The Companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority Resolutions adopted by the Board of Directors of the Companies, which resolutions are still in effect:

RESOLVED, that any of the Chief Executive Officer, the Chief Operating Officer or the Chief Underwriting Officer, acting in conjunction with the head of the surety business line for the Corporation (each an Authorized Individual" and, collectively, the Authorized Individuals"), are authorized to jointly appoint one or more attorneys-in-fact to represent and act for and on behalf of the Corporation in the transaction of the Corporation's surety business to execute (under the common seal of the Corporation if appropriate) bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof.

RESOLVED, that in conjunction with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seals (electronic or otherwise) shall be valid and bonding upon the Corporation when so affixed with respect to any bond, undertaking, recognizance or tother contract of indemnity or writing obligatory in the nature thereof;

RESOLVED, that in connection with the Corporation's transaction of surety business, the facsimile electronic or mechanically reproduced signature of any Authorized Individual, whether made heretofore or hereafter, whenever appearing upon a copy of any Power of Attorney of the Corporation, with signatures affixed as next above noted, shall be valid and binding upon the Corporation with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, the Companies have caused these presents with the respective corporate seals and to be executed by the individuals named below who are duly authorized and empowered to execute the Power of Attorney on the Companies' behalf, this 13th day of March 2025.



ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

[Signature of Matthew Conrad Kramer]

Matthew Conrad Kramer (Chief Executive Officer)

[Signature of Jara North]

Jara North (Executive Vice President, Surety)

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss.

On this 13th day of March 2025, before me came the above named Chief Executive Officer of each Ascot Surety & Casualty Company and Ascot Insurance Company and the head of the surety business line for each of Ascot Surety & Casualty Company and Ascot Insurance Company, to me personally known to be the individuals described herein, and acknowledged that the seals affixed to the preceding instrument and the corporate seals of each Ascot Surety & Casualty Company and Ascot Insurance Company, and that the said corporate seals and signatures were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

KSENIA E. GUSEVA
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires June 30, 2029

[Signature of Ksenia E. Guseva]

Notary Public Ksenia E Guseva
My commission expires on June 30, 2029

I, the undersigned Secretary of the Company, do hereby certify that the foregoing excerpts of the Resolution adopted by the Board of Directors of the Companies, and the Power of Attorney issued pursuant thereto, are true and correct, and further certify that both the Resolution and the Power of Attorney are still in full force and effect.

This Certificate may be signed by facsimile under and by the authority of the following resolution of the Board of Directors of the Companies.

RESOLVED, that in connection with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney of certificate bearing such facsimile signatures or facsimile seal (electronic or otherwise) shall be valid and binding upon the Corporation when so affixed with respect to any bond, undertaking, recognizances or other contract of indemnity or writing obligatory in the nature thereof;

IN WITNESS WHEREOF; I have hereunto set my hand and affixed the seal of the Companies, this 10th day of February, 20 26.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

[Signature of John Gill]

John Gill, Secretary

SWORN STATEMENT UNDER SECTION 287.133(3)(A)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with bid or proposal for ITB #26-001
907 Caroline Street New Commercial Building Construction

2. This sworn statement is submitted by Keystar, Inc.
(Name of entity submitting sworn statement)

whose business address is 506 Fleming St, Key West, FL 33040

and (if applicable) its Federal Employer Identification Number (FEIN) is 65-0866227

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

3. My name is Charles C. Spottswood
(Please print name of individual signing)

and my relationship to the entity named above is President

4. 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 and directly related to the transaction 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 any public or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, material misrepresentation.

