

WORK ORDER NO. 1

THIS WORK ORDER NO. 1 ("**Order**") is made and entered into as of September 17, 2019, by and between THE CITY OF COMMERCE, a municipality organized under the laws of the State of California ("**City**"), and SILVERADO MANAGEMENT AND HOLDING COMPANY, a Nevada corporation ("**Silverado**"), pursuant to that certain SERVICES AGREEMENT ("**Agreement**"), dated as of September 17, 2019 ("**Effective Date**"), executed by and between City and Silverado.

Unless otherwise indicated herein, all capitalized terms used in this Order shall have the meanings ascribed to them in the Agreement. Except to the extent in conflict or inconsistent with the terms and conditions of this Order (in which case, the terms and conditions of this Order shall control), the terms of the Agreement are incorporated into this Order.

City hereby directs Silverado to explore the feasibility of designing, permitting, developing, and operating an approximately 65,000 square foot municipal facility and an adjacent parking structure that might accommodate other uses and/or users. City acknowledges that Silverado has already commenced work with respect to the foregoing and, subject to reasonably reviewing the supporting documentation therefor, shall approve the expenses incurred to date in connection therewith as described in attached Exhibit A.

This Order may be executed in one or more counterparts, each of which counterparts shall be an original and all of which together shall constitute a single agreement. Copies of this Order bearing signatures shall be as binding as originals.

[Balance of page left blank. Signatures appear on the next page.]

IN WITNESS WHEREOF, the parties hereto have entered into this Order as of the date and year first above written.

“CITY”

THE CITY OF COMMERCE,
a municipality organized under the
laws of the State of California

By: _____
Name: _____
Its: _____

Attest:

City Clerk

Approved as to form:

“SILVERADO”

SILVERADO MANAGEMENT AND
HOLDING COMPANY, a Nevada
corporation

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

Work Order 1: Exhibit A

Expenses - March-August 2019	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Total
IDZ9 Design	0	15,000	10,000	11,800	10,000	10,000	56,800
Other Costs Associated with Design	0	0	0	0	0	28,200	28,200
Watermark Associates - Public Relations	5,000	5,000	6,420	5,000	5,000	5,000	31,420
Buzz Galaxy - Union Consultant	5,000	5,000	5,000	5,000	5,000	5,000	30,000
Total Expenses To-Date	10,000	25,000	21,420	21,800	20,000	48,200	146,420

Company Name	Invoice Date	Invoice Number	Amount
Union Consultant			
Buzz Galaxy	Mar-19	3-04012019	5,000
Buzz Galaxy	Apr-19	3-05012019	5,000
Buzz Galaxy	May-19	3-06012019	5,000
Buzz Galaxy	Jun-19	3-07162019	5,000
Buzz Galaxy	Jul-19	3-08012019	5,000
Buzz Galaxy	Aug-19	3-09012019	5,000
Total			30,000
Public Relations			
Watermark Associates	Mar-19	19-0037	5,000
Watermark Associates	Apr-19	19-0049	5,000
Watermark Associates	May-19	19-0060	5,000
Watermark Associates	May-19	19-0064	1,420
Watermark Associates	Jun-19	19-0071	5,000
Watermark Associates	Jul-19	19-0088	5,000
Watermark Associates	Aug-19	19-104	5,000
Total			31,420
Project Architect/Planning			
IDZ9	Apr-19	CMCR-001-NTP	5,000
IDZ9	Apr-19	CMCR-001	10,000
IDZ9	May-19	CMCR-002	10,000
IDZ9	Jun-19	CMCR-003	1,800
IDZ9	Jul-19	CMCR-004	10,000
IDZ9	Aug-19	CMCR-005	10,000
IDZ9	Aug-19	CMCR-006	10,000
IDZ9	Aug-19	CMCR-007	28,200
Total			85,000
Grand Total			146,420



September 10, 2019

Vilko Domic
Director of Finance – City of Commerce
2535 Commerce Way
Commerce, CA, 90040

Project Background: In early March 2019, Silverado and the City of Commerce started conversations related to the development of two new structures on city-owned land: a new city hall with a 20,000 SF public safety center (law enforcement) and a parking structure. Since March, Silverado and Commerce has completed the following milestones.

- **March 2019** – Conversations begin between Commerce and Silverado
- **April 24, 2019** – City and Silverado sign Exclusive Negotiation Agreement
- **May 28, 2019** – BB&T Bank sends a letter to Silverado conditionally approving \$125 million in bond financing for the project
- **June 18, 2019** – City approves a 30-year Ground Lease with Silverado Company
- **June 27, 2018** – LA/OC Building and Construction Trades Council send letters of support for Silverado and potential project
- **July 2, 2019** – City certifies Environmental Impact Report for Citadel Project that includes land for Silverado's project
- **July-August 2019** – City and Silverado meet once a week
 - o Silverado meets with the various City departments: Public Works & Engineering, Building & Safety; Development & Planning Services; County Fire Prevention & Engineering, etc. departments. Other City Hall departments include Administration, Finance, Administrative Services, Human Resources, Operations, etc.
- **August 12, 2019** – City and Silverado finalize potential building plans
 - o Building 1: 65,000 SF city building (20,000 SF public safety and 45,000 SF city hall)
 - o Building 2: Parking Structure (600 spaces) – see description below
- **August 16, 2019** – City sends first draft of Master Lease Agreement with Silverado

Since project inception, Silverado has incurred the following expenses up until August 30, 2019. As seen in Exhibit A above shows the breakdown per month with additional support in each monthly package. As well, Silverado has put in extensive time in project management since early March with various consultants and financing. While we are all still working together to finalize plans, Silverado has had many phone calls with BB&T Bank (potential project financing) and

Orrick, Herrington Sutcliffe (potential bond counsel) to strategize the best long-term strategy for the city as well as prepare financial feasibility.

