

**REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT ADVISORY BOARD**

December 10, 2019 - 3:00 PM

**CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**

AGENDA

- | | | |
|-------|---|-----------------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco Foderingham
Chair |
| ii. | Approval of Minutes <ul style="list-style-type: none">• 11.12.2019 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin |
| iv. | Purchase and Development Proposal by Lansing
Melbourne Group, LLC on behalf of 220145 LLC
For 714 Sistrunk Boulevard and 526 NW 7 th Terrace,
And Request for \$12,000,000 in CRA Development
Incentive Program (DIP) Loans for the West Village
Project at 501 NW 7 th Avenue with Loan Payments
And Rent Entitlements Assigned to a NPF CRA
Community Economic Redevelopment Corporation
(CEDC) to be formed by the CRA | NPF CRA Staff |
| v. | Communication to CRA Board of Commissioners | NPF CRA Board |
| vi. | Old/New Business | NPF CRA Staff |
| vii. | Public Comments | |
| viii. | Adjournment | |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday – January 14, 2020**

Purpose: To review the Plan for the NPF-CRA and recommend any changes to the Plan. To make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA and to report such information to the City Commission.

Note: *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participating at the meeting should contact the City Clerk at (954) 828-5002 two days prior to the meeting.*

Note: *Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.*

Note: *Advisory Board members should disclose any discussions or site visits to any project that come before the Advisory Board for a recommendation.*

Note: *Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.*

DRAFT
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
November 12, 2019 – 3:00 P.M.

Cumulative Attendance

June 2019 – May 2020

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	6	0
Dylan Lagi, Vice Chair	P	5	1
Leann Barber	P	5	1
Sonya Burrows	P	5	1
Kenneth Calhoun (arrived at 3:05 p.m.)	P	6	0
Lisa Crawford	A	4	2
Matt Habibi	P	5	1
John Hooper	P	4	2
Michael Lewin	P	6	0
Steffen Lue	P	5	1
Lorraine Mizell	P	1	0
Christopher Murphy	P	5	1
Michelle Nunziata	A	1	5
John Quailey	P	6	0
Tina Teague (arrived at 3:08 p.m.)	P	5	1

Staff

Vanessa Martin, CRA Business Manager
 Bob Wojcik, Housing and Economic Development Manager
 Clarence Woods, III, NPF CRA Manager
 Lizeth DeTorres, Sr. Administrative Assistant
 Eleni Ward Jankovic, Housing and Economic Development Manager
 Corey Ritchie, CRA Project Manager
 Jonelle Adderley – CRA Project Coordinator
 Thomasina Turner, NPF Planner
 Lynn Solomon, Assistant City Attorney
 Jamie Opperee, Prototype-Inc.

Guests

Dr. Pamela Beasley-Pittman, Historical Dorsey Riverbend
 Larhonda Ware, Historical Dorsey Riverbend
 Barry Williams, Historical Dorsey Riverbend
 James Carras, Carras Community Investment

Currently there are 15 appointed members to the Board, which means eight would constitute a quorum.

I. Call to Order/Roll Call

**Rhoda Glasco Foderingham
Chair**

Chair Foderingham called the meeting to order at 3:02 p.m. and roll was called.

Chair Foderingham introduced Lorraine Mizell, new Board member, and self-introductions were made.

II. Approval of Minutes

NPF CRA Board

- October 8, 2019

Motion by Vice Chair Lagi, seconded by Mr. Lue, to approve the minutes of October 8, 2019. In a voice vote, the **motion** passed unanimously. (13-0)

III. Project Funding Update

**Vanessa Martin,
Business Manager**

Ms. Martin reported that approximately \$7.4 million has been allocated and as of today, FY 2020 is ending at \$2,278.470.

In response to Chair Foderingham, Ms. Martin advised the project manager would provide the status for projects in progress.

Ms. Martin indicated that statuses listed as of the end of October were accurate. Various projects were discussed from FY2017–FY2020, and it was noted the project manager would take an assessment and update. A finalized sheet would be available at some point.

IV. Funding of Pilot Project for minor repair, painting and landscaping CRA STAFF for the Historical Dorsey Riverbend Community in collaboration with Rebuilding Together Broward County, under the NPF CRA's Residential Façade and Landscaping Program, with a budget of \$255,000.

Ms. Jankovic explained the CRA would like to partner with Rebuilding Together Broward County, a national non-profit organization dedicated to safe housing, revitalizing communities, and eliminating slum and blight in communities. The CRA would like to fund them to rehabilitate homes primarily within the Historical Dorsey Riverbend community. The objective of this program is to improve visual landscape of the CRA area, to enhance ownership, and to improve property values. CRA staff recommends funding this pilot project for the Historical Dorsey Riverbend area. Boundaries for the NW CRA and Historical Dorsey Riverbend areas were shown, and it was noted boundaries for Historical Dorsey Riverbend are Sistrunk Boulevard to the north, Broward Boulevard to the south, NW 9th Avenue to the east, and I-95 to the west.

Robin Martin, Executive Director of Rebuilding Together of Broward County, reported they are the Broward County affiliate and their mission is repairing homes, revitalizing communities, and rebuilding lives. All work is free for low income homeowners who are seniors, people with disabilities, or Veterans; their focus is inside work for people with special needs. It is best to repair homes together, with a block by block effort, so the impact can be seen. They are working with the CRA to identify homeowners in the Historical Dorsey Riverbend area and begin block by block improvements. A brief video was presented, showing previous projects. Last year, over 150 homes were repaired across Broward County. Each homeowner would be screened, and their situation

would be assessed. Minor repairs and anything needed on the outside of the home would be done and then painting and landscaping would follow. Everything is done in conjunction with the homeowners, so they choose their colors.

Mr. Murphy questioned how residents are informed and what the application project is like.

Mr. Woods advised they would work with Dr. Pittman and go through the Homeowners' Association to identify elderly and special needs residents and assist with the application.

Ms. Burrows commented that the application says, "The applicant signs a document that is recorded" and questioned if "recorded" is a lien.

Mr. Woods indicated it is not supposed to be a lien; it is a Notice of Commencement. He noted there are no encumbrances and no recording of liens.

Mr. Ritchie stated it is a Notice of Commencement and if the amount is under \$2,500 it is not needed.

Mr. Martin clarified there are no liens and repayment is not required. The applicant only asks residents not to sell their home within three years, but if the property is sold within six months, they are not going to go after a low-income homeowner. The intent is not to make homes beautiful so they can sell; it is to provide safe and healthy homes and community revitalization.

Chair Foderingham mentioned the summary says, "Property owners will sign a form that can be recorded if they accept the work and agree to maintain the improvements for a duration of seven years".

Mr. Woods stated that was from Sweeting Estates; their application would not be used.

Vice Chair Lagi referenced the Eligible Property Cost on the bottom of Page 21, which should say, "**The NPF CRA** will provide an average of up to \$5,000 per property" and questioned if 51 homes were the target number.

Mr. Martin advised they are working with the CRA to identify; they are not sure they want to propose an average, which is \$5,000, and if it does average \$5,000, about 50 homes could be done. If homes are found with more significant issues, the CRA said an extra \$5,000 to \$10,000 could be spent for repairs if there was a real safety issue.

Vice Chair Lagi questioned how many homes are in Historical Dorsey Riverbend, so a percentage could be obtained.

Mr. Woods did not want to focus on the count. One benefit is that actual minor repairs would be done to roofs and life safety issues.

Mr. Lue questioned how determinations are made and how residents are eligible.

Mr. Martin reiterated that their focus is on health and safety. He noted there is a 25-point assessment that reviews each area, so they would identify if the homeowner has a special circumstance or if they are disabled; 90% of the people they help are over 65, and about 30% are in their 80's.

Mr. Habibi questioned if the money pays for supplies and if the labor is free or if people are being paid.

Mr. Martin advised they have staff to find and assess, contracted handymen who provide general small and minor repairs, and as the work goes up to permits, etc., then they determine if free materials are provided and if the work can be done for labor costs only or at cost. All those scenarios happen with every home and it depends upon the severity of the home. There are minor handymen for paint and landscape prep work, and then the day is supplemented with volunteers; generally, 30 people are put on a home so it can be finished in one day.

Mr. Lewin mentioned the language provided, "Owner occupied or tenant occupied", and thought it should be focused towards owner occupied. He questioned what circumstances they work with investment properties.

Mr. Martin clarified their primary focus is owner occupied homes; however, if a low-income family owns another home and are renting it out, possibly to a family member, they want to leave room to help that person and not be out of compliance with the contract. It will be very clear which homes are owner occupied.

Ms. Burrows commented there are many investment properties in Historical Dorsey Riverbend. She wanted to make sure investors are not being subsidized and noted that a lot of properties were already purchased by investors. If the property is not owner occupied, we need to make sure it is owned by a family member and not an investor.

Mr. Martin emphasized that no work is done in any community for investor properties; that is not their intent or purpose. All dollars are leveraged; they bring in community partners. Their plan is to launch with a block party on January 31, 2020.

Vice Chair Lagi mentioned the resource impact, \$255,000, and noted the final balance would be taken down to about \$2 million.

Motion by Mr. Calhoun, seconded by Mr. Murphy, to approve staff's recommendation. In a voice vote, the **motion** passed unanimously. (13-0)

V. Presentation of Redevelopment Proposal at Provident Park

CRA STAFF

Ms. Turner provided a Power Point presentation on Provident Park, which was funded in 1986 by the City with bond funds; it is located at 1412 NW 5th Street and is approximately 4.5 acres. Currently, there is an open area and picnic area. Community programming goes into the park monthly or quarterly and is called Rockin' and Wheelin'. There is not a lot going on at Provident Park, so enhancements are being proposed.

Mr. Woods advised that Mr. Gadson got involved because there were two commitments for residents in the neighborhood; one was the Trailblazers and the other was the Pioneers. The Pioneers is the entryway feature into the park and that the Trailblazers was already erected in Sistrunk Park further to the east. There was always an idea there would be a second monument, which was the egg from the Sankofa Bird, so they need to find a place to relocate the egg. In 2017, the CRA Board donated about \$30,000 to purchase land in Historical Dorsey Riverbend for the Trailblazers for some sort of commemorative monument. In the summer of this year, the City returned the \$30,000 to the CRA and asked them to take charge in finding a place to memorialize the Trailblazers. The two were put

together, so the entryway feature is supposed to be a memorial to the Trailblazers and the egg that would be placed on a pedestal, which is how they plan to keep their commitment to the Pioneers.

George Gadson, of George Gadson Studios, continued the Power Point and mentioned the Sankofa Bird being spearheaded by the Trailblazers, the Mizell Library, the entryway feature for Historical Dorsey Riverbend, Seminole Indian history, the tiki hut image, the conch shell sculpted in bronze, pictorial plaques with members of the Historical Dorsey Riverbend community, and the top circular image with the star in the center, which is an African symbol that represents transformation.

In response to Chair Foderingham, Mr. Woods advised this was just information; they would come back with the cost. Dr. Pittman and Phil Thornburg, from Parks and Recreation, have worked with the CRA and they gathered many people to make sure everyone was represented in the best way.

VI. Approval of Establishment of Economic Development Corporation CRA STAFF (EDC)

Ms. Jankovic indicated the CRA would like to propose a new vehicle that would carry on their work beyond their sunset in 2025. On April 2nd there was a presentation to the CRA Board, as well as a joint workshop with the Advisory Board and CRA Board, lead by Mr. James Carras, who explained these entities; Economic Development Corporation EDC, Community Development Financial Institution, and the Community Development Entity. The purpose of these entities would be to increase financial resources for future development and to develop the community beyond the CRA's sunset. The goal is to leverage Federal and other capital resources to assist the CRA's long-term vision and plan. Staff recommends creating an EDC, CDFI, and a CDE to increase its financial resources for current and future projects.

James Carras, with Carras Community Investment, explained the need to continue investment and development activities beyond the life of the CRA. The CRA is proposing to create what is called an Eco System for the Community of Economic Development and how to address the problems, issues, challenges, and social economic environmental issues in the community. A brief Power Point presentation was provided, and it was noted they are looking at models around the country to see what was working. Corporations are new public private entities created to focus on issues utilizing not only local resources, but funding that comes from local increased tax revenue. The Economic Development Corporation would build capacity of local organizations of businesses and individuals, provide technical assistance, help structure, and putting deals together, and work with partners to bring to fruition. CDFI's are community-based lenders, financial institutions, and their mission to promote community development; they provide loans and investments. If certified by the U.S. Treasury Department, the CDFI fund unlocks matching investments for private financial institutions who have community reinvestment responsibilities; banks will not invest in lending programs unless you are certified from the CDFI fund. New Market Tax Credits are the largest Federal Economic Development Program in the country for underserved low opportunity communities. It could be used for mixed-use development; it cannot be used strictly for housing, it must be mixed-use so housing could be part of it, but it cannot be the only use. We want to be able to access this Federal tool that provides over \$3.5 billion per year and do better than we have locally and as a State. Opportunity zones are the latest Federal initiative and are very different from New Market Tax Credits, from CDFI's, and from Community Re-development agencies; they are based on giving tax incentives to wealthy individuals. This is another tool in the tool kit that we want to be able to utilize in the CRA. There are three Opportunity Zones in the Fort Lauderdale CRA, which was outlined in the Investment Prospectus. In summary, we are looking to create an Economic Development Corporation that could do development, co-development, and address the challenge in five years.

Mr. Murphy questioned who handles the oversight once this is put together. He also questioned if the Board were private individuals and not appointed by the City, if CRA staff would still work to support them.

Mr. Carras advised that is something they are working through. There are many different models, so if the City names the Board members, it is a government-controlled corporation, which affects the ability to be a CDFI; one cannot be a CDFI and government controlled. Currently, the CRA would contract and provide staff services to the EDC. When Cities create these entities, it is typically City staff on a contract basis who provide services. As far as private individuals, the corporation would have a contract regardless, whether it is government controlled or non-government controlled.

In response to Mr. Calhoun, Mr. Carras did not know how much administrative costs would be for an operation because it is not just the cost, it is hard to project how much could be brought in over time. These things will be laid out once approval is received to move ahead with a very specific plan.

Mr. Habibi questioned how this Board could approve something like this.

Chair Foderingham indicated the Board recommends to the CRA Board, which is the City Commission, and they would make the ultimate decision as to whether these would be created.

Mr. Habibi questioned if one was proposed specific to the Northwest Progresso.

Mr. Carras stated the concept gets approved and the corporation is created. Initially, the work of the Fort Lauderdale Economic Development Corporation would strictly be within the CRA; however, if funds are available to work in other low opportunity communities in Fort Lauderdale that are not in the CRA, then those accounts would be segregated, so the Economic Development Corporation could work outside of the CRA as long as the funds are not CRA funds.

Mr. Habibi understood there are several CRA's, not just Northwest, and questioned if similar presentations are being given to all CRA's.

Chair Foderingham advised this is only being presented for this CRA; ultimately, it could go outside.

Ms. Burrows questioned where the accountability is to taxpayers if the Board of Directors or governing body is not the City and are private individuals.

Mr. Carras indicated the CRA would be contracting with the EDC and if funds are provided it has a contract, so accountability is the contract.

Assistant City Attorney Solomon mentioned any funding provided by the CRA to this non-profit would be through a funding agreement, which would spell out deliverables, accountability, and expectations; it would have to be a written contract.

Chair Foderingham commented there is a non-profit Board as well. For the City of Fort Lauderdale, the CRA is the City Commission, but many cities have CRA Boards that are members appointed by the City Commission, but they are not Commissioners. To look at this Board as a CRA Board that is non-Commission is no different, so there would still be accountability through the Board and the contract.

Assistant City Attorney Solomon advised there would be a contract and this Board would be the sponsor of the non-profit, so goals and objectives would be established up front. Embodied in the Charter document would be that any actual dollars given would be through a funding agreement, which would spell out how many dollars, over what period of time, and specifically what the dollars could be used for, and other conditions the Board would deem appropriate.

Chair Foderingham commented that the agreement would have to be approved by the non-profit Board, so everyone is being held accountable.

Vice Chair Lagi mentioned Jack and Jill and the YMCA requested funds a while back and those are non-profits. He thought similarly there would be examples of these entities coming.

Mr. Carras indicated the new entity or entities would be managed by CRA staff, so there is another level of accountability.

Mr. Habibi commented this would start before the CRA sunsets in 2025 and questioned how the money would be used and allocated and if this Board would be approving funds used jointly with this new set of entities.

Mr. Woods explained how funding would work and stated this would be like a market place entity. Once created and established, they would look to do deals and ready-made deals come to them asking for funding. When the CRA gives funding, instead of providing an incentive, they can make the investment instead of it being an incentive without any returns, they will be funneled through the EDC and the EDC would get a return just like any other equity investor. If developers do not meet the target, we can clawback some of the money as a penalty for not meeting their target or goal. That money could be used to provide training and other things, which could be used as the community benefit coming out of partnership with the developer. The way to do this is with an Economic Development Corporation who can get the money in a return and leverage it.

Mr. Habibi expressed concern about the creation of these entities and what they do to generate money that comes back to benefit this community.

Chair Foderingham mentioned they want to build in a mechanism before the CRA sunsets in 2025 that would continue to help doing the same type of things currently being done under the CRA. The non-profit entity would have additional mechanisms available to use because the CDFI could not be done and be governmental control.

Mr. Habibi thought the Board should make sure the benefit remains in this community for the next five years.

