Restoration agreement.

345 N Westmoreland Ave
Los Angeles, CA 90004

$62,944.00

Ten residential units · Common areas · One skylight

Contractor	Riviosa Inc. · Vince Ngo, authorized representative
Owner legal entity	To be completed before signing
Agreement date	To be completed
Approximate start / completion	To be completed in Section 13
Down payment / finance charge	None / None

01 - Agreement and contract documents

Owner engages Riviosa Inc. as Contractor for localized restoration at PATH Metro Villas 1. The contract consists of this agreement, the completed repair-area schedule, the accepted itemized scope, selected material specifications and signed change orders. A signed change order controls only the items it expressly changes. This agreement controls commercial terms. Conflicts must be resolved in writing before affected work proceeds.

02 - Price and scope confirmation

The proposed contract sum is $62,944, comprising $49,860 for ten residential units, $10,084 for common areas and a $3,000 skylight allowance. The unit amount is $4,986 per included unit. Price includes labor, materials, applicable material taxes, equipment, supervision, overhead, profit and cleanup. Before signing, both parties shall identify the ten units and repair limits in the repair-area schedule. The price then becomes fixed for those agreed limits, subject only to signed changes and the skylight allowance reconciliation. The pricing breakdown is an allocation of the proposal, not a measured quantity takeoff.

Itemized scope.

Residential restoration

Work description	Per unit	10 units
Protection, masking and dust containment	$486.00	$4,860.00
Opening preparation, edge trimming and minor backing	$342.00	$3,420.00
Replacement insulation in affected cavities	$536.00	$5,360.00
Drywall supply and installation to match existing assembly	$1,284.00	$12,840.00
Joint tape, successive mud coats and sanding	$918.00	$9,180.00
Texture application and blending	$326.00	$3,260.00
Primer and two finish coats to affected wall/ceiling planes	$854.00	$8,540.00
Debris removal and final cleanup	$240.00	$2,400.00
Subtotal	**$4,986.00**	**$49,860.00**

Common-area restoration

Work description	Amount
Mobilization, access equipment and circulation-area protection	$864.00
Edge preparation and minor backing	$672.00
Replacement insulation and drywall installation	$2,416.00
Tape, mud, sand and finish	$1,838.00
Texture matching	$596.00
Prime and paint affected wall/ceiling planes	$2,148.00
Localized replacement of affected acoustic ceiling panels	$1,050.00
Debris removal and final cleanup	$500.00
Subtotal	**$10,084.00**

Scope & skylight.

03 - Included restoration work

Protect adjacent finishes, prepare existing openings and install minor backing where necessary. Replace insulation in affected cavities with an assembly-compatible product. Install gypsum board matching required thickness, type, number of layers and rated assembly details; tape, apply successive compound coats, sand, texture and prime. Apply two finish coats to the affected wall or ceiling plane to agreed natural breaks. Match existing color, sheen and texture as closely as practical; approve a sample before general application. Restore affected corridor walls, ceilings, entry recesses and soffits and replace the agreed stained acoustic ceiling panels. Whole-unit repainting and full wall/ceiling replacement beyond scheduled areas are excluded.

Skylight - one opening

Work description	Amount
Field measurement, inspection and part coordination	$245.00
Replacement glazing/dome, freight and material tax allowance	$1,125.00
Compatible gaskets, sealants and hardware	$215.00
Remove existing glazing and install replacement	$785.00
Localized perimeter weatherproofing and water testing	$380.00
Interior touch-up, disposal and cleanup	$250.00
Subtotal	**$3,000.00**

04 - Skylight allowance

Includes one opening and the listed $3,000 budget. Verify manufacturer, glazing material, dimensions, flange, dome profile and frame condition before ordering. Reuse the existing curb/frame only if serviceable and compatible. Submit the proposed replacement for Owner approval. The $1,125 part component is an allowance, not a supplier quotation. Actual approved part cost including freight and material tax is credited or added dollar-for-dollar through a signed change order; the other listed skylight amounts remain fixed for the stated scope. No additional markup is added to that part adjustment. Full curb/frame replacement or extensive roofing repairs are excluded unless approved in writing.

Delivery & payments.