Please understand that this package is reflective of expenses that Silverado believes to have incurred from the potential project in Commerce. There will be various fees to discuss and agree on per project finalization. We understand the city might have different accounting policies and we are happy to accommodate or answer any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'ABarkett', with a long horizontal flourish extending to the right.

Anthony Barkett
Silverado – President

March 2019 Expenses





Invoice #3-04012019

April 1, 2019

Here is the Silverado Company consulting services invoice for March 2019. Pursuant to our agreement and conversations related to a project in the City of Commerce, Buzz Galaxy is to be Silverado's representative for project labor agreement and all things related to Labor.

March 2019 -- Monthly Consulting Fees \$5,000

Thank you.

**Make Payable to:
BuzzGalaxy Corporation
Attention: Wally Baker
1331 7th Avenue, Hacienda Heights, CA 91745**

TAX IDENTIFICATION NUMBER: 47-5399312
Invoice Payable Upon Receipt.
Thank you.

Watermark Associates, LLC
41923 2nd Street, Suite 405
Temecula, CA 92590
Tel 951-294-3190



INVOICE 19-0037

3.2.2019

BILL TO	SHIP TO	INSTRUCTIONS
Anthony Barkett Silverado 800 Silverado Street, Suite 301 La Jolla, CA 92037	Same as recipient	Thank you for your business!

QUANTITY	DESCRIPTION	HOURLY RATE/COST PER ITEM	TOTAL
1	CMO Marketing Solutions-Monthly consulting fee including Assessment and Reporting, Overall Strategic Marketing, Analytics Reporting, Search strategies, Content strategies and development, Mobile Responsiveness, Social Media Integration and Public Relations. Based upon direction from Silverado's Leadership, efforts are focused on the City of Commerce Project and Community Engagement		\$5,000.00
1	Marketing Research related to City of Commerce		Included in total
1	Identify City of Commerce Outreach & Media Channels		Included in total
1	Define S.M.A.R.T. oals as it relates to City of Commerce project and related efforts		Included in total
1	Setup meetings with key regional influencers		Included in total
SUBTOTAL			\$5,000.00
LESS DEPOSIT			\$0.00
SALES TAX			\$0.00
TOTAL DUE BY 3.15.2019			\$5,000.00

Thank you for your business!

PROPOSED CITY OF COMMERCE PROJECTS – March 19, 2019

PRELIMINARY CITY HALL, TRANSIT & SHERIFF DEPARTMENT PROGRAM & ACTIVITIES (INFO highlighted in **YELLOW** below are higher priority planning items)

- 1.1 Requested INFO to schedule meeting w/ LACO Sheriff Department, City & Developer;
- 1.2 Please confirm the purpose, discussion topics, **agenda, proposed meeting times**, etc. to schedule requested Sheriff Department meeting Gary Tse; Capital Projects Director / Section Head.
- 1.3 Please confirm City & Developer **meeting participants & location**. (City or County offices)
- 1.4 Schedule a **tour of Cerritos Sheriff Facility, ASAP** w/ LACO Sheriff Department, City & Developer representatives.
- 1.5 LACO Sheriff Dept. to provide preliminary Project Description, Space Program, Tenant Improvement, etc. requirements for Conceptual Floor Plan & Site Plan requirements.
 - 1.5.1 Project Scope/Description; PRELIMINARY Sheriff Department Site planning requirements improvements, etc.
 - 1.5.2 Required Parking; Public, Employee, Secured Sheriff Vehicles, HCP., etc.**
 - 1.5.3 Required Parking ratios, stall dimensions, lanes, etc.**
 - 1.5.4 Site Security requirements
 - 1.5.5 Special Exterior Public Access & Common areas improvements.
 - 1.5.6 Sheriff Dept. Vehicle fueling**
 - 1.6 Space Program; PRELIMINARY required improvements for Conceptual Design drawings;
 - 1.6.2 Sheriff Department gross square footage requirements;**
 - 1.6.3 Individual Department Square Footage & adjacencies.
 - 1.6.4 Special Public & Secured Space Tenant Improvement, etc.
- 2.0 CITY to provide the following PRELIMINARY City Hall relocation INFO, improvements & requirements;
 - 2.1 Project Scope & Description; Planning Department & Special Site improvements / requirements.
 - 2.1.1 Required Parking; Public, Employee, Secured, City Vehicles, HCP., etc.**
 - 2.1.2 Required Parking ratios, stall dimensions, lanes, calculations, etc.**
 - 2.1.3 Maximum Site Coverage (Floor Area ratio) & height limitations.
 - 2.1.4 Minimum landscape percentage

- 2.1.5 Site / Parking lighting requirements
- 2.1.6 Special Public Access & Exterior Common areas improvements, etc.
- 2.1.7 Provide Conceptual Plan for corner 10.6 Ac corner parcel @ Telegraph Rd. & Washington Blvd.
- 2.1.8 Building & Site Plans of existing City Hall