Chair Foderingham stated the concentration would be the Northwest Progresso Flagler and eventually it may expand to other areas in Fort Lauderdale.

Mr. Woods commented the most important thing was that it would leverage all the money by going into investments incentivizing projects. If there were other tools, a certain amount of dollars would not have to be given to one project.

Mr. Hooper mentioned if a triangle project were done in 2025 and clawback money was needed, it would be a smooth clawback into the new non-profit.

Mr. Woods thought the investment would have to be looked at to see if it was worth doing through the EDC; a clawback could potentially go back to the City.

Mr. Lewin questioned if other entities created would get their own funds or if funds would be transferred to get the entities started.

Mr. Woods stated there is no financial impact in creating. Initially, CRA staff is going to be the staff of the EDC, but in five years when the CRA sunsets, the EDC would have to have its own staff and seed money from wherever to fund staff. Any money from the CRA seeded projects must stay within the CRA and it must function just like the CRA.

Mr. Lewin felt uncomfortable with the government raising money for the community, using CRA funds, then leveraging it, and raising investments; it feels like additional risks are being taken. He questioned if we could go to a bank with CDFI for lending.

Mr. Woods assured that funds are never being put at risk.

Vice Chair Lagi questioned if there have been conversations with the Economic Development Group, Mike Chan and his group, in Fort Lauderdale.

Mr. Woods indicated that has been contemplated and there was a thought they could be part of the Board.

Vice Chair Lagi referenced the by-laws charter and thought that was a good deal in terms of governance, Boards, etc.

In response to Mr. Habibi, Chair Foderingham indicated that the initial presentation was during a joint meeting with our Advisory Board and the City Commission sitting as the CRA Board.

Mr. Woods advised it is leveraging existing funds and being able to continue work currently being conducted; they are not going to take on risky ventures or do anything outside the purview of where we are.

Mr. Habibi commented that it generally sounds like a good idea, he just wanted to make sure if he votes in the affirmative that someone else making the decision has all the details because he does not know through a 20 or 30- minute conversation.

Chair Foderingham stated that unfortunately, Mr. Habibi did not have the benefit of the full discussion that took place in April.

Mr. Woods advised that Mr. Habibi was welcome to make an appointment to sit and discuss any concerns. Other Cities and CRA's are moving in order to help do the work they do beyond providing incentives, etc. There is not enough money to give to everyone.

Mr. Calhoun thought it was a great idea, but while the CRA is up and functioning it also sounds as if these deals would cost more money; most of the deals that come to us are for grants we generously give and not for these kind of deals unless they are active investors who cannot qualify for grants. This is to extend the life of what we do when the CRA sunsets; it sounds like this is something we should be doing.

Ms. Burrows questioned if someone could get funds from both the CRA and the EDC. She also questioned if it is like the Downtown Development Authority.

Mr. Woods said no, not from the EDC and CRA. If money could be obtained by raising leverage, then the idea would be to use that.

Mr. Carras explained that the Downtown Development Authority primarily does business attraction; they do public information marketing, promotion, business attraction, and provide services. Their organizational structure as well as their activities is very different from what is being proposed.

In response to Ms. Burrows, Chair Foderingham stated this Board is making a recommendation to go forward for review by the CRA Board.

Ms. Mizell questioned if leftover CRA dollars would transfer to the EDC upon the sunset in 2025.

Mr. Woods stated that would have to be determined by the Board of Commissioners, but he could not see any money being left from the CRA. Time is running out when it comes to making investments on the northwest side.

Chair Foderingham suggested Ms. Mizell call Mr. Woods to have further discussion. Remember, Mr. Woods cannot meet with two members at a time.

Motion by Mr. Calhoun, seconded by Ms. Teague, to approve staff's recommendation. In a voice vote, the **motion** passed unanimously. (13-0)

VII. Communication to CRA Board of Commissioners

NPF CRA BOARD

None.

VIII. Old/New Business

NPF CRA STAFF

Chair Foderingham reported that "Finally Friday" in October was great and the next one will probably not be scheduled until March.

In response to Vice Chair Lagi, Ms. Martin advised they are working on the WAVE refund.

Chair Foderingham stated that the next meeting is Tuesday, December 10, 2019.

IX. Public Comments

None.

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:51 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by C. Guifarro, Prototype-Inc.]

MEMORANDUM

DATE: December 10, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager 

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Purchase and Development Proposal by Lansing Melbourne Group, LLC on behalf of 220145 LLC for 714 Sistrunk Boulevard and 526 NW 7th Terrace, and Request for \$12,000,000 in CRA Development Incentive Program (DIP) Loans for the West Village Project at 501 NW 7th Avenue with Loan Payments and Rent Entitlements Assigned to a NPF CRA Community Economic Development Corporation (CEDC) to be formed by the CRA .

REQUEST AND SUMMARY

Lansing Melbourne Group, LLC on behalf of 220145 LLC is requesting that the CRA accept their proposal for the purchase of CRA owned property at 714 Sistrunk Boulevard and 526 NW 7th Terrace for the West Village Project and approve a request for \$12,000,000 in CRA Development Incentive Program (DIP) loans for the West Village Project, with loan payments and rent entitlements assigned to a proposed NPF CRA Community Economic Development Corporation to be formed by the CRA. A location map of the property and project is attached as **Exhibit 1**.

The proposed West Village Project is located at 501 NW 7th Avenue between NW 7th Avenue, NW 5th Street, NW 7th Terrace and Sistrunk Boulevard and is a mixed use development with two 6 story residential structures containing a total of 455 multifamily rental units, consisting of a mix of apartments and townhomes and 17,752 square feet of leasable commercial use on the first floor and a 6 story 498 space parking structure. Total building square footage including structured parking is approximately 605,508 square feet. The housing units range from a total of 454 square feet for a studio to 1,754 square feet for the largest townhouse. Proposed Project site plan and illustrations are attached as **Exhibit 2**.

The Developer, under the names of 220145 LLC, Urbano 500 LLC and Sistrunk 2245 LLC began purchasing the entire block starting in 2015 at a total cost of approximately \$3.9 million (**Exhibit 3**). The two CRA owned parcels on the block are critical and essential to overall site plan for the project and when transferred to the Developer, will complete the assemblage needed for the project.

In response to a Request for Proposal issued on July 16, 2019, Lansing Melbourne Group, LLC on behalf of 220145 LLC, submitted a proposal to purchase the CRA property at 714 Sistrunk Boulevard and 526 NW 7th Terrace for its appraised value of \$116,000. No other proposals were received. The Notice of Intent to Dispose and Proposal to Purchase is attached as **Exhibit 4 and 5**. The two CRA parcels combined, have a land area of approximately 7,000 square feet. The Evaluation Committee for the RFP recommended selling the property to 220145 LLC for the proposed mixed use project at their meeting of November 4, 2019. Their recommendation is that their proposal to purchase the CRA property is:

- In the best interest of the CRA and promotes and facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan;
- Is most responsive to the redevelopment goals of the NPF CRA and in the best interest of the CRA and public; and
- Demonstrates the financial capacity, legal ability, development experience, qualifications and ability best suited to carry out the proposal.

In order to assist the developer in his efforts to assemble the property necessary for the project, the CRA Board on September 25, 2018 also agreed to selling three other sites to the developer located at 501, 505 and 509 NW 7 Terrace at a cost of \$180,000. The Developer closed on these parcels on July 23, 2018 and the Developer is using the three parcels as a relocation resource for a small church that was on the property that the developer purchased as part of the project site.

On October 2, 2019, the City Commission approved the vacation of an alleyway on the property and rezoning of 1.463 acres of the property from Residential Multifamily/ Medium High Density District (RMM-25) to Northwest Regional Activity Center Mixed Use West (NWRAC-MUw) to unify the site under a consistent zoning designation, and on October 15, 2019 the City Commission approved an Affordable Housing Height Bonus for a site Plan Level II development permit for the project. The NWRAC-MUw allows for a height of 45 feet by right and the approved height bonus will allow for a height of 65 feet. As a condition for approval of the additional height, the NWRAC-MUw zoning requires that 10% of the units (45 units) be maintained in perpetuity as affordable housing to families with incomes not to exceed 100% of the Area Median Income (AMI). A copy of City Commission Items regarding these development approvals is attached as **Exhibit 6**. Approval of a parking reduction (**Exhibit 7**), also needed for the project, is pending approval.

With most of the predevelopment approvals nearing completion, the Developer estimates a construction start in the third quarter of 2020 and a completion date for the project in the third quarter of 2024.

The project is estimated to represent a total capital investment of \$103.7 million and the Developer has submitted a funding request for \$12 million from the CRA to cover a portion of the total project cost. Staff has reviewed their funding request and proposes to use the Development Incentive Program for this project. The Developer has created a new single

purpose entity for the project called West Village LLC and will be transferring the property to the new entity. The Developer has requested to close on the CRA property in January, 2020. West Village LLC will secure construction financing for approximately 65% loan to cost and contribute land and predevelopment cost along with securing Opportunity Zone investment as available. The Developer will earn a developer's fee equal to 5% of the Project (\$4,596,978). A breakdown of the estimated Sources of Funding and Uses of Funds is provided below. The estimated project cost and a ten-year income and expense proforma is attached as **Exhibit 8** and **Exhibit 9**.

Source of Funds		
First Mortgage Lender	\$67,405,000	65.00%
Developer Equity	\$10,000,000	9.64%
Investor Equity	\$14,295,000	13.79%
CRA Loans	\$12,000,000	11.57%
TOTAL	\$103,700,000	100.00%

Use of Funds	
Property	\$18,200,000
Hard Construction Cost	\$59,310,160
Soft Cost and Contingency	\$26,189,840
TOTAL	\$103,700,000

The managing members of West Village LLC is investor Felipe Yalale and developer/consultant Peter Flotz. Mr. Yalale heads up 220145 LLC, Sistrunk 2245, LLC and Urbano 500, LLC who assembled the property. Peter Flotz heads up Lansing Melbourne Group, LLC. A copy of the team's qualifications is attached as **Exhibit 10**.

The CRA will provide \$12.0 million in subordinate financing advancing \$2.0 million in this fiscal year, \$3.0 million by December 1, 2020, \$3.5 million by December 1, 2021 and \$3.5 million by December 1, 2022 prior to project completion. \$8.4 million will be in the form of a forgivable loan forgiven after ten years with forgiveness linked to deliverables. \$3.6 million will be 0% interest loan repaid in equal installments of \$360,000 annually over its 10 year term. The loans will be secured by a second mortgage on the property along with assignment of and security interest in all current and future leases, rents and other income related the property and UCC1 – liens on all personal property, equipment and fixtures. CRA financing will be nonrecourse to West Village LLC managing members. Additional senior, secondary or mezzanine financing will be permitted during the term of CRA investment, either secured or unsecured, without CRA approval. Should the project be refinanced or sold, the CRA's \$3.6 million note will be due and payable. The CRA will also be a credit tenant for 4,000 square feet of retail space for a five-year term at a reduced cost of \$12.00 per square foot plus common area maintenance (CAM).

It is the intention of the CRA to continue its mission to redevelop the CRA after it sunsets in 2025 through the formation of a NPF CRA Community Economic Development Corporation (CEDC). It will be 501(c)3 tax exempt corporation and the CRA will assign

both the annual loan payments from this project along with its lease for the retail space in the project to the CEDC. The leased space may be occupied by the CEDC or subleased by them.

An internal rate of return analysis performed by the Developer (**Exhibit 11**) indicates that without CRA funding, the internal rate of return for the project is 4.9%. With CRA funding, the internal rate of return increases to 9.0%. A copy of the Developer's application for CRA funding is attached as **Exhibit 12**.

CRA funding for this project represents 11.57% of the total cost of the proposed project. A comparison of other Development Incentive Program projects funded by the CRA is provided below.

Project	Estimated Capital investment (ECI)	DIP Award	DIP Award Percentage of ECI
Hoover Awnings	\$1.5 Million	\$1.1 Million	73.33%
YMCA	\$15 Million	\$10 Million	66.70%
Thrive Progresso	\$4.5 Million	\$2.5 Million	55.56%
Memphis Blues Complex	\$3.8 Million	\$1.5 Million	39.47%
Jack and Jill	\$7.1 Million	\$2.5 Million	34.79%
Sistrunk Market	\$5.9 Million	\$1.4 Million	23.30%
Sistrunk Townhomes	\$6.9 Million	\$1.5 Million	21.70%
Six 13	\$33.5 Million	\$7 Million	20.80%
Triangle Services	\$7.8 Million	\$1.5 Million	19.02%
FAT Live	\$50.8 Million	\$5.0 Million	9.84%

At the request of the CRA, the Developer proposes to rename the West Village project "The Adderley", in honor of the famous late, great, jazz artist Cannonball Adderley, who came from the Northwest community and also taught music and was a band instructor at Dillard High School in the 1940s and 1950s. This will be a catalyst project for the Sistrunk corridor and the Northwest.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan is designed, in part to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunities.

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5-Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that create job opportunities, promote public private partnerships and investment in the redevelopment area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low, very low and moderate income households within the Northwest RAC should be encouraged.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accept the proposal of Lansing Melbourne Group, LLC on behalf of 220145 LLC to purchase CRA owned property for \$116,000 at 714 Sistrunk Boulevard and 526 NW 7th Terrace, and approve \$12,000,000 in Development Incentive Program loans to West Village LLC for the West Village Project at 501 NW 7th Avenue, consisting of a \$8,400,000 forgivable loan and a \$3,600,000 zero interest loan repaid over 10 years, with CRA loan payments and CRA rent entitlements assigned to a NPF CRA Community Economic Development Corporation to be formed by the CRA.

Attachments

- Exhibit 1: Location Map
- Exhibit 2: Proposed Project Site Plan and Illustrations
- Exhibit 3: West Village Project Property
- Exhibit 4: Notice of Intent to Dispose
- Exhibit 5: Developers Proposal to Purchase
- Exhibit 6: Development Approvals
- Exhibit 7: Parking Reduction Request
- Exhibit 8: Estimated Project Cost
- Exhibit 9: 10 Year Proforma
- Exhibit 10: Development Team Qualifications
- Exhibit 11: Internal Rate of Return Analysis
- Exhibit 12: Developers Application for Funding

Location Map

Exhibit 1



West Village Project



CRA Property needed for West Village Project

CITY SUBMITTAL - DRC REVIEW FOR WEST VILLAGE SITE PLAN

501 NW 7TH AVENUE
FORT LAUDERDALE FL 33311



LOCATION MAP
SECTION 34, TOWNSHIP 48S, RANGE 42E

INDEX OF SHEETS	
Sheet Identification	Sheet Title
—	COVER PAGE
P1	PLAT
S1	SURVEY
A-01	CURRENT SITE CONDITIONS
A-100	CONTEXT SITE PLAN
SP-101	SP-101 SITE PLAN
A-101 - A-104	FLOOR PLANS
A-200	BUILDING ELEVATIONS
A-201	ENLARGED FAÇADE
A-300	BUILDING SECTIONS
A-400 - A-403	FAÇADE CONCEPTS
A404	CONTEXT MASSING DIAGRAMS
A-500	TYPICAL RESIDENCE UNIT PLANS
LC-100	ILLUSTRATIVE SITE PLAN
LC-101 - LC-103	PERSPECTIVE VIEW
LD-101	TREE DISPOSITION PLAN
LS-101	SITEWORK PLAN
LP-101	LANDSCAPE PLAN
LP-501	LANDSCAPE DETAILS
CM-101	PAVEMENT MARKING & SIGNAGE PLAN
CP-101	PAVING, GRADING & DRAINAGE PLAN
CU-101	WATER & SEWER PLAN



PROJECT No. 09535.01
SUBMITTAL DATE: 03/08/2019

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA



Exhibit 2

INCUMBENT NUMBER	DESCRIPTION	ORIGINAL RECORD BOOK (PAGE)	INTEREST	PLOTTED ON SURVEY	COMMENT
1	ALL MATTERS CONTAINED ON THE PLAT OF NORTH LAUDERDALE, AS RECORDED IN:				
2	MUNICIPAL RESOLUTION 2014-01-01	PL 1, P. 41	YES	NO	AS SHOWN ON SURVEY
3	RESOLUTION NO. 78-14 RECORDED IN: (AS TO PARCEL 2)	PL 1, P. 41	YES	NO	AS SHOWN ON SURVEY
4	RESOLUTION NO. 78-14 RECORDED IN: (AS TO PARCEL 2)	PL 1, P. 41	YES	NO	AS SHOWN ON SURVEY
5	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES	NA	NO	NO	NO PLOTTABLE MATTERS

SITE

PARCEL 1 SITE ADDRESS: 701 W. SISTRUNK BLVD FORT LAUDERDALE FL 33311 FOLIO NO: 504203011270	PARCEL 9 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011368	PARCEL 17 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011458	PARCEL 25 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011520
PARCEL 2 SITE ADDRESS: 710 NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011280	PARCEL 10 SITE ADDRESS: 517 NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011370	PARCEL 18 SITE ADDRESS: 510 NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011460	PARCEL 28 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011540
PARCEL 3 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011290	PARCEL 11 SITE ADDRESS: 509 NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011385	PARCEL 19 SITE ADDRESS: 510 NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011470	PARCEL 27 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011530
PARCEL 4 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011300	PARCEL 12 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011390	PARCEL 20 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011480	PARCEL 29 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011560
PARCEL 5 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011320	PARCEL 13 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011400	PARCEL 21 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011570	PARCEL 26 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011550
PARCEL 6 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011330	PARCEL 14 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011410	PARCEL 22 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011500	PARCEL 30 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011580
PARCEL 7 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011340	PARCEL 15 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011420	PARCEL 23 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011510	PARCEL 31 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011590
PARCEL 8 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011350	PARCEL 16 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO: 504203011430	PARCEL 24 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO: 504203011520	

CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF ATTORNEYS TITLE FUND SERVICES, LLC. MELVILLE LAW P.A. SISTRUNK 2014, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AN UNINCORPORATED CHRISTIAN CENTER, INC., A FLORIDA NON-PROFIT CORPORATION, URBANO 10, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY, 22145, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THE UNDERSIGNED, LEE POWERS, PROFESSIONAL LAND SURVEYOR NO. 4805, DOEB HEREBY CERTIFY TO THE ABOVE SAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

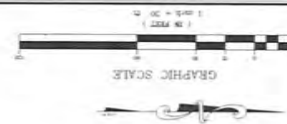
SURVEY NOTES

1. LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LOTS SHOWN HEREON WERE ABSTRACTED FROM RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ATTORNEYS TITLE FUND SERVICES, LLC. TITLE POLICY NUMBER 888955 FEBRUARY 1, 2019 @ 11:00 PM.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°15'20" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
7. IT IS A VIOLATION OF RULE 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
9. THIS SURVEY IS CLASSIFIED AS COMMERCIAL HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1:100,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (RULE 5A-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
10. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL, WHICH MAY HAVE BEEN ENLARGED FOR CLARITY. ALL MARKED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
11. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 30' OR SMALLER.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ± 0.30' FOR HARD SURFACE ELEVATIONS AND ± 0.5' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS ± 0.1'.
13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SAID ELEVATIONS ARE BASED ON BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION BENCHMARK #1028, A U.S. COASTAL & GEODETIC SURVEY 3RD CLASS BENCH STAMPED 10/11/100, ABOUT 0.4 MILE WEST ALONG ATLANTIC BOULEVARD, FROM THE INTERSECTION OF U.S. 91, 1.0 FEET NORTH OF THE CENTERLINE OF WEST BOUND LANE, 26.5 FEET WEST OF CENTERLINE, NORTHWEST 14TH AVENUE, ON TOP OF A CONCRETE POST. ELEVATION: 15.760 AND BENCHMARK #1028-0 IS A NAIL AND DISC 350.0 FEET NORTH OF SOUTH-EAST 32ND STREET AND 1.0 FEET WEST OF CYRESS ROAD. ELEVATION: 4.134.
14. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
15. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (NAD83/2011). TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0019, COMMUNITY NO. 120115, EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE X OUTSIDE OF A FLOOD HAZARD BASE FLOOD ELEVATION (ZONE).
17. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1.5 MILLION DOLLARS TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

AREA

AREAS = 153,390 SQUARE FEET OR 3.520 ACRES ±





ND:

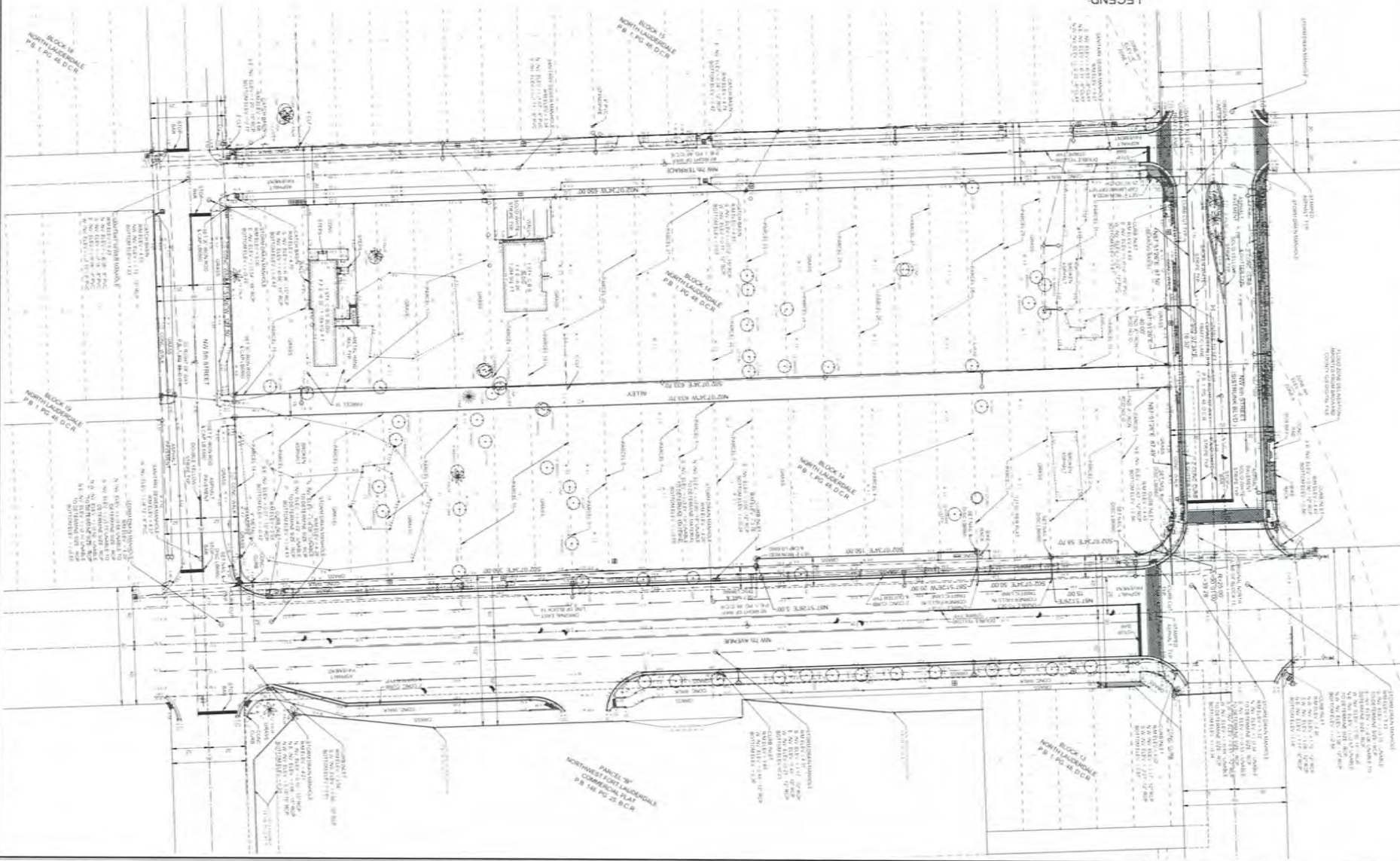
BRIDGE COUNTY RECORDS	10
BUILDING	10
BRIDGE	10
CATCH BASIN	10
CONCRETE BLOCK STRUCTURE	10
CHAIN LINK FENCE	10
CONCRETE RETAIN WALL	10
CHAIN LINK	10
CONCRETE	10
ELEVATION	10
FINISHED FLOOR ELEVATION	10
INVEST	10
FLIGHT LICENSED BUSINESS NUMBER	10
DRIVE COUNTY RECORDS	10
OFFICIAL RECORDS BOOK	10
RECORDED CONCRETE WALL	10
STATE OF WA	10

[illegible]

 WATER VALVE
 FIRE HYDRANT
 WOOD UTILITY POLE
 TRAFFIC SIGNAL MANHOLE
 SANITARY SEWER MANHOLE
 MANHOLE
 GRADE NOTE
 UTILITY NOTE
 STORM SEWER
 SANITARY SEWER
 WATER MAIN
 FIRE LINE
 GAS LINE
 ELECTRIC LINE
 TELEPHONE LINE
 CABLE TV LINE
 SEWER LINE
 WATER LINE
 FIRE LINE
 GAS LINE
 ELECTRIC LINE
 TELEPHONE LINE
 CABLE TV LINE
 SEWER LINE
 WATER LINE
 FIRE LINE
 GAS LINE
 ELECTRIC LINE
 TELEPHONE LINE
 CABLE TV LINE

[illegible]

UNDERGROUND PRINT	
UNDERGROUND PAINT	
BLOCK PRINTERS	
SUBSTRATE COMPOSITE	



ALTA/NSPS LAND TITLE SURVEY

BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SHEET 2 OF 2

PROJECT NUMBER

09535.01

KEITH
301 EAST ATLANTIC BOULEVARD
ROMANO BEACH, FL (904) 330-6643
(904) 788-3400 FAX (904) 788-3500
EMAIL: mj@keitht.com LT NO. 6560

DATE _____ 02/16/13
SCALE _____ 1"=30'
FIELD BOOK _____ 841
DRAWN BY _____ DON
CHECKED BY _____ LK

[illegible]



site photo 5



site photo 4



site photo 3



site photo 2



site photo 1



site photo 8



site photo 7



site photo 6



AERIAL MAP



BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
100 N. LaSalle Street, Suite 800
Chicago, Illinois 60610

INTERIOR DESIGN
J. Velez Design LLC
1740 W. 10th St.
Miami, FL 33135
305-462-8000

STRUCTURAL ENGINEER
McIntyre Smith
One Seagrape Tower, Suite 1700
1 Seagrape Tower
Miami, FL 33137
305-476-4760

M.E.P. ENGINEER
Kusler Consulting Inc.
4401 W. Sunset Blvd., Suite 200
Boca Raton, FL 33433
561-983-2000

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES
801 East Avenue, Suite 100
Boca Raton, FL 33433
561-983-2000

OWNER'S REPRESENTATIVE
LMG
3000 N. University Road
Fort Lauderdale, FL 33309

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE
Avenue of the Arts

SEAL:

FIRM LIC. AA 28003278

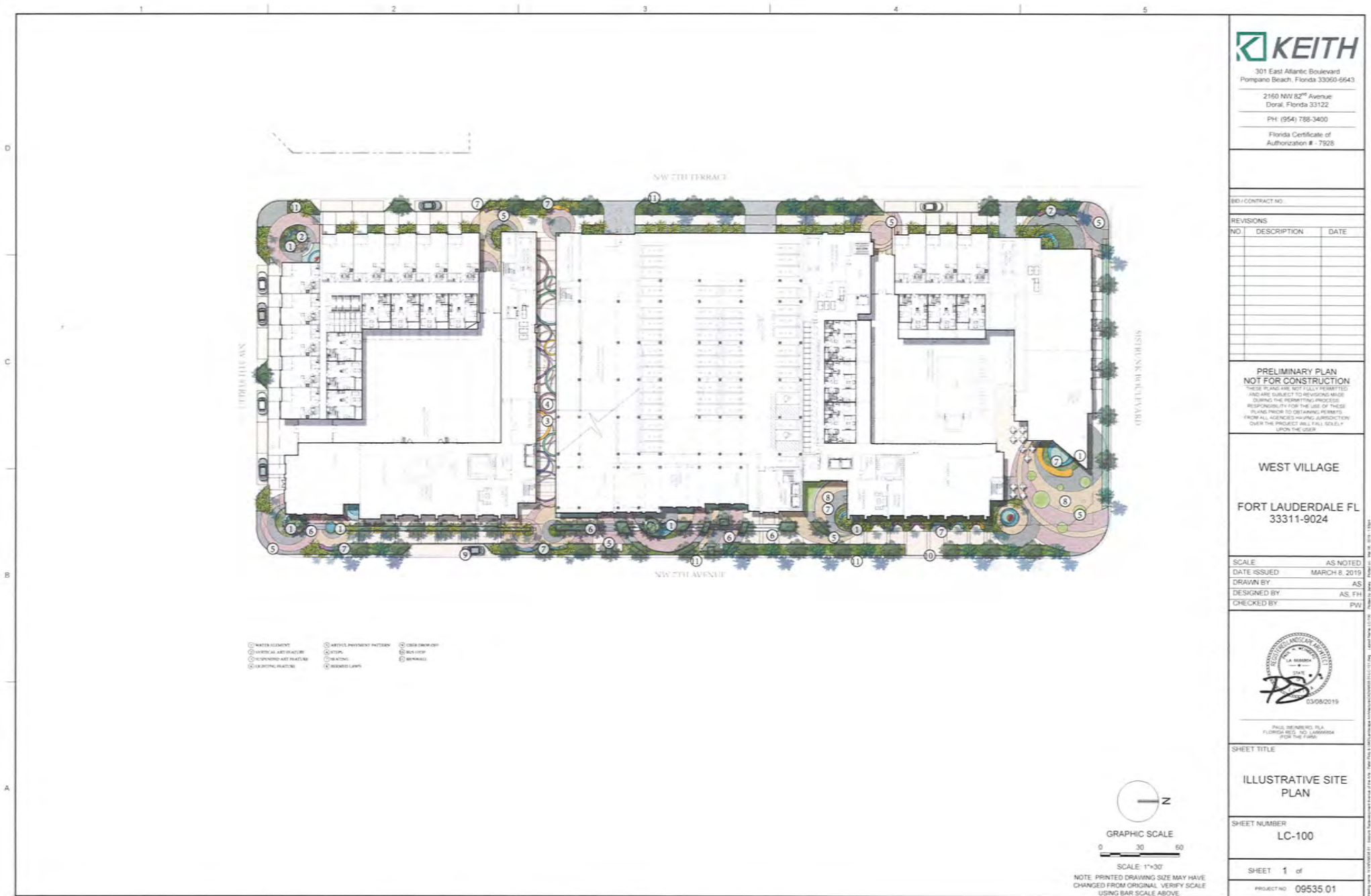
ISSUED FOR: - DRC SUBMISSION
DATE: - 3.8.19

REVISIONS:		
No.	DATE	REMARKS

SHEET TITLE:
CURRENT SITE
CONDITION

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-01



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 786-3400

Florida Certificate of
Authorization # - 7528

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THIS PLAN AND THE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

WEST VILLAGE

**FORT LAUDERDALE FL
33311-9024**

SCALE: AS NOTED
DATE ISSUED: MARCH 8, 2019
DRAWN BY: AS
DESIGNED BY: AS, FH
CHECKED BY: PW



PAUL D. BOUDREAU, P.E.
FLORIDA REG. NO. 728
(FOR THE FIRM)

SHEET TITLE

**ILLUSTRATIVE SITE
PLAN**

SHEET NUMBER

LC-100

SHEET 1 of

PROJECT NO. 09535.01



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2150 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7528

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

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WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE: AS NOTED

DATE ISSUED: MARCH 8, 2019

DRAWN BY: AS

DESIGNED BY: AS, FH

CHECKED BY: PVV



PAUL BERNBORG, P.E.
FLORIDA REGISTERED PROFESSIONAL ENGINEER
(FOR THE FIRM)

SHEET TITLE:

PERSPECTIVE VIEW

SHEET NUMBER

LC-101

SHEET 1 of

PROJECT NO: 09535.01



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7528

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

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WEST VILLAGE

**FORT LAUDERDALE FL
33311-9024**

SCALE: AS NOTED
DATE ISSUED: MARCH 8, 2019
DRAWN BY: AS
DESIGNED BY: AS, FH
CHECKED BY: PW



PAUL J. DEMING, P.E.
FLORIDA REGISTERED PROFESSIONAL ENGINEER
(FOR THE FIRM)

SHEET TITLE

PERSPECTIVE VIEW

SHEET NUMBER

LC-102

SHEET 1 of

PROJECT NO: 09535.01



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BD / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

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UPON THE USER.