5. 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 guilt, in any federal or state trial court of record relating to charges brought by indictment information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

- a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. 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 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 a 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 in Florida during the preceding 36 months shall be considered an affiliate.
7. I understand that a "person" as defined in Paragraph 287.133(1)(8), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. 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 this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of

Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been put on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

INDEMNIFICATION

To the fullest extent permitted by law, the Bidder expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents, and employees (herein called the "indemnitees") from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Bidder, its Subcontractors or persons employed or utilized by them in the performance of the contract. Claims by indemnitees for indemnification shall be limited to the amount of Bidder's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Bidder under workers' compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the Bidder or of any third party to whom Bidder may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

INDEMNIFICATION ACKNOWLEDGMENT

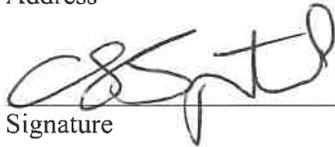
The undersigned Bidder acknowledges that indemnification of the City of Key West is governed exclusively by Article 35 – INDEMNITY of the Conditions of the Contract, which is incorporated into and made a part of the Contract Documents. By signing below, the Bidder agrees to be bound by that Article if awarded the Contract.

BIDDER : Keystar, Inc.

SEAL:

506 Fleming St., Key West, FL 33040

Address



Signature

Charles C. Spottswood

Print Name

President

Title

DATE: 2/17/26

LOCAL VENDOR CERTIFICATION PURSUANT TO CKW ORDINANCE 09-22 SECTION 2-798

The undersigned, as a duly authorized representative of the vendor listed herein, certifies to the best of his/her knowledge and belief, that the vendor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

- a. Principal address as registered with the FL Department of State located within 30 miles of the boundaries of the city, listed with the chief licensing official as having a business tax receipt with its principal address within 30 miles of the boundaries of the city for at least one year immediately prior to the issuance of the solicitation.
- b. Maintains a workforce of at least 50 percent of its employees from the city or within 30 miles of its boundaries.
- c. Having paid all current license taxes and any other fees due the city at least 24 hours prior to the publication of the call for bids or request for Bids.
 - Not a local vendor pursuant to Ordinance 09-22 Section 2-798
 - Qualifies as a local vendor pursuant to Ordinance 09-22 Section 2-798

If you qualify, please complete the following in support of the self-certification & submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Business Name Keystar, Inc. Phone: 305-517-6270

Current Local Address: 506 Fleming St, Key West, FL 33040 Fax: _____
(P.O Box numbers may not be used to establish status)

Length of time at this address: 27 years

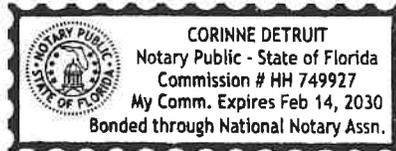
 Date: 2/25/26
Signature of Authorized Representative

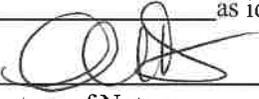
STATE OF Florida COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 25 day of February, 2026.

By Charles C. Spottswood, of Keystar, Inc.
(Name of officer or agent, title of officer or agent) (Name of corporation acknowledging)

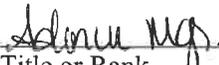
or has produced identification _____ as identification
(Type of identification)




Signature of Notary

Corinne Detroit

Print, Type or Stamp Name of Notary


Title or Rank

If you are a local vendor:
Return Completed form with
Supporting documents to:
City of Key West Purchasing

VENDOR CERTIFICATION REGARDING
SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name: Keystar, Inc.

Vendor FEIN: 65-0866227

Vendor's Authorized Representative Name and Title: Charles C. Spottswood, President

Address: 506 Fleming St.

City: Key West State: FL

Zip: 33040

Phone Number: 305-517-6270

Email Address: Chas@keystarconstruction.com

Section 287.135(2)(a), Florida Statutes, prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135(2)(b), Florida Statutes, further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars (\$1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Florida Statutes, or the company is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject such company to civil penalties, attorney's fees, and/or costs and termination of the contract at the option of the awarding governmental entity.

Certified By: Charles C. Spottswood President

Print Name Print Title

who is authorized to sign on behalf of the above-mentioned company.