2.2 Space Program; required improvements for Conceptual Design drawings;

- 2.2.1 CITY HALL gross square footage requirements;
- 2.2.2 Individual Department Square Footage & adjacencies.
- 2.2.3 Special Public Space Tenant Improvement, etc.
- 2.2.4 Public Hearing Room & Counsel Offices

3.0 CITY to provide the following PRELIMINARY Bus Transit facility INFO, improvements & requirements;

3.1 Project Scope & Description; Planning Department & Special Site improvements / requirements.

- 3.1.1 Required Parking; Public, Employee, Secured, City Vehicles, HCP., etc.
- 3.1.2 Number & Sizes of Buses, City Vehicles, Metro Vehicles, Vans, etc.
- 3.1.3 Required Parking ratios, stall dimensions, lanes, calculations, etc.
- 3.1.4 Required Vehicle Maintenance Equipment, stalls, lifts, ventilation systems, etc.
- 3.1.5 City Vehicle Fueling apparatus requirements
- 3.1.6 City Vehicle Cleaning apparatus requirements
- 3.1.7 Maximum Site Coverage (Floor Area ratio) & height limitations.
- 3.1.8 Minimum landscape percentage
- 3.1.9 Site / Parking lighting requirements
- 3.1.10 Building & Site Plans of existing Transit Facility

3.2 Space Program; required improvements for Conceptual Design drawings;

- 3.2.1 CITY HALL gross square footage requirements;
- 3.2.2 Individual Department Square Footage & adjacencies.
- 3.2.3 Special Public Space Tenant Improvement, etc.
- 3.2.4 Public Hearing Room & Counsel Offices

April 2019 Expenses





Invoice #3-05012019

May 1, 2019

Here is the Silverado Company consulting services invoice for April 2019. Pursuant to our agreement in March 2019, Buzz Galaxy is to be Silverado's representative for project labor agreement and all things related to Labor.

April 2019 -- Monthly Consulting Fees	\$5,000
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Thank you.

Make Payable to:
BuzzGalaxy Corporation
Attention: Wally Baker
1331 7th Avenue, Hacienda Heights, CA 91745

TAX IDENTIFICATION NUMBER: 47-5399312
Invoice Payable Upon Receipt.
Thank you.

**1331 Seventh Avenue
Hacienda Heights, California 91745
213.447.2269**

Watermark Associates, LLC
41923 2nd Street, Suite 405
Temecula, CA 92590
Tel 951-294-3190



INVOICE 19-0049

4.1.2019

BILL TO	SHIP TO	INSTRUCTIONS
Anthony Barkett Silverado 800 Silverado Street, Suite 301 La Jolla, CA 92037	Same as recipient	Thank you for your business!

QUANTITY	DESCRIPTION	HOURLY RATE/COST PER ITEM	TOTAL
1	CMO Marketing Solutions-Monthly consulting fee including Assessment and Reporting, Overall Strategic Marketing, Analytics Reporting, Search strategies, Content strategies and development, Mobile Responsiveness, Social Media Integration and Public Relations. Based upon direction from Silverado's Leadership, efforts are focused on the City of Commerce Project and Community Engagement		\$5,000.00
1	Strengths Weaknesses Opportunities Threats and Trends Analysis (S.W.O.T.T.); City of Commerce		Included in total
1	P.E.S.T.L.E Analysis; City of Commerce		Included in total
1	Define Outreach and Engagement Objectives as it relates to City of Commerce project		Included in total
SUBTOTAL			\$5,000.00
LESS DEPOSIT			\$0.00
SALES TAX			\$0.00
TOTAL DUE BY 4.15.2019			\$5,000.00

Thank you for your business!

IDZ9 PROJECT DEVELOPMENT CONSULTANT SERVICES

Services Performed by Michael Mosakowski

Date: April 17, 2019
Invoice No. **CMCR- 001-NTP**

Mr. Anthony Barkett - President
SILVERADO COMPANY
800 Silverado Street, Suite 301
La Jolla, CA 92037

ATTN: Mr. Anthony Barkett

RE: **"CITY OF COMMERCE PROJECTS"**

AGREEMENTS; APPROVED NTP – "IDZ9" to provide preliminary Programming & Space Planning Services (\$139,764.00 Budget)

PAYMENTS: NTP PAYMENTS not to exceed \$ 50,000.00 until project funding obtained, unless approved in writing by the Silverado Company. Consulting Services commenced in March 2019

	<u>Contract Value</u>	<u>NTP FEES</u>	<u>Total</u>
IDZ9 Consulting Fees	\$ 139,764.00	\$ 50,000.00	
CONCEPT SITE PLANS		\$ 5,000.00	\$ 5,000.00
Total Invoiced Amount:			\$ 5,000.00

Billing Summary	Prior Billed	Current Billing	Payments Received	Balance NTP
	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 45,000.00

Pay to the order of: Michael L. Mosakowski;



Project Director

P.O. Box 310
La Verne, CA 91750

IDZ9 PROJECT DEVELOPMENT CONSULTANT SERVICES

Services Performed by Michael Mosakowski

Date:
Invoice No.