WEST VILLAGE

**FORT LAUDERDALE FL
33311-9024**

SCALE: AS NOTED

DATE ISSUED: MARCH 8, 2019

DRAWN BY: AS

DESIGNED BY: AS, FH

CHECKED BY: PW



SHEET TITLE

PERSPECTIVE VIEW

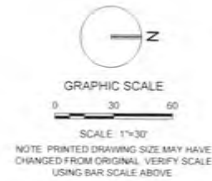
SHEET NUMBER

LC-103

SHEET 1 of

PROJECT NO: 09535-01

ZONING DISTRICT REQUIREMENTS:		REQUIRED	PROVIDED
BUILDING SETBACKS:			
FRONT (MIN 75' MIN 10')	5'	5'	
REAR (MIN 30' MIN 10')	5'	5'	
STREET CURE SIDE (MIN 10')	5'	5'	
REAR (MIN 30' MIN 10')	5'	5'	
BUILDING HEIGHT	40' (45' EPP approval)	50' (50' EPP approval)	
PROJECT SITE EIR	None	0.0, 0.0, 0.0	
PARKING CALCULATIONS:			
MULTI-FAMILY	REQUIRED	PROPOSED	
1-BEDROOM (12 SPACES) MIN 100% TO	151		
2-OR MORE BEDROOM (12 SPACES) MIN 200% TO	490		
TOTAL BEDROOM (12 SPACES) MIN 100% TO	146		
TOTAL MIN (12 SPACES) MIN 100% TO	31		
TOTAL MIN (12 SPACES) MIN 100% TO	42		
PARKING REQUIRED	862	455	
ADA PARKING (DEDICATED IN GARAGE)	8	5	
RECYCLED PARKING (DEDICATED IN GARAGE)	8	5	



KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH (954) 788-3400

Florida Certificate of
Authorization # - 7928

[illegible]

**PRELIMINARY PLAN
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RESPONSIBILITY FOR THE USE OF THESE
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FROM ALL AGENCIES-HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

WEST VILLAGE
FORT LAUDERDALE FL
33311-9024

SCALE	AS NOTED
DATE ISSUED	MARCH 8, 2015
DRAWN BY	MA
DESIGNED BY	FM
CHECKED BY	PM



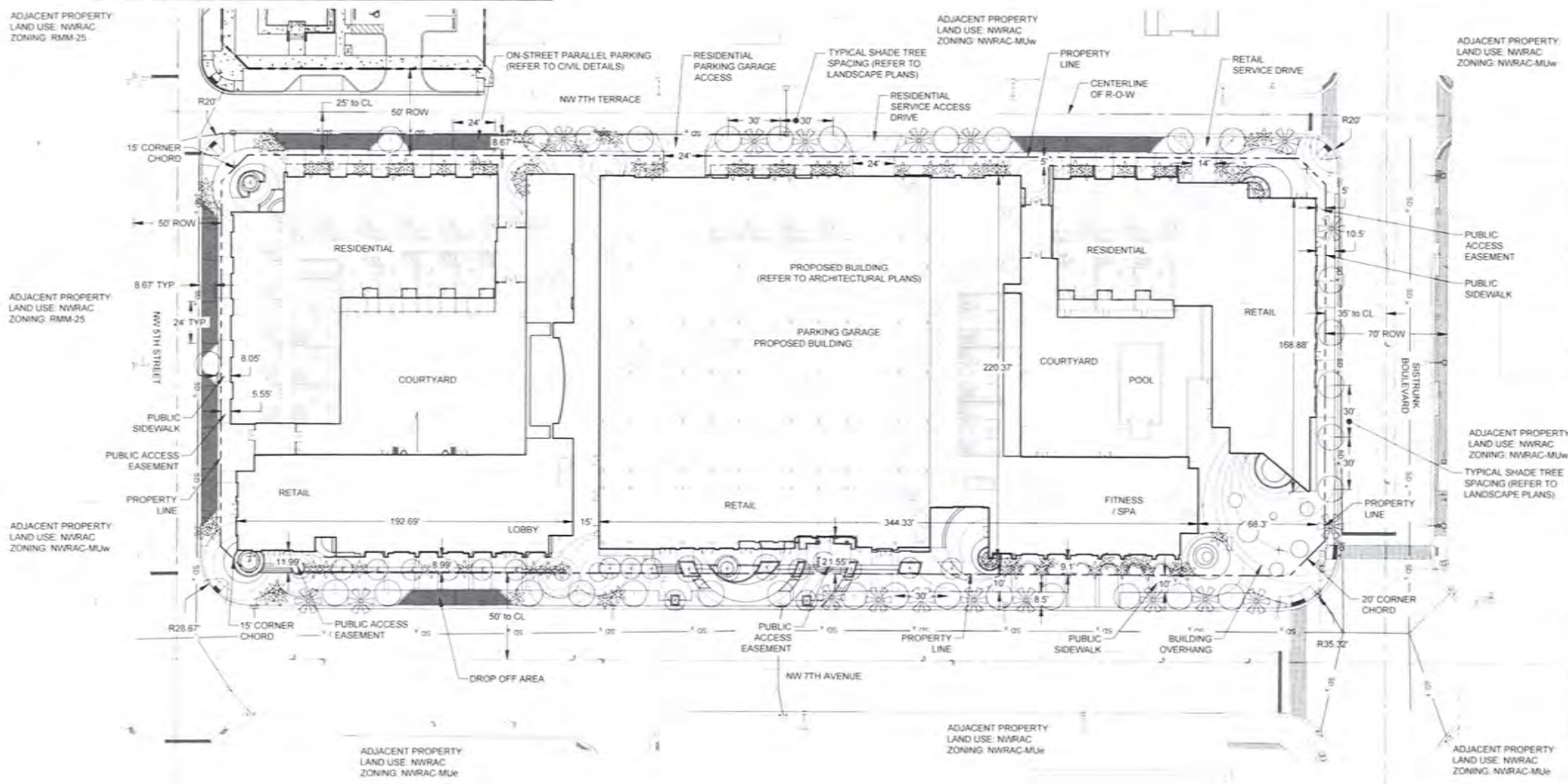
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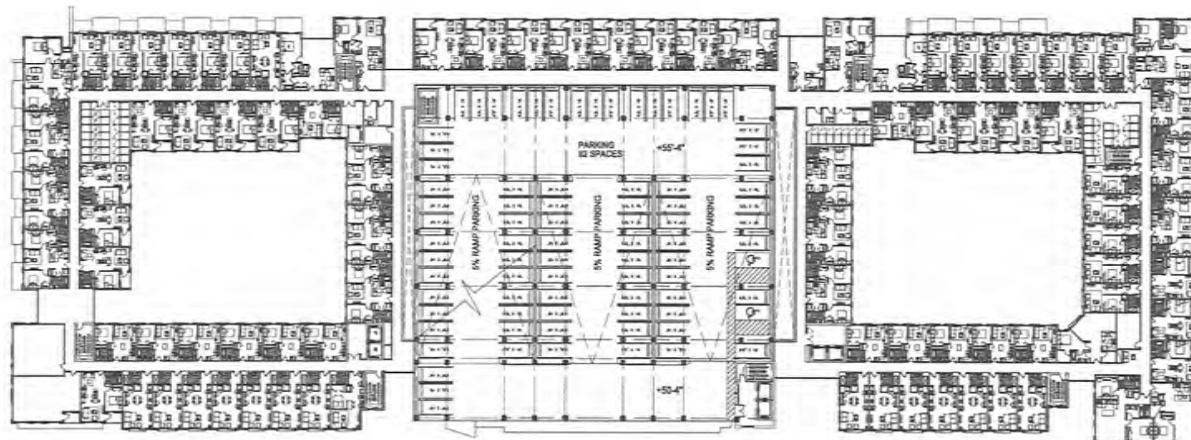
SITE PLAN

SHEET NUMBER
SP-101

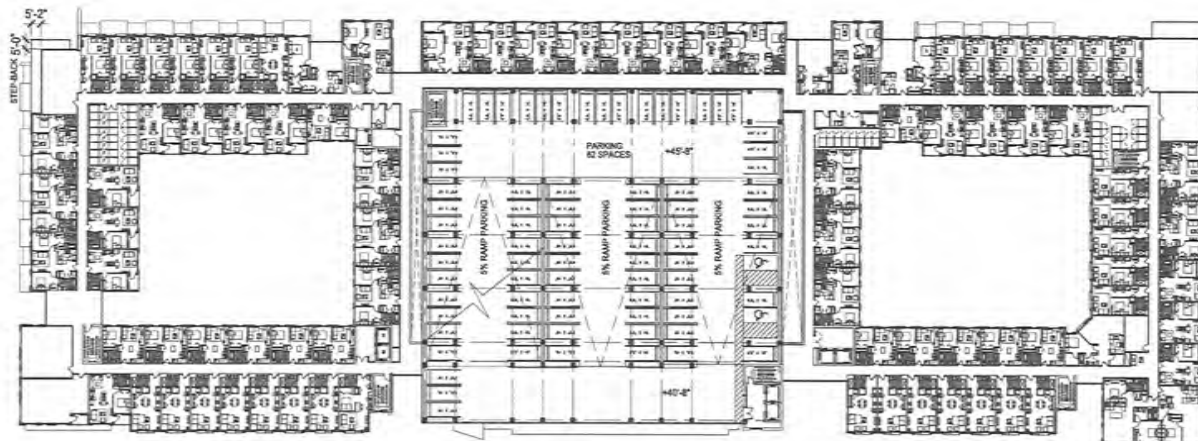
SHEET 1 of

PROJECT NO: 09535.01





D7 SIXTH FLOOR
SCALE: 1/4"=30'-0"



K7 FIFTH FLOOR
SCALE: 1/4"=30'-0"



BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT

BUILT FORM LLC
600 N. Hudson Street, Suite 400
Chicago, Illinois 60610

INTERIOR DESIGN

J. Tabor Design LLC
1000 W. Lake Street, Suite 200
Chicago, Illinois 60606

STRUCTURAL ENGINEER

McQuinn & Boring
1000 W. Lake Street, Suite 200
Chicago, Illinois 60606

M.E.P. ENGINEER

McQuinn & Boring
1000 W. Lake Street, Suite 200
Chicago, Illinois 60606

CIVIL ENGINEER / LANDSCAPE ARCHITECT

McQuinn & Boring
1000 W. Lake Street, Suite 200
Chicago, Illinois 60606

OWNER'S REPRESENTATIVE

LMG
1000 W. Lake Street, Suite 200
Chicago, Illinois 60606

OWNER:

URBANO CO
1000 W. Lake Street, Suite 200
Chicago, Illinois 60606

PROJECT:

THE WEST VILLAGE
Amenities of the Arts

SEAL:

FIRM LIC. AA 20003276

ISSUED FOR: DRC SUBMISSION

DATE: 3.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:

FLOOR PLANS

DATE:

SCALE:

DRAWN BY:

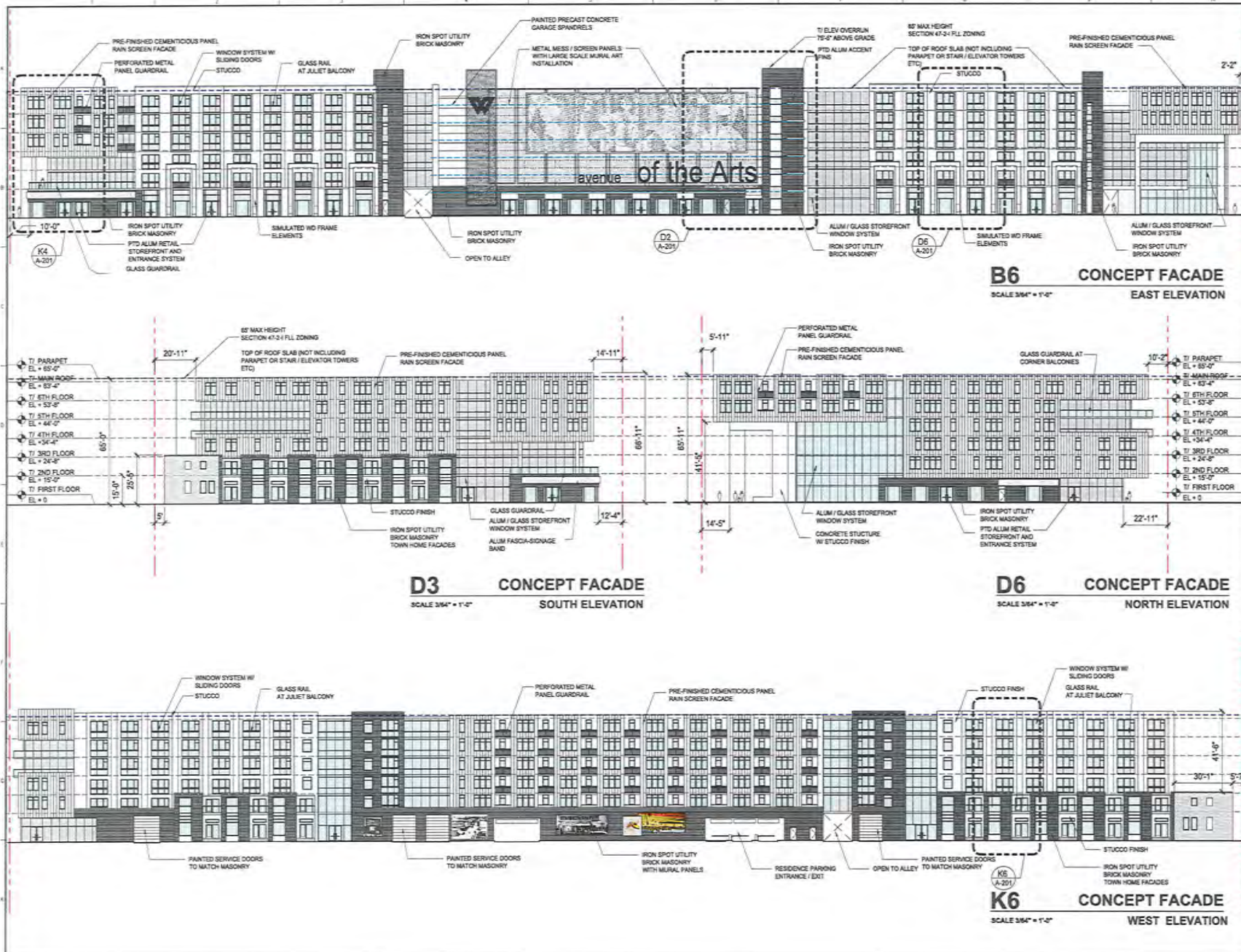
CHECKED BY:

JOB NO.:

SHEET NO.:

A-103





BUILT FORM ARCHITECTURE

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
400 W. Franklin Street, Suite 500
Chicago, Illinois 60601

INTERIOR DESIGN
J. H. H. Design LLC
1000 N. LaSalle Street
Chicago, Illinois 60610

STRUCTURAL ENGINEER
M. J. H. Engineering
1000 N. LaSalle Street, Suite 500
Chicago, Illinois 60610

M.E.P. ENGINEER
M. J. H. Engineering
1000 N. LaSalle Street, Suite 500
Chicago, Illinois 60610

CIVIL ENGINEER / LANDSCAPE ARCHITECT
J. H. H. Design LLC
1000 N. LaSalle Street
Chicago, Illinois 60610

OWNER'S REPRESENTATIVE

LMG
1000 N. LaSalle Street
Chicago, Illinois 60610

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE
Avenue of the Arts

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 3.8.19

REVISIONS:	DATE	REMARKS

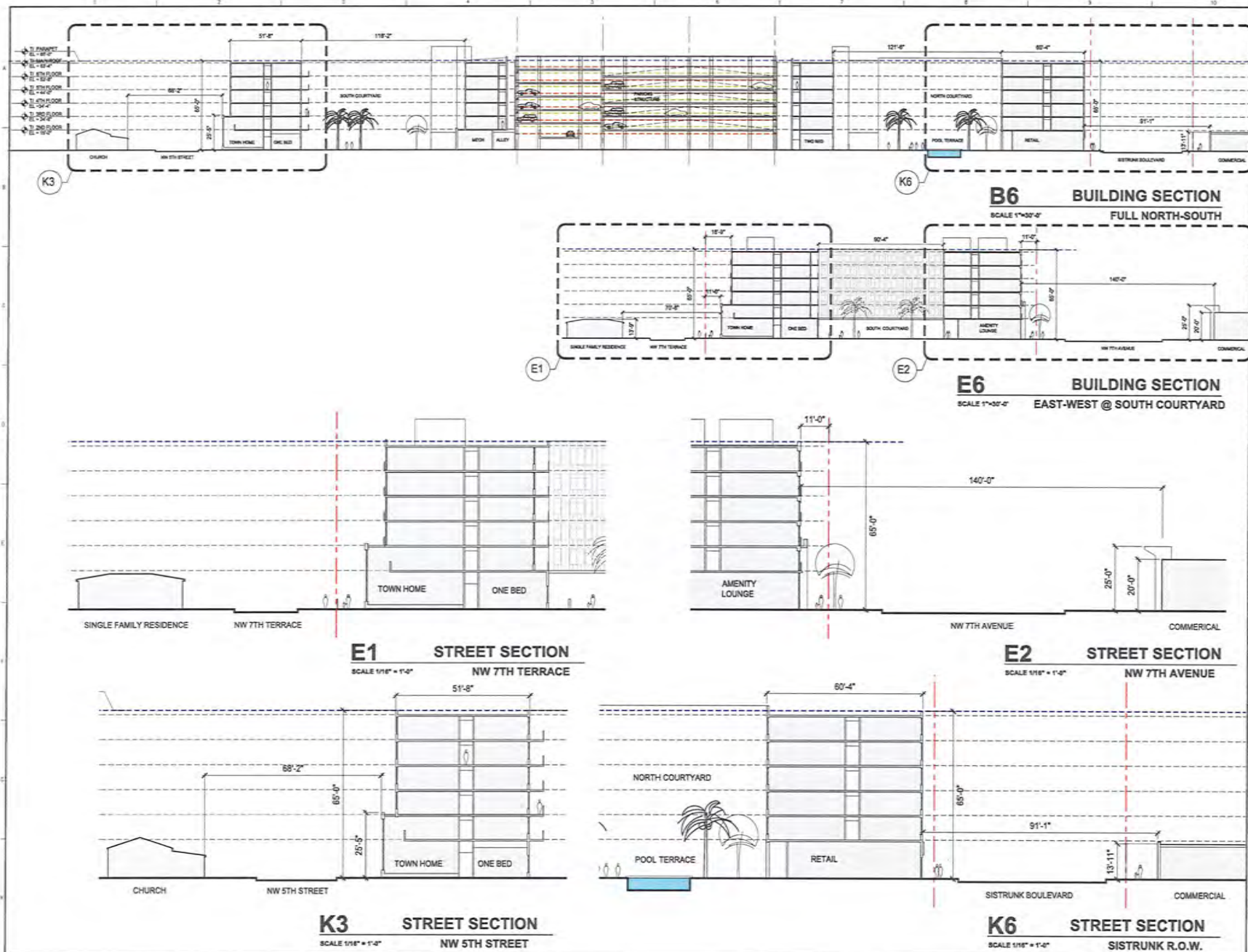
SHEET TITLE:
BUILDING ELEVATIONS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:

A-200

CHAMP 10-10-19
Sheet 3
Page 1 of 15



BUILT FORM
ARCHITECTURAL FIRM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
1000 West 10th Street, Suite 100
Omaha, NE 68107

INTERIOR DESIGN
J. T. Design LLC
1000 West 10th Street, Suite 100
Omaha, NE 68107

STRUCTURAL ENGINEER
M. J. Engineering
One Main Street, Suite 100
Omaha, NE 68102

M.E.P. ENGINEER
K. J. Engineering
1000 West 10th Street, Suite 100
Omaha, NE 68107

CIVIL ENGINEER / LANDSCAPE ARCHITECT
K. J. Engineering
1000 West 10th Street, Suite 100
Omaha, NE 68107

OWNER'S REPRESENTATIVE
LMG
1000 West 10th Street, Suite 100
Omaha, NE 68107

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE
A Vision of the Future

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: .DRC SUBMISSION
DATE: -3.8.19

REVISIONS:	No.	DATE	REMARKS

SHEET TITLE:
BUILDING SECTIONS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-300

DATE: 3/8/19
SHEET: 1
PAGE: 1 OF 10

ORIGINAL ART
COMMISSIONS



ARTICULATED
METAL SCREENS



PERFORATED METAL
GUARDRAILS

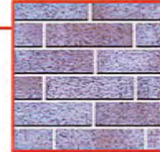


CEMENT BOARD
PANEL SYSTEMS



NW 7th Avenue and Sistrunk Boulevard

IRON SPOT
BRICK MASONRY



EXTERIOR GRADE
WOOD PANEL SYSTEM



WOOD PANEL
SOFFIT ACCENTS



STOREFRONT
GLAZING
SYSTEMS



BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
400 W. Madison Street, Suite 100
Chicago, Illinois 60606

INTERIOR DESIGN
J. Taylor Design LLC
1200 N. Dearborn
Chicago, IL 60610

STRUCTURAL ENGINEER
Muller & Associates
One Riverside Tower, Suite 1700
1200 N. Dearborn
Chicago, IL 60610

M.E.P. ENGINEER
KIMM Engineering Inc.
1400 N. Dearborn
Chicago, IL 60610

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KIMM Associates
1400 N. Dearborn
Chicago, IL 60610

OWNER'S REPRESENTATIVE

LMS
2000 E. Superior Avenue
Chicago, IL 60608

OWNER:

URBANO CO

PROJECT:

THE WEST VILLAGE
Apartments of the Arts

SEAL:

FIRM LIC. AA 20003270

ISSUED FOR: - DRC SUBMISSION

DATE: 03.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:

FACADE CONCEPTS

DATE:

SCALE:

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

A-400

DATE: 10/10/19
SHEET: 3
PAGE: 10 OF 15

WOOD PANEL
SOFFIT ACCENTS



CEMENT BOARD
PANEL SYSTEMS



GLASS
GUARDRAILS



PERFORATED METAL
GUARDRAILS

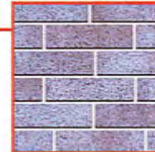


NW 7th Terrace and Sistrunk Boulevard

STOREFRONT GLAZING
SYSTEMS



IRON SPOT
BRICK MASONRY



ORIGINAL ART
COMMISSIONS



BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
400 N. Central Street, Suite 100
Orange, Texas 77660

INTERIOR DESIGN
J. Tullis Design LLC
1000 W. 10th St.
Austin, TX 78703

STRUCTURAL ENGINEER
McClintock & Smith
1000 W. 10th St., Suite 100
Austin, TX 78703

M.E.P. ENGINEER
KAMM Consulting, Inc.
1407 W. 10th Street, Suite 100
Austin, TX 78703

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KITH ASSOCIATES
401 East 10th Street
Tempe, Texas 75280

OWNER'S REPRESENTATIVE



SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION
DATE: - 03.8.19

REVISIONS:			
No.	DATE	REMARKS	

SHEET TITLE:
FACADE CONCEPTS

DATE: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
JOB NO.: _____

SHEET NO.:
A-401

Case# 16-0016
Exhibit 3
Page 11 of 15

630	IRANGO	"Marginales indica"		REMOVE
631	IRANGO	"Marginales indica"		REMOVE
632	LIVE OAK	"Quercus virginiana"		REMOVE
633	IRANGO	"Marginales indica"		REMOVE
634	WAXY-LEAF OAK	"Quercus nigra"		REMOVE
635	LIVE OAK	"Quercus virginiana"		REMOVE
636	IRANGO	"Marginales indica"		REMOVE
637	LIVE OAK	"Quercus virginiana"		REMOVE
638	LIVE OAK	"Quercus virginiana"		REMOVE
639	LIVE OAK	"Quercus virginiana"		REMOVE
640	LIVE OAK	"Quercus virginiana"		REMOVE
641	LIVE OAK	"Quercus virginiana"		REMOVE
642	LIVE OAK	"Quercus virginiana"		REMOVE
643	IRANGO	"Marginales indica"		REMOVE
644	PEACH-LEAVED NUT	"Prinosessibium dubia"		REMOVE
645	LEBBECK TREE	"Albizia lebbekii"		REMOVE
646	LEBBECK TREE	"Albizia lebbekii"		REMOVE
647	TROPICAL ALMOND	"Terminalia catappa"		REMOVE
648	LIVE OAK	"Quercus virginiana"		REMOVE
649	FIG	"Ficus spp."		REMOVE
650	ISADGRAPE	"Vaccinaria indica"		REMOVE
651	WAXY-LEAF OAK	"Quercus nigra"		REMOVE
652	IRANGO	"Marginales indica"		REMOVE
653	IRANGO	"Marginales indica"		REMOVE
654	IRANGO	"Marginales indica"		REMOVE
655	WAXY-LEAF OAK	"Quercus nigra"		REMOVE

1. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'
2. CONTRACTOR SHALL SELECT A ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCY
3. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST
4. ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER
5. RUBBERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS
6. TREE REMOVAL AT THE TIME OF DEMOLITION WILL NOT BE PERMITTED UNLESS THE MASTER PERMIT FOR REDEVELOPMENT HAS BEEN SUBMITTED FOR REVIEW. CONFORM WITH LOCAL GOVERNING AGENCY THAT TREE REMOVAL AS NUISANCE/NOCTIC INVASIVE MAY BE EXEMPT
7. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL (DT7P-501). THE CONTRACTOR SHALL TAKE EXCAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE

△	EXISTING TREE/PALM TO REMAIN WITHOUT DISPOSITION SYMBOL TREES/PALMS TO BE PROTECTED DURING CONSTRUCTION
X	EXISTING TREE/PALM TO RELOCATE REFER TO LANDSCAPE PLAN FOR NEW LOCATION
	EXISTING TREE/PALM TO REMOVE REMOVE ALL CAT 1 INVASIVE EXOTICS (EX. BRAZ. PEPPER)
XXX-xxx	EXISTING TREE/PALM NUMBER REFER TO TREE DISPOSITION TABLE

[illegible]

THESE PLANS ARE NOT FULLY PERMITTED
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OVER THE PROJECT WILL BE SOLELY

FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2015
DRAWN BY:	AS
DESIGNED BY:	AS, FR
CHECKED BY:	FR



SHEET 1 of 1

PROJECT NO. 09535.01



MATERIAL SCHEDULE

SYMBOL	KEY	DESCRIPTION / MODEL	COLOR	FINISH
PAVING				
	P1	PAVING TYPE 1	TBO	TBO
	P2	PAVING TYPE 1	TBO	TBO
	P3	PAVING TYPE 1	TBO	TBO
	P4	PAVING TYPE 1	TBO	TBO
	P5	TREE WELLS ADAPAVE OR TREE GRATE (ALONG NW 6TH STREET)	TBO	TBO



301 East Atlantic Boulevard
Pompano Beach, Florida 33069-6643

2160 NW 82nd Avenue

Doral, Florida 33122

PH (954) 788-3400

Florida Certificate of

Authorization # - 7528

BD / CONTRACT NO.

REVISIONS

NO	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THIS PLAN AND ALL IT'S CONTENTS
ARE SUBJECT TO REVISIONS
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RESPONSIBILITY FOR THE USE OF THESE
PLANS REMAINS SOLELY WITH THE USER.
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT SHALL FALL SOLELY
UPON THE USER.

WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE	AS NOTED
DATE ISSUED	MARCH 8, 2019
DRAWN BY	AS
DESIGNED BY	AS, PH
CHECKED BY	PH



PAUL BRENNER, P.E.
FLORIDA REG. NO. 12518
(FOR THE FIRM)

SHEET TITLE

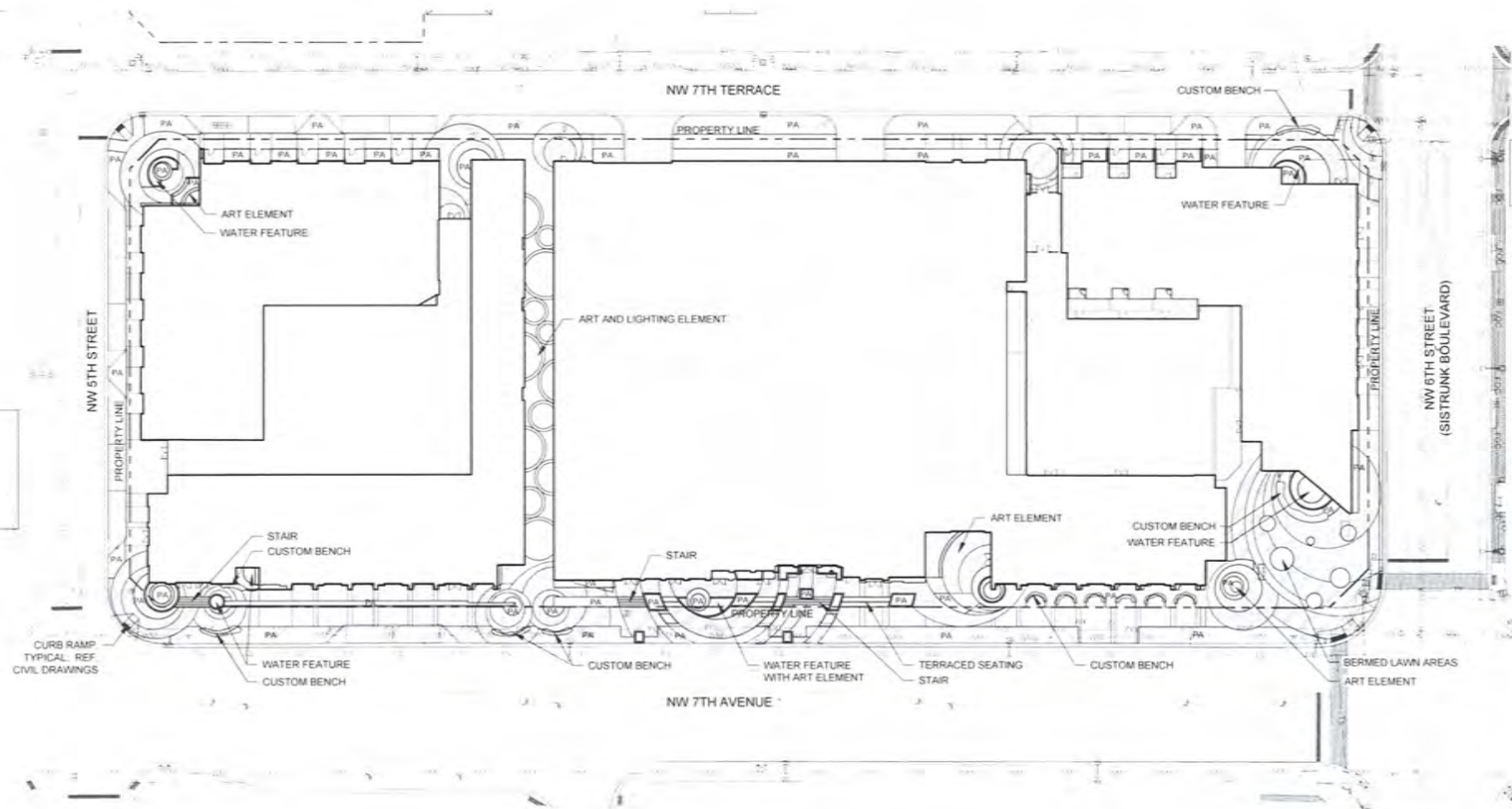
SITWORK PLAN

SHEET NUMBER

LS-101

SHEET 1 of 1

PROJECT NO. 09535.01



GRAPHIC SCALE

0 30 60

SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.

TREES			
QTY	SYMBOL	PLANT NAME	SIZE / REMARKS
32		SHADE TREE / STREET TREE LIVE OAK, MAHOGONY, GUMBO LIMBO	XX HT. X SPID. FULL CANOPY
21		ACCENT TREE SILVER BUTTANWOOD, SIMPSON STOPPER, JAPANESE PRIVET, WAX MYRTLE, GUMBI	XX HT. X SPID. FULL CANOPY
PALMS			
QTY	SYMBOL	PLANT NAME	SIZE / REMARKS
18		LARGE PALM MEDIC, DATE PALM, ROYAL PALM, SILVER BISMARCK PALM	
06		MEDIUM PALM ALEXANDER PALM, SABAL PALM, VIETHOA PALM, THATCH PALM	
UNDERSTORY			
QTY	SYMBOL	PLANT NAME	SIZE / REMARKS
5125 SF		PLANT MIX 1 - BIODEGRADABLE MIX	FLORIDA #1 OR GREATER, FLORIDA FRIENDLY, MOSTLY NATIVE, HIGH WATER TOLERANT SPECIES
6415 SF		PLANT MIX 2 - SHRUB & GROUND COVER MIX	FLORIDA #1 OR GREATER, FLORIDA FRIENDLY, MOSTLY NATIVE SPECIES
570 SF		TURF	

Soot to be So. "Auguster" Contractor to determine quantity

All soil and landscape to receive 100% coverage with 50% divert from an automatic irrigation system using an approved water source.

Submittals to be provided for large trees and palms:

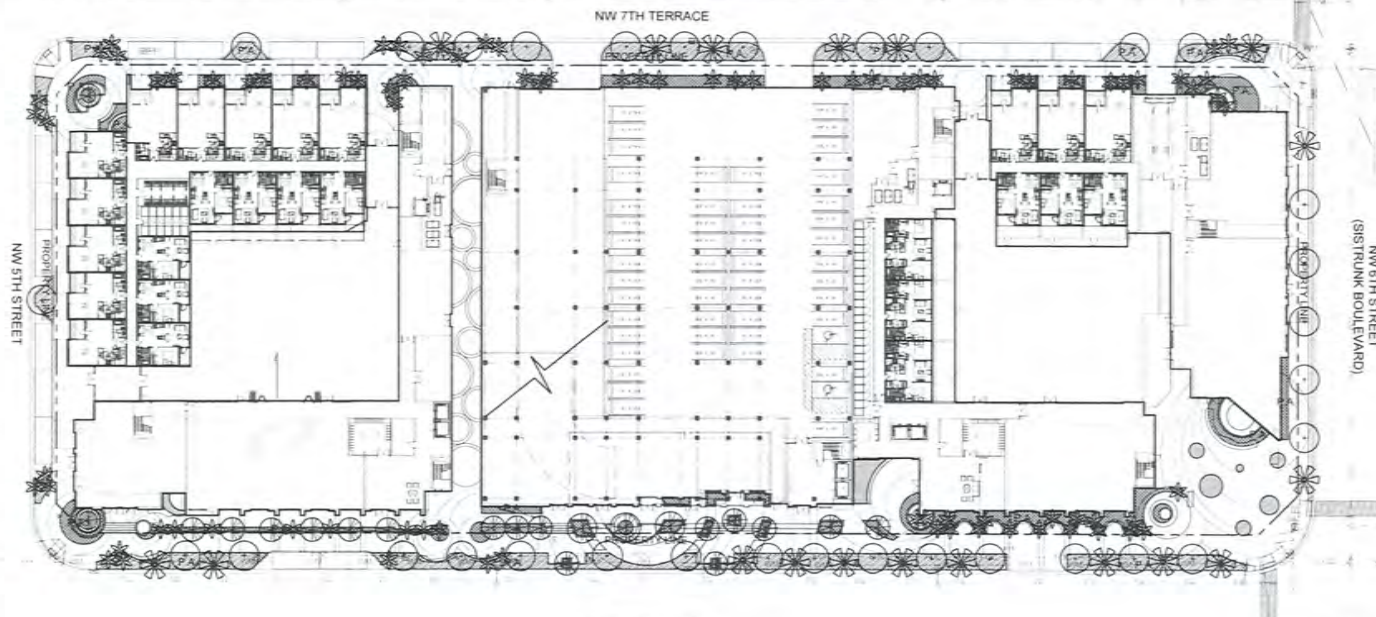
Contractor is responsible for all conditions and landscape specifications attached to this plan and plant list. Plan and specifications shall be considered Contract Documents.

Pre-Construction meeting is required before any plant material is installed on site.

All road rock, concrete, asphalt and other non-natural material be removed and be replaced with planting soil prior to landscape installation.

No trenching allowed within root zones of existing trees.