Authorized Signature: 

**AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT
FOR LABOR OR SERVICES**

Entity/Vendor Name: Keystar, Inc.
Vendor FEIN: 65-0866227
Vendor's Authorized Representative: Charles C. Spottswood, President
(Name and Title)
Address: 506 Fleming St.
City: Key West State: FL Zip: 33040
Phone Number: 305-517-6270 / 305-360-0802
Email Address: chas@keystarconstruction.com

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, Vendor is required to provide an affidavit under penalty of perjury attesting that Vendor does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of Vendor, I certify under penalties of perjury that Vendor does not use coercion for labor or services in accordance with Section 787.06. Additionally, Vendor has reviewed Section 787.06, Florida Statutes, and agrees to abide by same.

Certified By: Charles C. Spottswood, who is authorized to sign on behalf of the above referenced company.

Authorized Signature: 

Print Name: Charles C. Spottswood

Title: President

THE CITY OF KEY WEST E-VERIFY AFFIDAVIT

Beginning January 1, 2021, Florida law requires all contractors doing business with The City of Key West to register with and use the E-Verify System in order to verify the work authorization status of all newly hired employees. The City of Key West requires all vendors who are awarded contracts with the City to verify employee eligibility using the E-Verify System. As before, vendors are also required to maintain all I-9 Forms of their employees for the duration of the contract term. To enroll in the E-Verify System, vendors should visit the E-Verify Website located at www.e-verify.gov.

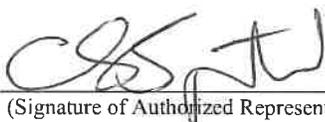
In accordance with Florida Statute § 448.095, **it is the responsibility of the Awarded Vendor to ensure compliance with all applicable E-Verify requirements.**

By executing this affidavit, the undersigned contractor verifies it compliance with Florida Statute § 448.095, stating affirmatively that the individual, firm, or corporation which is engaged in the performance of services on behalf of the City of Key West, has registered with, is authorized to use, and uses the U.S. Department of Homeland Security's E-Verify system.

Furthermore, the undersigned contractor agrees that it will continue to use E-Verify throughout the contract period, and should it employ or contract with any subcontractor(s) in connection with the performance of services pursuant to this Agreement with The City of Key West, contractor will secure from such subcontractor(s) similar verification of compliance with Florida Statute § 448.095, by requiring the subcontractor(s) to provide an affidavit attesting that the subcontractor does not employ, or subcontract with, an unauthorized alien. Contractor further agrees to maintain records of such compliance during the duration of the Agreement and provide a copy of each such verification to The City of Key West within five (5) business days of receipt.

Failure to comply with this provision is a material breach of the Agreement and shall result in immediate termination of the Agreement without penalty to the City of Key West. Contractor shall be liable for all costs incurred by the City of Key West to secure replacement Agreement, including but not limited to, any increased costs for the same services, and costs due to delay, and rebidding costs, if applicable.

2-25-26
Date

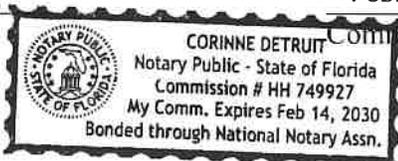

(Signature of Authorized Representative)

State of Florida,
County of Monroe,

Personally Appeared Before Me, the undersigned authority, Charles C. Spottswood who, being personally know or having produced (his) her signature in the space provided above on this 25 day of February 20 26.