April 24, 2019
CMCR- 001

Mr. Anthony Barkett - President
SILVERADO COMPANY
800 Silverado Street, Suite 301
La Jolla, CA 92037

ATTN: Mr. Anthony Barkett

RE: **"CITY OF COMMERCE PROJECTS"**

AGREEMENTS; APPROVED NTP – "IDZ9" to provide preliminary Programming & Space Planning Services (\$139,764.00 Budget) For Consulting Services Performed March – April 2019

PAYMENTS: NTP PAYMENTS not to exceed \$ 50,000.00 until project funding obtained, unless approved in writing by the Silverado Company.

	<u>Contract Value</u>	<u>NTP FEES</u>	<u>Total</u>
IDZ9 Consulting Fees	\$ 139,764.00	\$ 50,000.00	
CONCEPT SITE PLANS		\$ 10,000.00	\$ 10,000.00
Total Invoiced Amount:			\$ 10,000.00

Billing Summary	Prior Billed	Current Billing	Payments Received	Balance NTP
	\$ 5,000.00	\$ 10,000.00	\$ 15,000.00	\$ 35,000.00

Pay to the order of: Michael L. Mosakowski;



Project Director

P.O. Box 310
La Verne, CA 91750

PROPOSED CITY OF COMMERCE PROJECTS

April 4, 2019

RE: Request for preliminary project specific INFO & documents by the CITY for the **CITY HALL, SHERIFF STATION, TRANSIT MAINTENANCE FACILITY, PUBLIC WORKS, & CASINO PARKIG STRUCTURE PROJECTS**

:

The requests is being made by the "Silverado Development & Management, LLC (hereafter SILVERADO) for the sole purpose of fulfilling its responsibilities during "ENA" period with the assistance of the M2 Development Group, LLC & IDZ9 Design & PM Consulting Services (hereafter M2 / IDZ9). SILVERADO will work with the CITY to develop responsive project specific programs, space plans, site plans, conceptual building plans, conceptual budgets & fees, schedules, presentation materials, financing-leasing-acquisition options, etc. in concert with City Administrative / Management representatives (hereafter CITY).for CITY Council approvals.

In the interest of time & convenience for all parties, SILVERADO has prepared a prioritized list of project specific information & documents to commence the programming & planning process, as follows;

1.0 PHASE 1 (High-priority) - PROJECT INFO & Documents

Highest priority items are the floor plans & site plans for the individual Projects below. Items below can be issued by the CITY in multiple submittal packages to expedite the programming, planning & budgeting process.

1.1 Existing CITY HALL (CITY to provide Architectural only)

- 1.1.1 Floor Plan
- 1.1.2 Site Plan
- 1.1.3 (Optional Civil & Utility Plans)

1.2 Existing BUS TRANSIT MAINTENANCE FACILITY (CITY to provide Architectural only)

- 1.2.1 Floor Plan
- 1.2.2 Site Plan
- 1.2.3 Existing number & City Vehicles, Buses, Stalls, etc.
- 1.2.4 (Optional New / Preliminary Program INFO)
- 1.2.5 (Optional Civil & Utility Plans)

1.3 Existing PUBLIC WORKS FACILITY & YARD (CITY to provide Architectural only)

- 1.3.1 Floor Plan
- 1.3.2 Site Plan
- 1.3.3 Existing number & PW Vehicles, Equipment, etc.
- 1.3.4 (Optional New / Preliminary Program INFO)
- 1.3.5 (Optional Civil & Utility Plans)

1.4 New LACO SHERIFF STATION

- 1.4.1 Current PROGRAM provided by Sheriff Department

- 1.4.2 M2 / IDZ9 will discuss & obtain from LACO Sheriff Department preliminary project building description, required site requirements, applicable design standards, tenant improvements, project budget & schedule, etc.
- 1.4.3 M2/IDZ9 will schedule Cerritos Sheriff Station Tour

1.5 New CASINO PARKING STRUCTURE

- 1.5.1 Confirm number & sizes of parking structure spaces.
- 1.5.2 Confirm Casino pedestrian & vehicle access, security, etc. requirements
- 1.5.3 Existing Casino Parking Site Plan

1.6 City of Commerce COMMUNITY DEVELOPMENT

- 1.6.1 Applicable Project Ordinances
- 1.6.2 Individual Project zoning, planning & design standards
- 1.6.3 Parking lot & structure requirements
- 1.6.4 Landscape Improvement requirements
- 1.6.5 Building FAR's, heights, setbacks, etc.

2.0 PHASE 2 - PROJECT INFO & Documents

M2 / IDZ9 is available to assist the CITY with the requested INFO, drawings & documents below)

2.1 Existing & New CITY HALL CITY to provide the following PRELIMINARY City Hall relocation INFO, improvements & requirements;

- 2.1.1 Complete Set Existing Site & Building Construction Documents (Arch., Struct., Mech. Elec., Plumbing, Civil, etc. drawings)
- 2.1.2 Geotechnical / Soils Report for NEW SITE
- 2.1.3 Required Parking; Public, Employee, Secured, City Vehicles, HCP., etc.
- 2.1.4 Required Parking ratios, stall dimensions, lanes, calculations, etc.
- 2.1.5 Maximum Site Coverage (Floor Area ratio) & height limitations
- 2.1.6 Minimum landscape percentage
- 2.1.7 Site Parking & Building lighting requirements
- 2.1.8 Site & Building Security requirements
- 2.1.9 Special Project Site & Building Improvements (Public Access & Common areas improvements)
- 2.1.10 Other misc. documents, including optional items not provided PHASE 1