LANDSCAPE REQUIREMENTS			
STREET TREES (ACC. 1 OF MINIMUM DESIGN STANDARDS)		REQUIRED	PROVIDED
1 STREET TREE/20 L.F. OF STREET FRONTAGE	1546 L.F.	55 SHADE TREES	32 SHADE TREES
OR			
1 STREET PALM/20 L.F. OF STREET FRONTAGE	1546 L.F.	32 PALMS	41 PALMS
			73 TOTAL STREET TREES
ADDITIONAL TREES (WITHIN SITE)		0	21 ADJUNCT TREES
			63 PALMS
			84 TOTAL ADJUNCT TREES



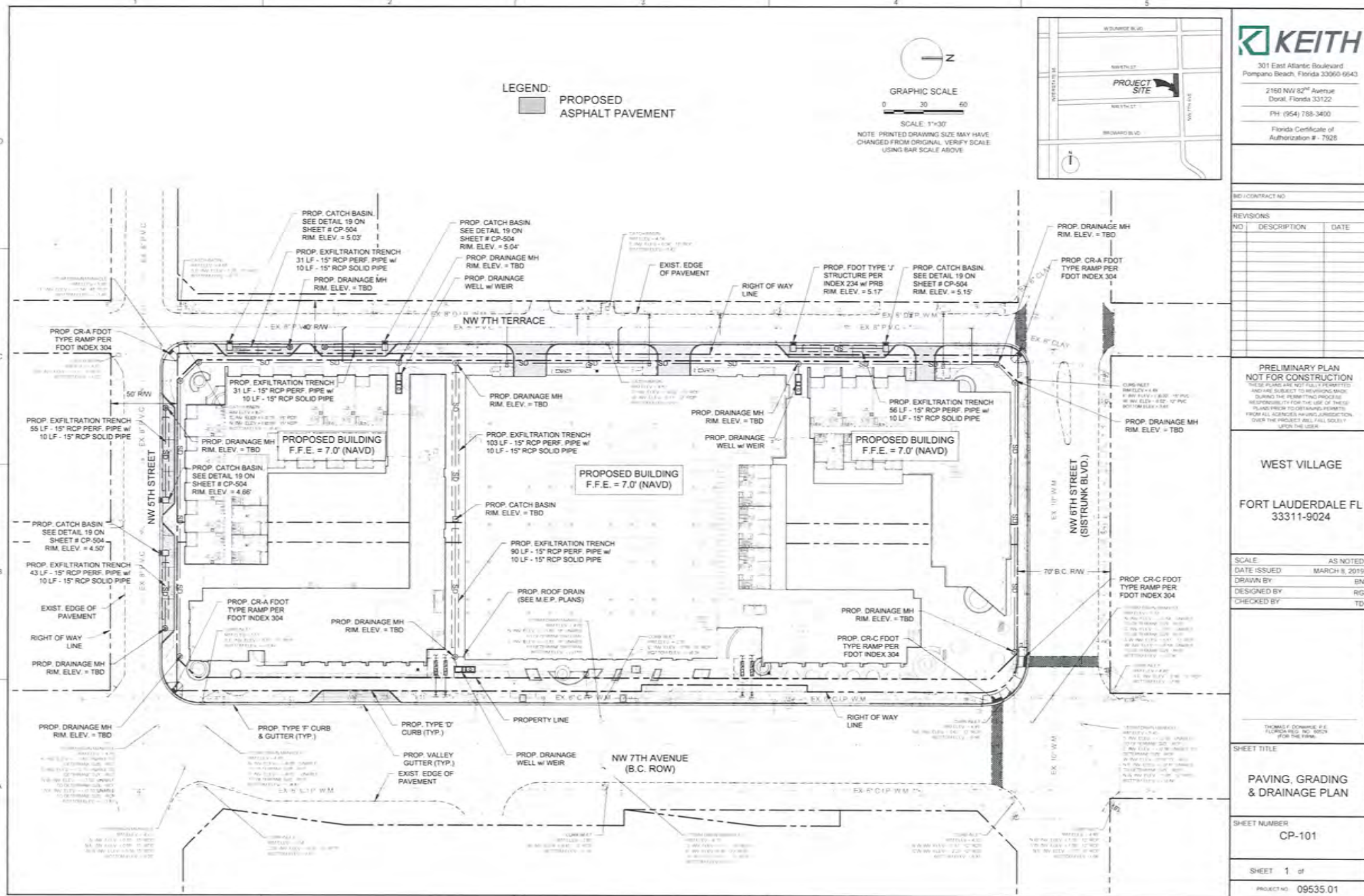
GRAPHIC SCALE



SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE

Florida Certificate of
Authorization # - 7928



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
2160 NW 82nd Avenue
Doral, Florida 33122
PH: (954) 788-3400
Florida Certificate of
Authorization #: 7526

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION AND IS SUBJECT TO REVISIONS MADE DURING THE PRELIMINARY DESIGN PHASE. NO GUARANTEE IS MADE FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

WEST VILLAGE
FORT LAUDERDALE FL
33311-9024

SCALE	AS NOTED
DATE ISSUED	MARCH 8, 2015
DRAWN BY	BN
DESIGNED BY	RG
CHECKED BY	TD

**PAVING, GRADING
& DRAINAGE PLAN**

SHEET NUMBER
CP-101

SHEET 1 of 1
PROJECT NO. 09535.01

Exhibit A Project Program

Unit Matrix Spreadsheet

Unit Type	RENTABLE	1ST FLOOR	2ND FLOOR	3RD	4TH	5TH	6TH	# Units	% / floor	TOTAL RSF	Target	Target Unit count
S1	487	1	14	15	15	15	15	74	16.26%	36,038		
S2	496		1					1	0.22%	496		
S3	536		1	1	1	1	1	5	1.10%	2,680		
S4	549		1	1	1	1	1	5	1.10%	2,745		
S5	570		1					1	0.22%	570		
Subtotal A - STUDIOS - 1 BATH								86	18.90%		0.00%	0
A1	454		13	13	13	13	13	65	14.29%	29,510		
A2	481		8	18	18	18	18	80	17.58%	38,480		
A3	485				1	1	1	3	0.66%	1,455		
A4	561	10	11	18	19	22	22	102	22.42%	57,222		
A5	626				1	1	0	2	0.44%	1,252		
A6	697		1		1	1	0	3	0.66%	2,091		
A7	700		1	1	0	0	0	2	0.44%	1,400		
A8	758			1	1	1	1	4	0.88%	3,032		
A9	814				0	1	1	2	0.44%	1,628		
A10	819		1					1	0.22%	819		
A11	837		2	2	2	2	2	10	2.20%	8,370		
A12	841			1	1	1	1	4	0.88%	3,364		
A13	866			1	1	1	1	4	0.88%	3,464		
Subtotal A - 1 BED - 1 BATH								282	61.98%		40.00%	182
B1	774		3	3	5	5	6	22	4.84%	17,028		
B2	791	3	3	6	6	6	6	30	6.59%	23,730		
B3	820		1	1	1	1	1	5	1.10%	4,100		
B4	876				1	1	1	3	0.66%	2,628		
B5	977			1	0	0	1	2	0.44%	1,954		
B6	1011				0	1	1	2	0.44%	2,022		
B7	1072		1					1	0.22%	1,072		
B8	1123		1	1	0	0	1	3	0.66%	3,369		
B9	986				1	0	0	1	0.22%	986		
B10	881				1	1	0	2	0.44%	1,762		
Subtotal B 2 BED								71	15.60%		5.00%	23
TH1	1282	4						4	0.88%	5,128		
TH2	1363	1						1	0.22%	1,363		
TH3	1687	10						10	2.20%	16,870		
TH4	1754	1						1	0.22%	1,754		
Subtotal C 2 TOWNHOME								16	3.52%		55.00%	250
								0	0.00%	0		
Subtotal E 2BED + DEN - 2 BATHS								0	0.00%		0.00%	0
TOTAL								455	100%	278,382	100%	455

Exhibit B Subject Property

OWNER	FOLIO	ADDRESS
SISTRUNK 2245 LLC	504203011510	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011270	701 W SISTRUNK BLVD FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011280	735 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011560	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011570	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011580	NW 7 TER FORT LAUDERDALE FL 33311
220145 LLC	504203011440	502 NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011480	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011420	500 NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011290	NW 7 AVE FORT LAUDERDALE FL 33311
URBANO 500 LLC	504203011460	516 NW 7 TER FORT LAUDERDALE FL 33311
URBANO 500 LLC	504203011470	518 NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011380	509 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011400	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011410	NW 7 AVE FORT LAUDERDALE FL 33311
220145 LLC	504203011520	NW 7 TER FORT LAUDERDALE FL 33311
220145 LLC	504203011530	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011300	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011320	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011330	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011340	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011350	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011360	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011390	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011540	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011550	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011450	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011370	517 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011490	NW 7 TER FORT LAUDERDALE FL 33311
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	504203011500	526 NW 7 TER FORT LAUDERDALE FL 33311
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	504203011590	714 SISTRUNK BLVD FORT LAUDERDALE FL 33311



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
SISTRUNK 2245, LLC

Filing Information

Document Number	L15000202305
FEI/EIN Number	APPLIED FOR
Date Filed	12/03/2015
Effective Date	12/03/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2016

Principal Address

90 N COMPASS DRIVE
FORT LAUDERDALE, FL 33308

Mailing Address

90 N COMPASS DRIVE
FORT LAUDERDALE, FL 33308

Registered Agent Name & Address

LEONARD, C GLENN
2817 E OAKLAND PARK BLVD
SUITE 201-A
FORT LAUDERDALE, FL 33306

Name Changed: 10/20/2016

Authorized Person(s) Detail

Name & Address

Title MGR

YALALE, FELIPE
90 N COMPASS DRIVE
FORT LAUDERDALE, FL 33308

Annual Reports

Report Year	Filed Date
2017	01/12/2017
2018	02/08/2018



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
URBANO 500 LLC

Filing Information

Document Number	L18000100167
FEI/EIN Number	82-5369436
Date Filed	04/20/2018
Effective Date	04/18/2018
State	FL
Status	ACTIVE

Principal Address

500 W CYPRESS CREEK ROAD
SUITE 455
FT LAUDERDALE, FL 33309

Mailing Address

500 W CYPRESS CREEK ROAD
SUITE 455
FT LAUDERDALE, FL 33309

Registered Agent Name & Address

YALALE, FELIPE
500 W CYPRESS CREEK ROAD
SUITE 455
FT LAUDERDALE, FL 33309

Authorized Person(s) Detail

Name & Address

Title MGR

YALALE, GUILLERMINA
500 W CYPRESS CREEK ROAD #455
FT LAUDERDALE, FL 33309

Title MGR

YALALE, FELIPE
500 W CYPRESS CREEK ROAD #455
FT LAUDERDALE, FL 33309

Annual Reports

Report Year	Filed Date
2019	02/14/2019

Document Images

02/14/2019 -- ANNUAL REPORT	View image in PDF format
---	--

04/20/2018 -- Florida Limited Liability	View image in PDF format
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Florida Department of State, Division of Corporations

2019 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000100167

Entity Name: URBANO 500 LLC

Current Principal Place of Business:

500 W CYPRESS CREEK ROAD
SUITE 455
FT LAUDERDALE, FL 33309

Current Mailing Address:

500 W CYPRESS CREEK ROAD
SUITE 455
FT LAUDERDALE, FL 33309 US

FEI Number: 82-5369436

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

YALALE, FELIPE
500 W CYPRESS CREEK ROAD
SUITE 455
FT LAUDERDALE, FL 33309 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name YALALE, GUILLERMINA
Address 500 W CYPRESS CREEK ROAD #455
City-State-Zip: FT LAUDERDALE FL 33309

Title MGR
Name YALALE, FELIPE
Address 500 W CYPRESS CREEK ROAD #455
City-State-Zip: FT LAUDERDALE FL 33309

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: GUILLERMINA YALALE

MANAGER

02/14/2019

Electronic Signature of Signing Authorized Person(s) Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
220145 LLC

Filing Information

Document Number	L15000202275
FEI/EIN Number	45-4997185
Date Filed	12/03/2015
Effective Date	12/03/2015
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	01/08/2016
Event Effective Date	NONE

Principal Address

90 N COMPASS DRIVE
FORT LAUDERDALE, FL 33308

Mailing Address

90 N COMPASS DRIVE
FORT LAUDERDALE, FL 33308

Registered Agent Name & Address

LEONARD, C GLENN
2817 E OAKLAND PARK BLVD
SUITE 201-A
FORT LAUDERDALE, FL 33306

Authorized Person(s) Detail

Name & Address

Title MGR

YALALE, FELIPE
90 N COMPASS DRIVE
FORT LAUDERDALE, FL 33308

Title manager

yalale, Felipe
90 N Compass Dr.
Fort Lauderdale, FL 33309

Annual Reports

Report Year	Filed Date
2017	01/12/2017
2018	01/19/2018
2019	02/11/2019

Document Images

02/11/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2016 -- Merger	View image in PDF format
12/03/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	701 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1270
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 1 LESS R/W, 2 LESS R/W BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$39,360		\$39,360	\$39,360	
2019	\$39,360		\$39,360	\$39,360	
2018	\$39,360		\$39,360	\$39,360	\$714.57

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$39,360	\$39,360	\$39,360	\$39,360
Portability	0	0	0	0
Assessed/SOH	\$39,360	\$39,360	\$39,360	\$39,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$39,360	\$39,360	\$39,360	\$39,360

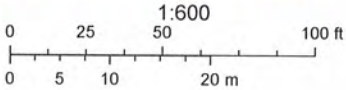
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$11.00	3,578	SF
9/8/2015	WD*-D	\$700,000	113231432			
5/28/2010	DR*-T	\$100	47179 / 814			
12/16/2009	QC*-T	\$100	46735 / 1704			
4/10/2007	SW*-Q	\$625,000	44020 / 975			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



October 25, 2019





Site Address	735 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1280
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 3 LESS R/W,4 LESS R/W BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$52,020		\$52,020	\$52,020	
2019	\$52,020		\$52,020	\$52,020	
2018	\$52,020		\$52,020	\$52,020	\$944.39

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$52,020	\$52,020	\$52,020	\$52,020
Portability	0	0	0	0
Assessed/SOH	\$52,020	\$52,020	\$52,020	\$52,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$52,020	\$52,020	\$52,020	\$52,020

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	5,624	SF
9/8/2015	WD*-D	\$700,000	113231432			
5/28/2010	DR*-T	\$100	47179 / 814			
12/16/2009	QC*-T	\$100	46735 / 1704			
4/10/2007	SW*-Q	\$625,000	44020 / 975			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

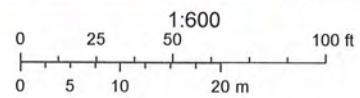
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011280

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser

Prepared by and Return to:
E. S. Hill, J.D.
Kane & Vital, P. A.
6190 N. W. 11 St.
Sunrise, Fl. 33313

WARRANTY DEED

THIS INDENTURE, made and entered into this *8th* day of September, 2015, between ALSTON-BAKER INVESTMENTS, LLC., a Florida Limited Liability Company, Grantor, whose principal place of business is: 6190 N. W. 11 St., Sunrise, Fl., 33313, and 2245 NORTH MIAMI AVENUE, LLC, a Florida Limited Liability Company, Grantee, whose principal place of business is: 90 N. Compass Dr., Ft. Lauderdale, Fl. 33308, party of the second part, County of Broward, State of Florida.

WITNESSETH

That the said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to them in hand paid by party of the second part, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, release, convey and confirm to the party of the second part, their heirs and assigns forever, the following described property, situate, lying and being in Broward County, Florida, to-wit:

Lots 1, 2, 3, 4, 46, 47, 48, 49, 50, 51, and 52, Block 14, of NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade County, Florida, less the East 40 feet of Lots 50, 51 and 52, and Subject to Right of Way for N. W. 6th Street and N. W. 7th Terrace, said lands situate, lying and being in Broward County, Florida.

Further identified by Broward County Property Appraiser as follows: Property ID number 504203011280, 735 N. W. 7th Avenue, Ft. Lauderdale, Florida; Property ID number 504203011580, N. W. 6th St., Ft. Lauderdale, Florida; 504203011570, N. W. 7th Terr., Ft. Lauderdale, Florida; 504203011560, W. 7th Terr, Ft. Lauderdale, Fl. and 504203011270, 701 W. Sistrunk Blvd., Ft. Lauderdale, Florida.

SUBJECT TO: Zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the plat and/or common to the subdivision, and taxes for the current year and all subsequent years.

TOGETHER WITH; all and singular the tenements, hereditaments and appurtenances belonging or in any wise appertaining to the real property.

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, their heirs and assigns, forever, in fee simple.

AND the said party of the first part does covenant with the said party of the second part that they are lawfully seized of the said premises and they are free from all

encumbrances, they have good right and lawful authority to sell same and that the said party of the first part does hereby fully warrant the title to said land and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

ALSTON BAKER INVESTMENTS, LLC

[Signature]
Witness: GREEN S. HILL

Daniel L. Baker
By: Daniel L. Baker, its Co-Operating
Manager/Member

Marie M. Alston
Witness:

Corey Alston
By: Corey Alston, its Co-Operating
Manager/Member

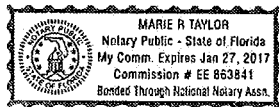
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 8th day of September, 2015, before me personally appeared, Daniel L. Baker and Corey Alston, both Co-Operating Manager/ Members of Alston Baker Investments LLC, a Florida Limited Liability Company, who signed the foregoing instrument, and acknowledged before me that they executed the same for the use and purpose therein expressed and who produced Florida Driver Licenses as evidence of their identity, and who did take an oath.