05 - Readiness, access and protection

Owner shall arrange lawful tenant notices, scheduled access, removal of personal property from work zones, available water/power and any required resident relocation. Owner shall provide confirmation that water intrusion has been corrected and mitigation is complete. Contractor shall document dry, suitable substrates before closing cavities and report remaining moisture or concealed damage. Contractor shall protect occupied areas, maintain required egress and life-safety systems, control dust, dispose of debris lawfully and clean daily. Sprinklers, alarms, wiring and mechanical services shall not be altered under this scope.

06 - Permits, assemblies and insurance

Contractor shall identify and coordinate permits and inspections required for the agreed work; Owner pays disclosed permit/agency fees separately. No permit exemption is assumed. Required insulation, rated assemblies, firestopping and inspection hold points shall be identified before closing work. Contractor shall maintain legally required licensing, workers' compensation and appropriate liability coverage and supply evidence before mobilization. Owner shall disclose funding, procurement and prevailing-wage requirements before signing; any required labor compliance terms must be incorporated into the executed agreement.

07 - Schedule and delay notices

Approximate start and completion dates shall be entered before execution and coordinated with tenant access, drying, inspections and skylight lead time. Substantial commencement means site protection and physical repair work beginning in the first released area. Contractor shall provide a phased unit/common-area schedule and adequate labor and supervision. A party seeking an extension shall notify the other in writing within two business days after learning of a material delay, identify the affected work and provide a recovery plan. Owner access delays, concealed conditions, approved changes, exceptional weather or inspection delays beyond reasonable control may justify a documented extension. Contractor-caused rework or avoidable procurement/crew delays do not. No automatic delay penalty or completion bonus is included.

08 - Payments and lien releases

No advance deposit is required. Progress payments are earned only for completed work and delivered materials within the agreed scope. Residential work is billed by completed stage for each identified unit: $1,364 after protection, preparation and insulation; $1,284 after drywall installation and required pre-close approvals; $1,244 after mud, sanding and texture; and $1,094 after paint and cleanup. Common-area milestones are $3,952 after protection, preparation, insulation and drywall; $2,434 after finish and texture; and $3,698 after painting, acoustic-panel replacement and cleanup. The $3,000 skylight amount is due after approved installation, testing and touch-up, adjusted only by signed change order. Owner shall pay undisputed, supported invoices within 10 calendar days. No double billing is permitted. Provide applicable California statutory conditional progress/final releases with payment requests, and corresponding unconditional releases only after funds clear; obtain releases from lower-tier claimants as applicable. No advance waiver of statutory lien rights is imposed.

Changes & quality.

09 - Written change orders

Before extra or changed work begins, Owner and Contractor must sign a numbered change order stating the affected unit/location, reason and detailed revised scope; itemized labor, materials, equipment, tax and any expressly agreed markup; addition or credit; revised contract total; revised progress payments; and added or deducted calendar/workdays and completion date. Owner-requested additions, deleted work, approved substitutions and concealed conditions outside the agreed repair limits use this process. Oral comments, tenant requests, supplier recommendations, inspector comments or directions from unauthorized personnel do not authorize extra compensation. Only the representatives named in this agreement may approve changes. A change order may use electronic signatures. Estimating errors within the defined included scope and corrections of Contractor-caused defective work are not chargeable changes. No automatic percentage markup or free-change quota applies. If pricing is unresolved, pause only affected work, protect the area and continue unaffected work where practical. Emergency action shall be limited to what is necessary to prevent immediate injury or material property damage; notify Owner promptly and document the work and reasonable cost. Emergency action is not blanket approval of additional reconstruction. Nothing in this clause waives remedies required by applicable law.

10 - Quality, warranty and closeout

Contractor shall perform work in a workmanlike manner consistent with applicable requirements and manufacturer instructions, correct its own deficiencies at no added charge and complete a joint punch list. Contractor provides a one-year workmanship warranty from final completion of its work; manufacturer warranties are passed through where available. The warranty excludes new leaks, ongoing building movement, abuse, ordinary wear and damage by others, but does not reduce nonwaivable rights. Owner shall give prompt notice and reasonable access for correction. Payment does not waive concealed defects or required corrections. Closeout includes cleanup, applicable inspection approvals, approved change-order reconciliation and final statutory releases following payment.