2.2 Existing & New BUS TRANSIT MAINTENANCE FACILITY

- 2.2.1 Complete Set Existing Site & Building Construction Documents (Arch., Struct., Mech. Elec., Plumbing, Civil, etc. drawings)
- 2.2.2 NEW / Geotechnical / Soils Report REFUGE SITE
- 2.2.3 Required Parking; Buses, City Vehicles, Secured, Employees, HCP., etc.
- 2.2.4 Number & Sizes of Buses, City Vehicles, Metro Vehicles, Vans, etc.
- 2.2.5 Required Parking ratios, stall dimensions, lanes, calculations, etc.
- 2.2.6 Required Vehicle Maintenance Equipment, stalls, lifts, ventilation systems, etc.
- 2.2.7 City Transit Vehicle Fueling apparatus requirements
- 2.2.8 City Transit Vehicle Cleaning apparatus requirements
- 2.2.9 Maximum Site Coverage (Floor Area ratio) & height limitations.

- 2.2.10 Site & Building lighting & security requirements
- 2.2.11 Special / Specific Project Site, Building & Utility Improvements
- 2.2.12 Other misc. documents, including optional items not provided PHASE 1

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2.3 **Existing & New PUBLIC WORKS FACILITY & YARD** CITY to provide following PRELIMINARY Public Works Facility & Yard INFO, improvements, requirements, etc.;

- 2.3.1 Complete Set Existing Site & Building Construction Documents (Arch., Struct., Mech. Elec., Plumbing, Civil, etc. drawings)
- 2.3.2 Required Parking; PW Vehicles, Secured, Employees, HCP., etc.
- 2.3.3 Number & Sizes of PW Vehicles, Equipment, etc.
- 2.3.4 Required Vehicle Maintenance Equipment, stalls, lifts, ventilation systems, etc.
- 2.3.5 City PW Vehicle Fueling apparatus requirements
- 2.3.6 City PW Vehicle Cleaning apparatus requirements
- 2.3.7 PW Site & Building lighting & security requirements
- 2.2.8 Special PW Project Site & Building Improvements
- 2.3.9 Other misc. documents, including optional items not provided PHASE 1

2.4 **New LACO SHERIFF STATION** *M2 / IDZ9 will coordinate Sheriff Department.*

Project Data, Description, Space Program, Tenant Improvement, specifications, etc. requirements for Conceptual Floor Plan & Site Plan requirements.

- 2.4.1 Current LACO Sheriff Department Design Standards
- 2.4.2 Required Parking; Sheriff Vehicles, Secured, Employees, HCP., etc.
- 2.4.3 Number & Sizes Sheriff Vehicles, Equipment, etc.
- 2.4.4 Required Custody Detention requirements
- 2.4.5 Sheriff Vehicle Fueling apparatus requirements
- 2.4.6 Sheriff Vehicle Cleaning apparatus requirements
- 2.4.7 Sheriff Site & Building lighting & security requirements
- 2.4.8 Public Access & Common area improvements
- 2.4.9 Vehicle & pedestrian access
- 2.4.10 Special Sheriff Project Site, Building Improvements , Tenant Improvements & Logistical requirements
- 2.4.11 Other misc. documents, including optional items not provided PHASE 1

Additional Project Specific INFO may be required during the programming, space planning, conceptual design, budgeting, etc. activities being performed by SILVERADO & M2/IDZ9 (Development Team) with the assistance if the CITY. The Development Team intends to work in a proactive approach to successfully develop each individual project per the terms, conditions, goals & deliverables as required & in the best interest of the CITY during the ENR process & approvals

Thank You

Michael Mosakowski
M2 / IDZ9
626-710-2822
mosak.mike@gmail.com

May 2019 Expenses





Invoice #3-06012019

June 1, 2019

Here is the Silverado Company consulting services invoice for May 2019. Pursuant to our agreement in March 2019, Buzz Galaxy is to be Silverado's representative for project labor agreement and all things related to Labor.

May 2019 -- Monthly Consulting Fees	\$5,000
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Thank you.

Make Payable to:
BuzzGalaxy Corporation
Attention: Wally Baker
1331 7th Avenue, Hacienda Heights, CA 91745

TAX IDENTIFICATION NUMBER: 47-5399312
Invoice Payable Upon Receipt.
Thank you.

**1331 Seventh Avenue
Hacienda Heights, California 91745
213.447.2269**

Watermark Associates, LLC
41923 2nd Street, Suite 405
Temecula, CA 92590
Tel 951-294-3190



INVOICE 19-0060

5.1.2019

BILL TO	SHIP TO	INSTRUCTIONS
Anthony Barkett Silverado 800 Silverado Street, Suite 301 La Jolla, CA 92037	Same as recipient	Thank you for your business!

QUANTITY	DESCRIPTION	HOURLY RATE/COST PER ITEM	TOTAL
1	CMO Marketing Solutions-Monthly consulting fee including Assessment and Reporting, Overall Strategic Marketing, Analytics Reporting, Search strategies, Content strategies and development, Mobile Responsiveness, Social Media Integration and Public Relations. Based upon direction from Silverado's Leadership, efforts are focused on the City of Commerce Project and Community Engagement		\$5,000.00
1	Community Engagement Plan Developed		Included in total
1	Community Outreach Materials Needs Assessment		Included in total
1	Meetings with key community and regional influencers		Included in total
SUBTOTAL			\$5,000.00
LESS DEPOSIT			\$0.00
SALES TAX			\$0.00
TOTAL DUE BY 5.15.2019			\$5,000.00

Thank you for your business!