WITNESS my hand and official seal this 8th day of September, 2015

My commission expires:

Marie M. Alston
NOTARY PUBLIC STATE OF FLORIDA





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1290
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 5,6 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$58,980		\$58,980	\$58,980	
2019	\$58,980		\$58,980	\$58,980	
2018	\$58,980		\$58,980	\$58,980	\$1,070.74

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$58,980	\$58,980	\$58,980	\$58,980
Portability	0	0	0	0
Assessed/SOH	\$58,980	\$58,980	\$58,980	\$58,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$58,980	\$58,980	\$58,980	\$58,980

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	6,376	SF
9/2/2015	WD-D	\$160,000	113221386			
9/1/2015	QCD-T	\$100	113221385			
7/27/2012	QCD-T	\$100	49013 / 1932			
2/2/2007	QCD	\$100	48646 / 1496			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

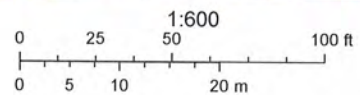
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011290

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1300
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOTS 7 TO 12, LESS E 20 FOR ST BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$149,160		\$149,160	\$149,160	
2019	\$149,160		\$149,160	\$149,160	
2018	\$149,160		\$149,160	\$149,160	\$2,707.92

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$149,160	\$149,160	\$149,160	\$149,160
Portability	0	0	0	0
Assessed/SOH	\$149,160	\$149,160	\$149,160	\$149,160
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$149,160	\$149,160	\$149,160	\$149,160

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	16,125	SF
9/10/2015	WD*-D	\$780,500	113225873			
2/9/2007	QC*-T	\$100	43603 / 329			
3/1/1994	QCD	\$100	21901 / 194			
6/1/1989	TD*	\$20,500				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

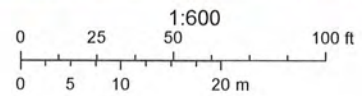
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011300

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser

Prepared by:
David R. Roy
Attorney at Law
David R. Roy, P.A.
4209 N. Federal Highway
Pompano Beach, FL 33064
954-784-2961
File Number: 15-DR-227

\$780,496.50

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Warranty Deed

This Warranty Deed made this 10th day of September, 2015 between JPG Investment Properties, LLC, a Florida limited liability company whose post office address is P.O. Box 950, Fort Lauderdale, FL 33302, grantor, and 2245 North Miami Avenue, LLC, a Florida limited liability company whose post office address is 90 N Compass Drive, Fort Lauderdale, FL 33308, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

*** Signature(s) and Notary Block on Following Page ***

DoubleTime®

Warranty Deed continued;
Page 2 of 3 Pages
File No. 15-DR-233

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

JPG Investment Properties, LLC, a Florida limited liability company

By: Jesse P. Gaddis
Jesse P. Gaddis, Managing Member

Nella Carter - Powell
Witness Name: Nella Carter - Powell
Don Mitchell
Witness Name: Don Mitchell

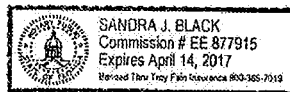
(Corporate Seal)



State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 17th day of Sept., 2015 by Jesse P. Gaddis, Managing Member of JPG Investment Properties, LLC, a Florida limited liability company, on behalf of the corporation. He [X] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



Sandra J. Black
Notary Public

Printed Name: SANDRA J. BLACK

My Commission Expires: 4/14/2017

Exhibit A

Lots 7, 8, 9, 10, 11, and 12, less the East 20 feet thereof, in Block 14, of NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County.

together with:

Lot 13, less the East 15 feet thereof, in Block 14, of NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County.

together with:

Lots 14, 15, 16, and 17, Less the East 15 Feet for Street, Block 14, NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48 of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County.

together with:

Lot 23, less the East 15 feet and Lot 24, Less the East 15 feet; in Block 14, of NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County.

together with:

Lots 44 and 45, Block 14, of NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48, of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County.



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1320
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 13 LESS E 15 FOR ST BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$26,010		\$26,010	\$26,010	
2019	\$26,010		\$26,010	\$26,010	
2018	\$26,010		\$26,010	\$26,010	\$472.18

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$26,010	\$26,010	\$26,010	\$26,010
Portability	0	0	0	0
Assessed/SOH	\$26,010	\$26,010	\$26,010	\$26,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$26,010	\$26,010	\$26,010	\$26,010

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	2,812	SF
9/10/2015	WD*-D	\$780,500	113225873			
2/9/2007	QC*-T	\$100	43603 / 329			
3/1/1994	QCD	\$100	21850 / 351			
8/1/1989	WD	\$6,500				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

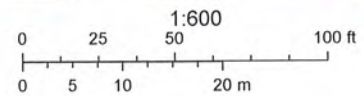
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011320

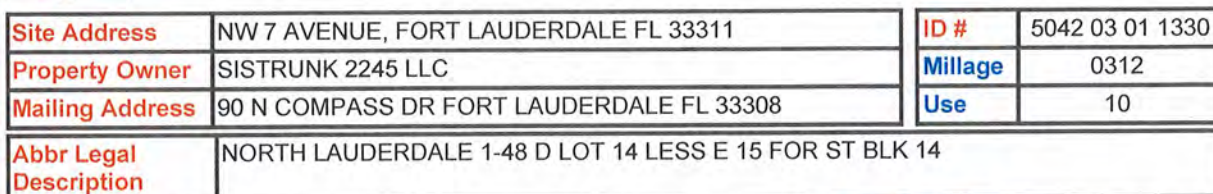
**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$26,010		\$26,010	\$26,010	
2019	\$26,010		\$26,010	\$26,010	
2018	\$26,010		\$26,010	\$26,010	\$472.18

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$26,010	\$26,010	\$26,010	\$26,010
Portability	0	0	0	0
Assessed/SOH	\$26,010	\$26,010	\$26,010	\$26,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$26,010	\$26,010	\$26,010	\$26,010

Land Calculations		
Price	Factor	Type
\$9.25	2,812	SF
Adj. Bldg. S.F.		

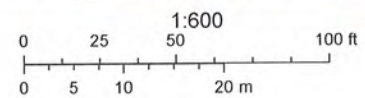
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011330

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1340
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 15 LESS E 15 FOR ST BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$26,020		\$26,020	\$26,020	
2019	\$26,020		\$26,020	\$26,020	
2018	\$26,020		\$26,020	\$26,020	\$472.38

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$26,020	\$26,020	\$26,020	\$26,020
Portability	0	0	0	0
Assessed/SOH	\$26,020	\$26,020	\$26,020	\$26,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$26,020	\$26,020	\$26,020	\$26,020

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	2,813	SF
9/10/2015	WD*-D	\$780,500	113225873			
2/9/2007	QC*-T	\$100	43603 / 329			
3/1/1994	QC*	\$100	21827 / 954			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

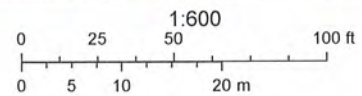
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011340

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



Site Address	NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1350
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 16 LESS E 15 FOR ST BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$17,580		\$17,580	\$17,580	
2019	\$17,580		\$17,580	\$17,580	
2018	\$26,020		\$26,020	\$26,020	\$472.38

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$17,580	\$17,580	\$17,580	\$17,580
Portability	0	0	0	0
Assessed/SOH	\$17,580	\$17,580	\$17,580	\$17,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$17,580	\$17,580	\$17,580	\$17,580

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$6.25	2,813	SF
9/10/2015	WD*-D	\$780,500	113225873			
2/9/2007	QC*-T	\$100	43603 / 329			
3/1/1994	QC*	\$100	21827 / 954			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

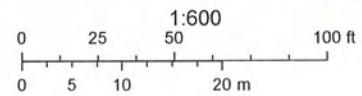
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011350

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1360
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 17 LESS E 15 FOR ST BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$26,020		\$26,020	\$26,020	
2019	\$26,020		\$26,020	\$26,020	
2018	\$26,020		\$26,020	\$26,020	\$472.38

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$26,020	\$26,020	\$26,020	\$26,020
Portability	0	0	0	0
Assessed/SOH	\$26,020	\$26,020	\$26,020	\$26,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$26,020	\$26,020	\$26,020	\$26,020

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	2,813	SF
9/10/2015	WD*-D	\$780,500	113225873			
2/9/2007	QC*-T	\$100	43603 / 329			
3/1/1994	QC*	\$100	21827 / 954			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

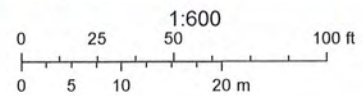
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011360

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



Site Address	517 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1370
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 18 LESS E 15 FOR ST, 19 LESS E 15 FOR ST, 20 LESS E 15 FOR ST BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$78,050		\$78,050	\$33,680	
2019	\$78,050		\$78,050	\$30,620	\$888.72
2018	\$78,050		\$78,050	\$27,840	\$826.91

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$78,050	\$78,050	\$78,050	\$78,050
Portability	0	0	0	0
Assessed/SOH	\$33,680	\$78,050	\$33,680	\$33,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$33,680	\$78,050	\$33,680	\$33,680

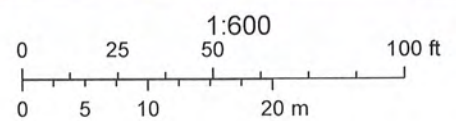
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	8,438	SF
9/9/2015	WD-E	\$152,500	113224226			
5/14/2014	WD-Q	\$125,000	112326020			
2/9/2011	QCD-D	\$6,100	47842 / 728			
1/26/2011	CET-D	\$6,100	47813 / 1009			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



November 7, 2019



Prepared by:

Lawyers 1st Title
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 15-4361-DB

General Warranty Deed

Made this September 9, 2015 A.D. By **Southern REO Group, LLC, a Florida limited liability company**, whose address is: 4301 South Flamingo Road, Suite 106-123, Davie, Florida 33330, hereinafter called the grantor, to **2245 North Miami Avenue, LLC, a Florida limited liability company**, whose post office address is: 90 N. Compass Drive, Fort Lauderdale, FL 33308, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00, (Ten Dollars and no/100ths) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lots 18, 19 and 20, less the East 15 feet thereof, Block 14, North Lauderdale, according to the Plat thereof, as recorded in Plat Book 1, Page 48, of the Public Records of Dade County, Florida; said lands now situate, lying and being in Broward County, Florida.

Parcel ID Number: **504203-01-1370**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

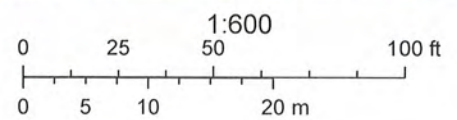
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice



November 7, 2019



EMS, Gca & Boden, P.A.
7171 North Federal Hwy
Boca Raton, Florida 33487
Our File No.: 92-80348



Property Appraisers Parcel Identification (Folio) Number: 504203-01-1380, 504203-01-1400

Florida Documentary Stamps in the amount of \$2,800.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 7th day of October, 2016 by The House of God, Which is the Church of the Living God, The Pillar and Ground of the Truth, Without Controversy Keith Dominion, Inc., a Florida not for profit corporation, whose post office address is 441 NW 7th Avenue, Fort Lauderdale, FL 33311, herein called the Grantors, to 220145, LLC, a Florida limited liability company, whose post office address is 90 North Compass Drive, Fort Lauderdale, FL 33308, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sharon D. Smith
Witness #1 Signature

Sharon D. Smith
Witness #1 Printed Name

Chris B. Bolden
Witness #2 Signature

CHRIS B. BOLDEN
Witness #2 Printed Name

The House of God, Which is the Church of the Living God, The Pillar and Ground of the Truth, Without Controversy Keith Dominion, Inc., a Florida not for profit corporation

Charlene Jamison
By: Charlene Jamison, Its Trial Bishop

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of October, 2016, by Charlene Jamison, as Trial Bishop of The House of God, Which is the Church of the Living God, The Pillar and Ground of the Truth, Without Controversy Keith Dominion, Inc., a Florida not for profit corporation, who is personally known to me or have produced Florida Drivers License as identification and ☐ did ☐ did not take an oath.

SEAL



My commission expires:

Sharon D. Smith
Notary Public

Sharon D. Smith
Printed Notary Name

File No.: 92-80348

LTF

EXHIBIT "A"

Parcel 1:

Lots 21 and 22 (except for and less the East 15 feet of each lot) Block 14, of NORTH LAUDERDALE, according to the Plat thereof, recorded in Plat Book 1, Page 48, of the Public Records of Miami - Dade County, Florida, said land situate, lying and being in Broward County, Florida.

Parcel 2:

Lot 25, less East 15 feet for road right-of-way, Block 14, of NORTH LAUDERDALE, according to the Plat thereof, recorded in Plat Book 1, Page 48, of the Public Records of Miami - Dade County, Florida, said land situate, lying and being in Broward County, Florida.

Parcel 3:

Lot 26, less East 15 feet for road right-of-way, Block 14, of NORTH LAUDERDALE, according to the Plat thereof, recorded in Plat Book 1, Page 48, of the Public Records of Miami - Dade County, Florida, said land situate, lying and being in Broward County, Florida.



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1390
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 23 LESS E 15 FOR ST, 24 LESS E 15 FOR ST BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$52,030		\$52,030	\$52,030	
2019	\$52,030		\$52,030	\$52,030	\$966.97
2018	\$52,030		\$52,030	\$52,030	\$944.57

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$52,030	\$52,030	\$52,030	\$52,030
Portability	0	0	0	0
Assessed/SOH	\$52,030	\$52,030	\$52,030	\$52,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$52,030	\$52,030	\$52,030	\$52,030

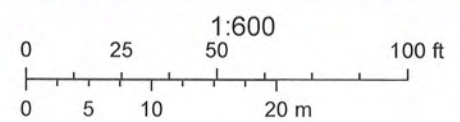
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	5,625	SF
9/10/2015	WD*-D	\$780,500	113225873			
2/9/2007	QC*-T	\$100	43603 / 329			
3/1/1994	QCD	\$100	21850 / 353			
9/1/1989	WD	\$14,200				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



November 7, 2019





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1400
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 25 LESS E 15 FOR RD RW BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$26,020		\$26,020	\$26,020	
2019	\$26,020		\$26,020	\$26,020	\$483.54
2018	\$26,020		\$26,020	\$24,750	\$457.44

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$26,020	\$26,020	\$26,020	\$26,020
Portability	0	0	0	0
Assessed/SOH	\$26,020	\$26,020	\$26,020	\$26,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$26,020	\$26,020	\$26,020	\$26,020

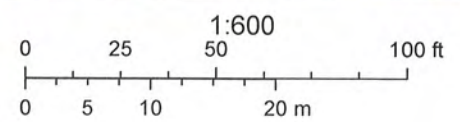
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/7/2016	WD*-T	\$100	114032181	\$9.25	2,813	SF
10/1/2016	WD*-D	\$400,000	113979572			
4/1/2010	WD*-D	\$27,000	46995 / 971			
12/10/1996	QCD	\$100	25788 / 295			
2/1/1989	QCD	\$100	16226 / 385			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



November 7, 2019





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 5 STREET, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1410
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 26 LESS E 15 FOR RD RW BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$26,020		\$26,020	\$26,020	
2019	\$26,020		\$26,020	\$26,020	\$483.54
2018	\$26,020		\$26,020	\$24,750	\$457.44

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$26,020	\$26,020	\$26,020	\$26,020
Portability	0	0	0	0
Assessed/SOH	\$26,020	\$26,020	\$26,020	\$26,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$26,020	\$26,020	\$26,020	\$26,020

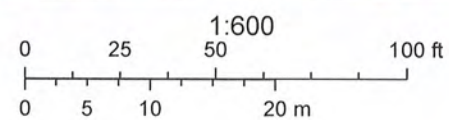
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/7/2016	WD*-T	\$100	114032181	\$9.25	2,813	SF
10/1/2016	WD*-D	\$400,000	113979572			
4/1/2010	WD*-D	\$27,000	46995 / 971			
12/10/1996	QCD	\$100	25788 / 297			
2/1/1989	QCD	\$100	16226 / 387			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



November 7, 2019





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	500 NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1420
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 27,28 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$38,250		\$38,250	\$25,450	
2019	\$38,250		\$38,250	\$23,140	\$531.89
2018	\$22,310		\$22,310	\$21,040	\$390.09

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$38,250	\$38,250	\$38,250	\$38,250
Portability	0	0	0	0
Assessed/SOH	\$25,450	\$38,250	\$25,450	\$25,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,450	\$38,250	\$25,450	\$25,450

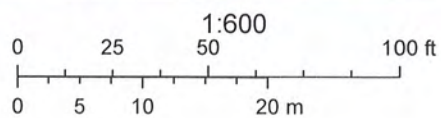
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$6.00	6,375	SF
11/20/2015	WD-D	\$180,000	113365151			
11/20/2015	QCD-D	\$139,900	113365150			
10/3/2011	QCD-D	\$133,000	48266 / 1378			
2/25/2008	WD-Q	\$142,300	45201 / 1718			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



November 7, 2019



After Recording Return to:
Laura Montejó
Stewart Title Company
255 Alhambra Circle, Suite 720
Coral Gables, FL 33134

This Instrument Prepared by:
Laura Montejó
Stewart Title Company
255 Alhambra Circle, Suite 720
Coral Gables, FL 33134
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
504203011420
File No.: 01206-44472

WARRANTY DEED

This Warranty Deed, Made the 20th day of November, 2015, by EquityMax Inc., a Florida corporation, having its place of business at P.O. Box 9226, Fort Lauderdale, FL 33310, hereinafter called the "Grantor", to 2245 North Miami Avenue, LLC, a Florida limited liability company, whose post office address is: 500 NW 7 Terr., Fort Lauderdale, FL 33311, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Broward County, Florida**, to wit:

Lot 27 & 28, Block 14, of North Lauderdale, according to the Plat thereof, as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____

Printed Name: _____

EQUITYMAX INC., A FLORIDA CORPORATION

Bradford N. Emmer
President

Witness Signature: _____

Printed Name: _____

Summer Duller

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 20th day of November, 2015 by Bradford N. Emmer as President of EquityMax Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced driver license(s) as identification.