Signature, Notary Public

Feb. 14, 2030



Stamp/Seal:



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SPOTTSWOOD, CHARLES CHRISTMANN

KEYSTAR, INC.
506 FLEMING ST.
KEY WEST FL 33040

LICENSE NUMBER: CGC1522391

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://www.MyFloridaLicense.com)

ISSUED: 08/22/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name: Keystar Inc
Location Address: 506 Fleming St, Key West, FL 33040
License NBR/Class: 10636 BTR LICENSES AND PERMITS
Expiration Date: 09/30/2026

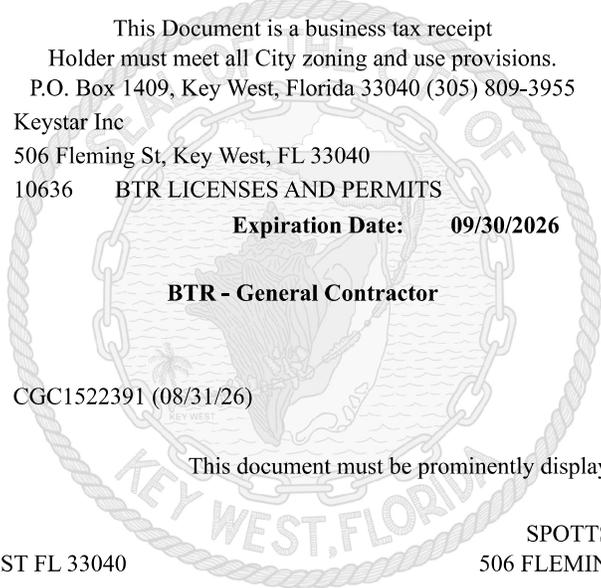
BTR - General Contractor

Comments:
Restrictions: CGC1522391 (08/31/26)

This document must be prominently displayed.

Keystar Inc
506 FLEMING ST KEY WEST FL 33040

SPOTTSWOOD, WILLIAM (PRES)
506 FLEMING ST KEY WEST FL 33040





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Baldwin Group Southeast LLC 4211 W Boy Scout Blvd Ste 800 Tampa FL 33607	CONTACT NAME: PHONE (A/C, No, Ext): 813-984-3200	FAX (A/C, No):
	E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE		NAIC #
License#: L002281 KEYSINC-01	INSURER A: Evanston Insurance Company	35378
INSURED Keystar, Inc. 506 Fleming Street Key West FL 33040	INSURER B: Upland Specialty Insurance Co	16988
	INSURER C: Starr Indemnity & Liability Co	38318
	INSURER D: St. Paul Travelers	24775
	INSURER E: Burlington Insurance Company	23620
	INSURER F: Ategrity Specialty Insurance C	16427

COVERAGES

CERTIFICATE NUMBER: 741745847

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			USPCL0314725	12/1/2025	12/1/2026	EACH OCCURRENCE	\$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
							MED EXP (Any one person)	\$ 0	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
							Deductible	\$ 5,000	
D	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BAA0271471	12/1/2025	12/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
								\$	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			USXCL0113125 MKLV2EUE102187 01-B-XL-P00107138-1	12/1/2025 12/1/2025 12/1/2025	12/1/2026 12/1/2026 12/1/2026	EACH OCCURRENCE	\$ 11,000,000	
							AGGREGATE	\$ 11,000,000	
								\$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	1000003972	12/1/2025	12/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	E.L. EACH ACCIDENT	\$ 1,000,000
								E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
								E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Pollution Liability			CPLMOL135984	12/1/2025	12/1/2026	Each Occurrence/Agg Pollution Deductible	5,000,000 15,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Keystar, Inc. Employees are Paid Through Spottswood Companies, Inc. and Included on the Workers Compensation Policy Above.

General Contractors Professional Liability Coverage:
 Certain Underwriters at Lloyds of London
 Effective: 12/1/2025-12/1/2026
 Policy # ANE550392625
 Retroactive Date: 12/1/2024
 Each Claim: \$1,000,000
 See Attached...

CERTIFICATE HOLDER**CANCELLATION**

City of Key West
 1300 White St
 Key West FL 33040

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ADDITIONAL REMARKS SCHEDULE

AGENCY The Baldwin Group Southeast LLC		NAMED INSURED Keystar, Inc. 506 Fleming Street Key West FL 33040	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE	(Empty)	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Aggregate Limit: \$2,000,000
 Professional Liability Retention: \$2,500