Watermark Associates, LLC
41923 2nd Street, Suite 405
Temecula, CA 92590
Tel 951-294-3190



INVOICE 19-0064

5.7.2019

BILL TO

Anthony Barkett
Silverado
800 Silverado Street, Suite 301
La Jolla, CA 92037

SHIP TO

Same as
recipient

INSTRUCTIONS

Thank you for your business!

QUANTITY	DESCRIPTION	HOURLY RATE/COST PER ITEM	TOTAL
1	List purchase; voters, residents and business owners; City of Commerce		\$1,419.66.
		SUBTOTAL	\$1,419.66.
		LESS DEPOSIT	\$0.00
		SALES TAX	\$0.00
		TOTAL DUE BY 5.17.2019	\$1,419.66

Thank you for your business!

IDZ9 PROJECT DEVELOPMENT CONSULTANT SERVICES

Services Performed by Michael Mosakowski

Date:

May 16, 2019

Invoice No.

CMCR- 002

Mr. Anthony Barkett - President
SILVERADO COMPANY
800 Silverado Street, Suite 301
La Jolla, CA 92037

ATTN: Mr. Anthony Barkett

RE: "CITY OF COMMERCE PROJECTS"

AGREEMENTS; APPROVED NTP – "IDZ9" to provide preliminary Programming & Space Planning Services (\$139,764.00 Budget)

PAYMENTS: NTP PAYMENTS not to exceed \$ 50,000.00 until project funding obtained, unless approved in writing by the Silverado Company. For Consulting Services provided from April 16, 2019 to May 15, 2019

	<u>Contract Value</u>	<u>NTP FEES</u>	<u>Total</u>
IDZ9 Consulting Fees	\$ 139,764.00	\$ 50,000.00	
CONCEPT SITE PLANS		\$ 10,000.00	\$ 10,000.00
	Total Invoiced Amount:		\$ 10,000.00

Billing Summary	<u>Prior Billed</u>	<u>Current Billing</u>	<u>Payments Received</u>	<u>Balance NTP</u>
	\$ 15,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00

Pay to the order of: Michael L. Mosakowski;



Project Director

P.O. Box 310
La Verne, CA 91750

June 2019 Expenses





Invoice #3-07162019

July 1, 2019

Here is the Silverado Company consulting services invoice for June 2019. Pursuant to our agreement in March 2019, Buzz Galaxy is to be Silverado's representative for project labor agreement and all things related to Labor.

June 2019 -- Monthly Consulting Fees	\$5,000
---	----------------

Thank you.

Make Payable to:
BuzzGalaxy Corporation
Attention: Wally Baker
1331 7th Avenue, Hacienda Heights, CA 91745

TAX IDENTIFICATION NUMBER: 47-5399312
Invoice Payable Upon Receipt.
Thank you.

Watermark Associates, LLC
41923 2nd Street, Suite 405
Temecula, CA 92590
Tel 951-294-3190



INVOICE 19-0071

6.1.2019

BILL TO	SHIP TO	INSTRUCTIONS
Anthony Barkett Silverado 800 Silverado Street, Suite 301 La Jolla, CA 92037	Same as recipient	Thank you for your business!

QUANTITY	DESCRIPTION	HOURLY RATE/COST PER ITEM	TOTAL
1	CMO Marketing Solutions-Monthly consulting fee including Assessment and Reporting, Overall Strategic Marketing, Analytics Reporting, Search strategies, Content strategies and development, Mobile Responsiveness, Social Media Integration and Public Relations. Based upon direction from Silverado's Leadership, efforts are focused on the City of Commerce Project and Community Engagement		\$5,000.00
1	Target Audience personas developed		Included in total
1	Social media platforms identified		Included in total
1	Project Video Storyboard outlined		Included in total
SUBTOTAL			\$5,000.00
LESS DEPOSIT			\$0.00
SALES TAX			\$0.00
TOTAL DUE BY 6.15.2019			\$5,000.00

Thank you for your business!

IDZ9 PROJECT DEVELOPMENT CONSULTANT SERVICES

Services Performed by Michael Mosakowski

Date:
Invoice No.

June 10, 2019
CMCR- 003

Mr. Anthony Barkett - President
SILVERADO COMPANY
800 Silverado Street, Suite 301
La Jolla, CA 92037

ATTN: Mr. Anthony Barkett

RE: **"CITY OF COMMERCE PROJECTS" – Cost Estimate Services**

AGREEMENTS; Verbal NTP by William Barkett - "IDZ9" coordinated & provided
Conceptual Cost Estimate; NTP based on (10) hours (*IDZ9 actual hours*
26.5 hours)

PAYMENTS: NTP payment by the Silverado Company "due-in-full" (10) days from
date of invoice. IDZ9 waived 10% mark-up on Cost Estimator

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>
NTP Cost Estimate Fee	10.0	\$ 1,800.00	\$ 1,800.00
<i>IDZ9 Actual Hours</i>	26.5	\$ 4,770.00	-n/a-
Total Invoiced Amount:			\$ 1,800.00

ADDITIONAL SERVICES

Billing Summary	<u>Prior</u>	<u>Current</u>	<u>Payments</u>	<u>Balance NTP</u>
Cost Estimating	<u>Billed</u>	<u>Billing</u>	<u>Received</u>	
	\$ 0.00	\$ 1,800.00	\$ 1,800.00	n/a

Pay to the order of: Michael L. Mosakowski;



Project Director

P.O. Box 310
La Verne, CA 91750

IDZ9

July 2019 Expenses





Invoice #3-08012019

August 1, 2019

Here is the Silverado Company consulting services invoice for July 2019. Pursuant to our agreement in March 2019, Buzz Galaxy is to be Silverado's representative for project labor agreement and all things related to Labor.