11 - Exclusions and concealed conditions

Excluded unless expressly added: water-source repairs and mitigation; hazardous-material testing/abatement and mold remediation; structural repairs; flooring/baseboards; cabinetry; plumbing, electrical, HVAC or sprinkler modifications; extensive roof/curb replacement; work outside the signed repair-area schedule; permit/agency fees; bonds and special insurance endorsements not listed in the agreement. Stop affected work and notify Owner upon discovery of unsafe, wet or concealed conditions. Any additional restoration scope requires the written change-order process. Contractor remains responsible for damage caused by its operations.

Agreement & acceptance.

12 - Suspension, termination and disputes

For material breach, give written notice describing the issue and at least seven calendar days to cure, or to begin and diligently pursue a cure that reasonably requires longer. Subject to applicable law, the nonbreaching party may suspend affected performance or terminate if not cured; urgent safety protection may occur immediately. Owner may terminate for convenience by written notice and pay for conforming work performed, approved nonreturnable commitments and reasonable demobilization, less amounts already paid and valid credits; no profit is due on unperformed work. Parties shall first meet in good faith, then may use mutually agreed mediation. Unresolved claims may be brought in a court of competent jurisdiction in Los Angeles County; statutory rights and filing deadlines are preserved. California law governs. Amendments must be signed. Electronic counterparts are permitted.

13 - Execution requirements

This is an unsigned review draft. Before execution, complete the Owner's legal identity and authority, Riviosa's business address and entity-specific CSLB license/classification, insurance disclosures, schedule dates, unit/area schedule and selected materials. Determine applicable residential-contract, cancellation and funding requirements and attach the required notices/addenda before signing. The project name is not a representation of the Owner's legal entity. No signature, insurance status or license belonging to another entity is supplied by this draft. Both parties shall receive the complete signed agreement before work starts.

Owner legal entity:

Contractor: Riviosa Inc.

Authorized representative / title:

Representative: Vince Ngo

Business address:

Riviosa business address:

Phone / email for notices:

Phone / email for notices:

Riviosa CSLB license / classification:

Liability insurance carrier / policy / contact:

Workers' compensation carrier / policy / contact:

Approximate start date:

Completion date:

Acceptance is subject to completion of the fields, signed repair-area schedule and required notices/addenda described above. The parties accept the $62,944 contract sum and written change-order requirements.

Owner signature / date:

Riviosa signature / date:

Repair-area schedule.

Exhibit A · Complete and approve before execution. Identify each unit, room, repair limit and surface quantity. Attach marked photographs or measured sketches where needed. Scope changes after agreement use Exhibit B.

Unit no.	Room / wall / ceiling limits	Area (SF)	Photo / sketch ref.

Common-area locations / repair limits / quantities:

Acoustic ceiling panels - count / size / product:

Gypsum type / thickness / layers / rated assembly:

Insulation type / thickness / required rating:

Texture / primer / paint product / color / sheen:

Skylight dimensions / glazing / manufacturer / approved part:

Owner approval / date:

Riviosa approval / date:

Change order.

Exhibit B · PATH Metro Villas 1
345 N Westmoreland Ave, Los Angeles, CA 90004

Change order no.: Date:

Affected unit / location:

Reason and changed scope (attach detail):

Cost detail	**Addition / credit**
Labor	
Materials, freight and tax	
Equipment / subcontractors	
Agreed overhead and profit	
Deleted-work / allowance credit	
Net change-order amount	

Original contract sum	$62,944.00
Previously approved changes	
Current contract sum before this change	
This change: addition / deduction	
Revised contract sum	

Added / deducted workdays and revised completion date:

Effect on progress payments / payment milestone:

Supporting quote / drawing / photo attachments:

Both authorized parties must sign before changed work begins, subject to the limited emergency-protection provision. All unchanged terms remain in effect. This form does not authorize work until completed and signed.

Owner signature / date: Riviosa signature / date:

Skylight.

Exhibit C - Site photographs
PATH Metro Villas 1 · 345 N Westmoreland Ave, Los Angeles



Photo 01 · 7124.heic
Circular skylight and surrounding interior shaft.



Photo 02 · 7123.heic
Skylight opening with temporary plastic covering.

Owner-provided site photographs. Capture dates, exact unit numbers and measured repair limits are not verified. Images document visible conditions for reference; Exhibit A and signed change orders establish the contracted repair limits. Photographs do not establish the cause of damage or confirm concealed conditions.