July 2019 -- Monthly Consulting Fees	\$5,000
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Thank you.

Make Payable to:
BuzzGalaxy Corporation
Attention: Wally Baker
1331 7th Avenue, Hacienda Heights, CA 91745

TAX IDENTIFICATION NUMBER: 47-5399312
Invoice Payable Upon Receipt.
Thank you.

Watermark Associates, LLC
41923 2nd Street, Suite 405
Temecula, CA 92590
Tel 951-294-3190



INVOICE 19-0088

7.1.2019

BILL TO	SHIP TO	INSTRUCTIONS
Anthony Barkett Silverado 800 Silverado Street, Suite 301 La Jolla, CA 92037	Same as recipient	Thank you for your business!

QUANTITY	DESCRIPTION	HOURLY RATE/COST PER ITEM	TOTAL
1	CMO Marketing Solutions-Monthly consulting fee including Assessment and Reporting, Overall Strategic Marketing, Analytics Reporting, Search strategies, Content strategies and development, Mobile Responsiveness, Social Media Integration and Public Relations. Based upon direction from Silverado's Leadership, efforts are focused on the City of Commerce Project and Community Engagement		\$5,000.00
1	Project Video Storyboard and Script		Included in total
1	3-D, Fully Animated Project Video Quote (See attached)		Included in total
1	Project Construction Crisis Communication Plan		Included in total
SUBTOTAL			\$5,000.00
LESS DEPOSIT			\$0.00
SALES TAX			\$0.00
TOTAL DUE BY 7.15.2019			\$5,000.00

Thank you for your business!



July 15, 2019

Mike,

Per our verbal agreement, I have confirmed that \$50,000 has been spent to-date and I authorize additional \$35,000 to be spent for a total of \$85,000. This reaffirms our contract and initial budget until project financing is approved.

Thank you and please call me with any questions.

Best,

Anthony Barkett
Silverado – President

IDZ9 PROJECT DEVELOPMENT CONSULTANT SERVICES

Services Performed by Michael Mosakowski

Date:
Invoice No.

July 05, 2019
CMCR- 004

Mr. Anthony Barkett - President
SILVERADO COMPANY
800 Silverado Street, Suite 301
La Jolla, CA 92037

ATTN: Mr. Anthony Barkett

RE: "CITY OF COMMERCE PROJECTS"

AGREEMENTS; APPROVED NTP – IDZ9 to provide preliminary Programming & Space Planning Services (\$139,764.00 Budget)

PAYMENTS: NTP PAYMENTS not to exceed \$ 50,000.00 until project funding obtained, unless approved in writing by the Silverado Company. Consulting Services from May 16, 2019 to June 15, 2019. Payment "due-in-full" (10) days from date of invoice. (Actual hours, services, deliverables, etc. exceed partial payment request)

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>
Partial Monthly Fee	n/a	n/a	\$ 10,000.00
Total Invoiced Amount:			\$ 10,000.00

Billing Summary	<u>Prior Billed</u>	<u>Current Billing</u>	<u>Payments Received</u>	<u>Balance NTP</u>
	\$ 25,000.00	\$ 10,000.00	\$ 35,000.00	\$ 15,000.00

Pay to the order of: Michael L. Mosakowski;



Project Director

P.O. Box 310
La Verne, CA 91750

IDZ9

August 2019 Expenses





Invoice #3-09012019

September 1, 2019

Here is the Silverado Company consulting services invoice for August 2019. Pursuant to our agreement in March 2019, Buzz Galaxy is to be Silverado's representative for project labor agreement and all things related to Labor.

August 2019 -- Monthly Consulting Fees	\$5,000
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Thank you.

Make Payable to:
BuzzGalaxy Corporation
Attention: Wally Baker
1331 7th Avenue, Hacienda Heights, CA 91745

TAX IDENTIFICATION NUMBER: 47-5399312

Invoice Payable Upon Receipt.

Thank you.

Watermark Associates, LLC
41923 2nd Street, Suite 405
Temecula, CA 92590
Tel 951-294-3190



INVOICE 19-104

8.1.2019

BILL TO	SHIP TO	INSTRUCTIONS
Anthony Barkett Silverado 800 Silverado Street, Suite 301 La Jolla, CA 92037	Same as recipient	Thank you for your business!

QUANTITY	DESCRIPTION	HOURLY RATE/COST PER ITEM	TOTAL
1	CMO Marketing Solutions-Monthly consulting fee including Assessment and Reporting, Overall Strategic Marketing, Analytics Reporting, Search strategies, Content strategies and development, Mobile Responsiveness, Social Media Integration and Public Relations. Based upon direction from Silverado's Leadership, efforts are focused on the City of Commerce Project and Community Engagement		\$5,000.00
1	Project Microsite (Website) Navigation Developed		Included in total
1	Community Engagement Workflows Developed		Included in total
1	Project Editorial Calendar Developed		Included in total
SUBTOTAL			\$5,000.00
LESS DEPOSIT			\$0.00
SALES TAX			\$0.00
TOTAL DUE BY 8.15.2019			\$5,000.00

Thank you for your business!

IDZ9 PROJECT DEVELOPMENT CONSULTANT SERVICES

Services Performed by Michael Mosakowski

Date:
Invoice No.

August 02, 2019
CMCR- 005

Mr. Anthony Barkett - President
SILVERADO COMPANY
800 Silverado Street, Suite 301
La Jolla, CA 92037

ATTN: Mr. Anthony Barkett

RE: "CITY OF COMMERCE PROJECTS"

AGREEMENTS; APPROVED NTP – IDZ9 to provide preliminary Programming & Space Planning Services (\$139,764.00 Budget)

PAYMENTS: NTP PAYMENTS not to exceed \$ 85,000.00 (increased) until project funding obtained, unless approved in writing by the Silverado Company. Consulting Services from June 16, 2019 to July 15, 2019. Payment "due-in-full" (10) days from date of invoice. (Actual hours, services, deliverables, etc. exceed partial payment request)

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>
Partial Monthly Fee	n/a	n/a	\$ 10,000.00
Total Invoiced Amount:			\$ 10,000.00

Billing Summary	<u>Prior Billed</u>	<u>Current Billing</u>	<u>Payments Received</u>	<u>Balance NTP</u>
	\$ 25,000.00	\$ 10,000.00	\$ 35,000.00	\$ 40,000.00

Pay to the order of: Michael L. Mosakowski;



P.O. Box 310
La Verne, CA 91750

IDZ9

Project Director

IDZ9 PROJECT DEVELOPMENT CONSULTANT SERVICES

Services Performed by Michael Mosakowski

Date:
Invoice No.

August 20, 2019
CMCR- 006

Mr. Anthony Barkett - President
SILVERADO COMPANY
800 Silverado Street, Suite 301
La Jolla, CA 92037

ATTN: Mr. Anthony Barkett

RE: "CITY OF COMMERCE PROJECTS"

AGREEMENTS; APPROVED NTP – IDZ9 to provide preliminary Programming & Space Planning Services (\$139,764.00 Budget)

PAYMENTS: NTP PAYMENTS not to exceed \$ 85,000.00 until project funding obtained, unless approved in writing by the Silverado Company. **Consulting Services from July 16, 2019 to August 15, 2019. Payment "due-in-full" (10) days from date of invoice.** (Actual hours, services, deliverables, etc. exceed partial payment request)

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>
Partial Monthly Fee	n/a	n/a	\$ 10,000.00
Total Invoiced Amount:			\$ 10,000.00

Billing Summary	<u>Prior Billed</u>	<u>Current Billing</u>	<u>Payments Received</u>	<u>Balance NTP</u>
	\$ 35,000.00	\$ 10,000.00	\$ 55,000.00	\$ 30,000.00

Pay to the order of: Michael L. Mosakowski;



P.O. Box 310
La Verne, CA 91750

IDZ9

Project Director

IDZ9 PROJECT DEVELOPMENT CONSULTANT SERVICES

Services Performed by Michael Mosakowski

Date:

August 29, 2019

Mr. Anthony Barkett - President
SILVERADO COMPANY
800 Silverado Street, Suite 301
La Jolla, CA 92037

ATTN: Mr. Anthony Barkett & Mr. William Barkett

RE: "CITY OF COMMERCE PROJECTS" **INVOICE SUMMARY**

AGREEMENTS; APPROVED NTP – IDZ9 to provide preliminary Programming & Space Planning Services (\$139,764.00). NTP not to exceed \$ 85,000.00 until project funding obtained, unless approved in writing by the Silverado Co.

IDZ9 has been providing Consultant Services since March 2019. An NTP for \$ 50,000 & was issued & increased to \$ 85,000 (July 15, 2019). IDZ9 has made numerous Programming, Space Planning & Site modifications based on revised CITY criteria & requirements that are considered "Additional Services" to the original Programming, Space Planning & Conceptual Site Plans to the above fee agreement.

As requested, the following INVOICE BILLING SUMMARY = \$85,000.00 thru Aug. 30th;

<u>Invoice No.</u>	<u>Invoice Date</u>	<u>Service Periods</u>	<u>Amount</u>
CMCR 001 NTP	April 17, 2019	March 2019	\$ 5,000.00
CMCR 001	April 24, 2019	March – April 15, 2019	\$ 10,000.00
CMCR 002	May 16, 2019	April 16 – May 15, 2019	\$ 10,000.00
CMCR 004	July 5, 2019	May 16 - June 15, 2019	\$ 10,000.00
CMCR 005	August 2, 2019	June 16 – July 15, 2019	\$ 10,000.00
<u>CMCR 006</u>	August 20, 2019	July 16 – August 15, 2019	<u>\$ 10,000.00</u>
Subtotal			\$ 55,000.00
<u>ADD SERVICES</u>			
CMCR 003	June 10, 2019	Cost Estimating	\$ 1,800.00
CMCR 007	August 2019	Misc. Space & Site Mod's (ADD Hours-to-date = 156)	\$ 28,200.00



Project Director

P.O. Box 310
La Verne, CA 91750

IDZ9