Unit ceilings.

Exhibit C - Site photographs
PATH Metro Villas 1 · 345 N Westmoreland Ave, Los Angeles



Photo 03 · 7185.jpg
Opened ceiling area beneath temporary plastic protection.



Photo 04 · 7190.jpg
Interior entry and ceiling repair area with containment.

Owner-provided site photographs. Capture dates, exact unit numbers and measured repair limits are not verified. Images document visible conditions for reference; Exhibit A and signed change orders establish the contracted repair limits. Photographs do not establish the cause of damage or confirm concealed conditions.

Interior repair areas.

Exhibit C - Site photographs
PATH Metro Villas 1 · 345 N Westmoreland Ave, Los Angeles



Photo 05 · 7188.jpg
Protected interior wall and ceiling work area.



Photo 06 · 7189.jpg
Alternate view of interior containment and equipment.

Owner-provided site photographs. Capture dates, exact unit numbers and measured repair limits are not verified. Images document visible conditions for reference; Exhibit A and signed change orders establish the contracted repair limits. Photographs do not establish the cause of damage or confirm concealed conditions.

Corridor entries.

Exhibit C - Site photographs
PATH Metro Villas 1 · 345 N Westmoreland Ave, Los Angeles



Photo 07 · 7186.jpg
Corridor entry recess with temporary protection.



Photo 08 · 7193.jpg
Door surround and overhead repair area.

Owner-provided site photographs. Capture dates, exact unit numbers and measured repair limits are not verified. Images document visible conditions for reference; Exhibit A and signed change orders establish the contracted repair limits. Photographs do not establish the cause of damage or confirm concealed conditions.

Common areas.

Exhibit C - Site photographs
PATH Metro Villas 1 · 345 N Westmoreland Ave, Los Angeles



Photo 09 · 7197.jpg
Open wall and soffit areas beside corridor glazing.

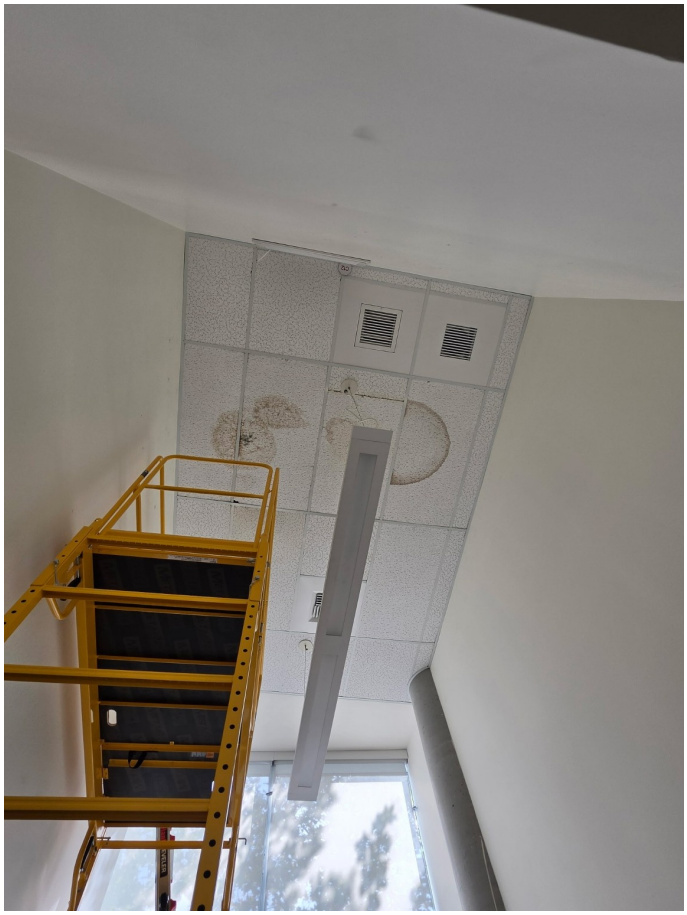


Photo 10 · 7207.jpg
Stained acoustic ceiling panels and access scaffold.

Owner-provided site photographs. Capture dates, exact unit numbers and measured repair limits are not verified. Images document visible conditions for reference; Exhibit A and signed change orders establish the contracted repair limits. Photographs do not establish the cause of damage or confirm concealed conditions.