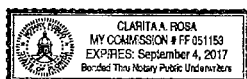
Notary Public Signature: _____

Printed Name: _____

My Commission Expires: _____

9-4-2017

(SEAL)





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	502 NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1440
Property Owner	220145 LLC	Millage	0312
Mailing Address	500 W CYPRESS CREEK RD #455 FORT LAUDERDALE FL 33309	Use	71
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 29 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$35,070	\$63,590	\$98,660	\$98,660	
2019	\$35,070	\$63,590	\$98,660	\$98,660	
2018	\$35,070	\$63,470	\$98,540	\$98,540	

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$98,660	\$98,660	\$98,660	\$98,660
Portability	0	0	0	0
Assessed/SOH	\$98,660	\$98,660	\$98,660	\$98,660
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$98,660	\$98,660	\$98,660	\$98,660

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/18/2019	WD-D	\$50,000	115948665	\$11.00	3,188	SF
12/29/2010	SWD-D	\$69,000	47666 / 129			
11/4/2010	QCD-T	\$100	47525 / 851			
10/2/2008	QCD-T	\$100	45725 / 1972			
10/30/2007	WD-D	\$100,000	44914 / 1187			
				Adj. Bldg. S.F. (Card, Sketch)		1184
				Eff./Act. Year Built: 1952/1951		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
1184								

Instr# 115948665 , Page 1 of 2, Recorded 07/24/2019 at 11:59 AM
Broward County Commission
Deed Doc Stamps: \$350.00

Prepared by:

Lawyers 1st Title
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 17-5237-DB

General Warranty Deed

Made this 18 July, 2019 A.D. By **Anointed By Christ International Christian Center, Inc., a non-profit Florida corporation**, whose address is: 2338 NW 13th Street, Fort Lauderdale, Florida 33311, hereinafter called the grantor, to **220145 LLC**, a Florida limited liability company, whose post office address is: 500 W Cpress Creek, #455, Fort Aluderdale, FL 33309, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00, (Ten Dollars and no/100ths) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lot 29, Block 14, NORTH LAUDERDALE, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Broward County, Florida.

Parcel ID Number: **5042 03 01 1440**

Subject to real estate taxes for the year 2019 and all subsequent years; conditions, restrictions, limitations and easements of record, if any, provided that this shall not serve to reimpose the same; and all applicable building and zoning regulations and ordinances imposed by applicable governmental authorities.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Prepared by:

Lawyers 1st Title
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 17-5237-DB

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

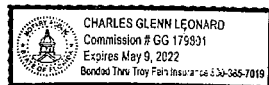
Signed, sealed and delivered in our presence:

C. Glenn Leonard (Seal)
Witness Printed Name C. Glenn Leonard Anointed By Christ International Christian Center, Inc., by
Johnny N. Gaines - its President
Address: 2338 NW 13th Street, Fort Lauderdale, Florida 33311

Elizabeth Russell (Seal)
Witness Printed Name Elizabeth Russell Address:

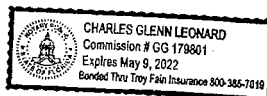
State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me this 18 day of July, 2019, by Johnny N. Gaines as president of Anointed By Christ International Christian Center, Inc., who is/are personally known to me or who has produced FL Drivers Lic. as identification.



SEAL

C. Glenn Leonard
Notary Public
Print Name: C. Glenn Leonard
My Commission Expires: May 9, 2022





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1450
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 30 TO 33 BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$76,500		\$76,500	\$50,890	
2019	\$76,500		\$76,500	\$46,270	
2018	\$44,630		\$44,630	\$42,070	\$780.16

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$76,500	\$76,500	\$76,500	\$76,500
Portability	0	0	0	0
Assessed/SOH	\$50,890	\$76,500	\$50,890	\$50,890
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$50,890	\$76,500	\$50,890	\$50,890

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$6.00	12,750	SF
8/27/2015	WD-D	\$235,900	113224085			
12/9/2004	WD	\$78,000	38681 / 962			
12/17/2002	WD	\$45,000	34349 / 1920			
				Adj. Bldg. S.F.		

* Denotes Multi Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

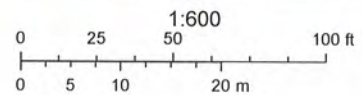
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011450

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser

Prepared by:

Lawyers Ist Title
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 15-4365-DB

General Warranty Deed

Made this August 28, 2015 A.D. By Project Four Florida, LLC, a Florida limited liability company, whose address is: 2985 Center Port Circle, Suite 1, Pompano Beach, FL 33064, hereinafter called the grantor, to 2245 North Miami Avenue, LLC, a Florida limited liability company, whose post office address is: 90 N. Compass Drive, Fort Lauderdale, FL 33308, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00, (Ten Dollars and no/100ths) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lots 30, 31, 32 and 33, Block 14, North Lauderdale, according to the Plat thereof, as recorded in Plat Book 1, Page 48, of the Public Records of Dade County, Florida, said lands now situate, lying and being in Broward County, Florida.

Parcel ID Number: 504203-01-1450

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Prepared by:

Lawyers 1st Title
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 15-4365-DB

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

✓ [Signature]
Witness Printed Name KAREN CANDEU

✓ [Signature]
Witness Printed Name JOHN RESSO

✓ [Signature]
Project Four Florida, LLC, a Florida limited liability company
(Seal)
Andrew Gaines, Managing Member
Address: 2985 Center Port Circle, Suite 1, Pompano Beach, FL 33064

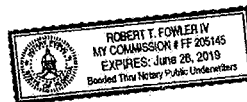
(Seal)
Address:

State of FLORIDA
County of BROWARD

✓
The foregoing instrument was acknowledged before me this 17 day of August, 2015, by Andrew Gaines, Managing Member of Project Four Florida, LLC, a Florida limited liability company, who is/are personally known to me or who has produced _____ as identification.

✓
SEAL

✓ [Signature]
Notary Public
Print Name: ROBERT T. FOWLER IV
My Commission Expires: 6/28/19



DEED Individual Warranty Deed - Legal on Face
Citizens' Choice



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	518 NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1470
Property Owner	URBANO 500 LLC	Millage	0312
Mailing Address	500 W CYPRESS CREEK RD STE 455 FORT LAUDERDALE FL 33309	Use	01
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 35 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$11,160	\$68,040	\$79,200	\$79,200	
2019	\$11,160	\$68,040	\$79,200	\$79,200	\$1,782.90
2018	\$11,160	\$46,010	\$57,170	\$57,170	\$1,293.89

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$79,200	\$79,200	\$79,200	\$79,200
Portability	0	0	0	0
Assessed/SOH	\$79,200	\$79,200	\$79,200	\$79,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$79,200	\$79,200	\$79,200	\$79,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/27/2018	WD*-D	\$470,000	115293464	\$3.50	3,188	SF
3/9/2017	SW*-D	\$100,000	114255014			
5/19/2016	WD*-E	\$150,000	113717420			
7/18/2007	WD-T	\$100	44510 / 177			
8/1/1974	WD	\$3,000				
				Adj. Bldg. S.F. (Card, Sketch)		644
				Units		1
				Eff./Act. Year Built: 1991/1990		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								

THIS INSTRUMENT PREPARED BY
MARC BROWN, ESQ.
1995 East Oakland Park Boulevard
Suite 310
Fort Lauderdale, Florida 33306
Our File No. MEB587

Record & Return to:
Lawyers 1st Title Company
2817 East Oakland Park Blvd., Suite 201-A
Fort Lauderdale, FL 33306

Property Appraiser's
Parcel ID: 504203-01-1460 & 504203-01-1470

WARRANTY DEED

THIS INDENTURE, made this 2nd day of August, 2018 by **HOME 4 U, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 1800 West Broward Blvd., Fort Lauderdale, FL 33312, **GRANTOR**, to **URBANO 500 LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is 500 W. Cypress Creek Road, Suite 455, Fort Lauderdale, FL 33309, **GRANTEE**.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the grantee, and the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the grantee, their heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

Lots 34 and 35, Block 14, NORTH LAUDERDALE, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida.

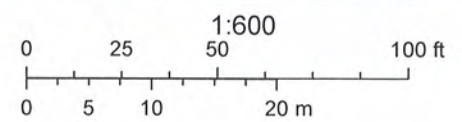
SUBJECT TO:

1. ZONING AND/OR RESTRICTIONS AND PROHIBITIONS
IMPOSED BY GOVERNMENTAL AUTHORITY
2. RESTRICTIONS, EASEMENTS AND OTHER MATTERS
APPEARING ON THE PLAT OR OF RECORD
3. TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



November 7, 2019





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	516 NW 7 TERRACE, FORT LAUDERDALE FL 33311-8141	ID #	5042 03 01 1460
Property Owner	URBANO 500 LLC	Millage	0312
Mailing Address	500 W CYPRESS CREEK RD STE 455 FORT LAUDERDALE FL 33309	Use	01
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 34 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$11,160	\$68,040	\$79,200	\$79,200	
2019	\$11,160	\$68,040	\$79,200	\$79,200	\$1,782.90
2018	\$11,160	\$46,010	\$57,170	\$57,170	\$1,293.89

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$79,200	\$79,200	\$79,200	\$79,200
Portability	0	0	0	0
Assessed/SOH	\$79,200	\$79,200	\$79,200	\$79,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$79,200	\$79,200	\$79,200	\$79,200

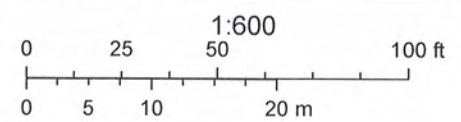
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/27/2018	WD*-D	\$470,000	115293464	\$3.50	3,188	SF
3/9/2017	SW*-D	\$100,000	114255014			
5/19/2016	WD*-E	\$150,000	113717420			
7/18/2007	WD-T	\$100	44510 / 178			
7/1/1993	WD	\$100	20951 / 928			
				Adj. Bldg. S.F. (Card, Sketch)		644
				Units		1
				Eff./Act. Year Built: 1991/1990		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



November 7, 2019





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1480
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 36,37 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$38,250		\$38,250	\$25,450	
2019	\$38,250		\$38,250	\$23,140	
2018	\$22,310		\$22,310	\$21,040	\$390.09

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$38,250	\$38,250	\$38,250	\$38,250
Portability	0	0	0	0
Assessed/SOH	\$25,450	\$38,250	\$25,450	\$25,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,450	\$38,250	\$25,450	\$25,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/19/2018	DRR-T	\$100	115151264	\$6.00	6,375	SF
5/30/2018	WD-T	\$100	115109404			
3/2/2016	WD*-T	\$100	113571233			
9/18/2015	WD-D	\$120,000	113239786			
2/20/2004	WD	\$20,000	37059 / 1078			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

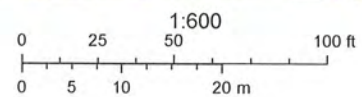
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011480

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser

Prepared by:

Lawyers 1st Title
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 15-4363-DB

General Warranty Deed

Made this September 18, 2015 A.D. By CMA Investment Holdings, Inc., a Florida Corporation, whose address is: 547 N.W 9th Avenue, Suite 2, Fort Lauderdale, Florida 33311, hereinafter called the grantor, to 2245 North Miami Avenue, LLC, a Florida limited liability company, whose post office address is: 90 N. Compass Drive, Fort Lauderdale, Florida 33308, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00, (Ten Dollars and no/100ths) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lots 36 and 37, Block 14, North Lauderdale, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Broward County, Florida.

Parcel ID Number: 504203-01-1480

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Prepared by:

Lawyers 1st Title
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 15-4363-DB

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tamara Cannon
Witness Printed Name Tamara Cannon

C. Glenn Leonard
Witness Printed Name C. Glenn Leonard

CMA Investment Holdings, Inc., a Florida corporation

Chenara Anderson, President (Seal)
Chenara Anderson, President

Address: 547 N.W. 9th Avenue, Suite 2, Fort Lauderdale, Florida 33311

(Seal)

Address:

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me this 18 day of September, 2015, by Chenara Anderson, President of CMA Investment Holdings, Inc., a Florida Corporation, who is/are personally known to me or who has produced FL Driver's Lic. as identification.

C. Glenn Leonard
Notary Public
Print Name: _____

SEAL

My Commission Expires: _____



This Instrument prepared by:
Lawyers 1st Title
2817 E. Oakland Park Blvd, Suite 201-A
Fort Lauderdale, Florida 33306

Tax Folio No.504203-01-1480

NOTE: Minimum documentary taxes are being paid because the ownership of 220145 LLC and Avenue Lofts 503 LLC is the same.

GENERAL WARRANTY DEED

Made this 30 day of May, 2018 by 220145 LLC, a Florida Limited Liability Company, Successor by Merger with 2245 North Miami Avenue, LLC, whose address is 90 N. Compass Drive, Fort Lauderdale, FL 33308, Grantor, to Avenue Lofts 503 LLC, whose address is 90 N. Compass Drive, Fort Lauderdale, FL 33308, Grantee.

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that said Grantor, for and in consideration of the sum of \$10.00 Dollars (Ten Dollars and no/100ths), and other good and valuable considerations, receipt whereof is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, the following described land, situate, lying and being in Broward County, Florida, to wit:

Lots 36 and 37, Block 14, North Lauderdale, according to the map or plat thereof, as recorded in Plat Book 1, Page 48, of the Public Records of Broward County, Florida.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

**220145 LLC, a Florida Limited Liability
Company, Successor by Merger with 2245
North Miami Avenue, LLC**

C. Glenn Leonard
Printed Name: C. Glenn Leonard
Elizabeth Russell
Printed Name: Elizabeth Russell

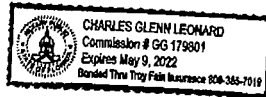
Felipe Yalale
Manager/Managing Member

STATE OF FLORIDA:
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 30 day of May 2018, before me an officer duly qualified to take acknowledgments, personally appeared Felipe Yalale, Manager/Managing Member of 220145 LLC, a Florida Limited Liability Company, Successor by Merger with 2245 North Miami Avenue, LLC, who is personally known to me or who has produced _____ as identification and who has executed the foregoing instrument and that said Grantor acknowledged before me that said Grantor executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of May, 2018.

C. Glenn Leonard
Notary Public, State of Florida
My Commission expires:



Prepared by:
C. Glenn Leonard
2817 E Oakland Park Blvd, 201-A
Fort Lauderdale, Florida 33306

Folio No. 504203-01-1480

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 19 day of June, 2018, by
Avenue Lofts 503, LLC, a Florida limited liability company hereinafter "Grantor", to
SISTRUNK 2245, LLC, 90 N. Compass Drive, Fort Lauderdale, Florida 33308, "Grantee".

WITNESSETH, That the said first party, for and in consideration of the sum of TEN
DOLLARS and other good and valuable consideration (\$10.00) in hand paid by the said second
party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim
unto the said second party forever, all the right, title, interest, claim and demand which the said
first party has in and to the following described lot, piece or parcel of land, situate, lying and
being in the County of Broward, State of Florida, to-wit:

Lots 36 and 37, Block 14, North Lauderdale, according to the map or plat thereof,
as recorded in Plat Book 1, Page 48, of the Public Records of Broward County,
Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity
and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit
and behalf of the said second party forever.

*The purpose of this deed is to correct the deed that was prepared in error and recorded
in instrument No. 115109404 and recorded May 31, 2018.*

*The ownership of 220145, LLC, Avenue Lofts 503, LLC and Sistrunk 2245, LLC is the
same, as is the sole Managing Member.*

The property is free and clear.

IN WITNESS WHEREOF, the said first party have signed and sealed these presents the
day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness #1 Signature

Witness #1 Print Name

Witness #2 Signature

Witness #2 Print Name

AVENUE LOFTS 503, LLC

By

Felipe Valade, Managing Member

90 Compass Drive

Fort Lauderdale, Florida 33308

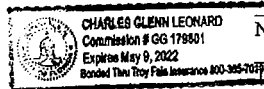
Corrective Quit Claim Deed Page Two

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by FELIPE YALALE, Managing Member of AVENUE LOFTS 503, LLC. He is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of June, 2018.



C. Glenn Leonard
Notary Public

My Commission expires:

M:\WP51\Firms\Realest.frm\quit claim deed avenue lofts to sistrunk 2245.wpd



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1490
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 38,39 BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$38,250		\$38,250	\$25,450	
2019	\$38,250		\$38,250	\$23,140	
2018	\$22,310		\$22,310	\$21,040	\$390.09

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$38,250	\$38,250	\$38,250	\$38,250
Portability	0	0	0	0
Assessed/SOH	\$25,450	\$38,250	\$25,450	\$25,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,450	\$38,250	\$25,450	\$25,450

Sales History			
Date	Type	Price	Book/Page or CIN
3/2/2016	WD*-T	\$100	113571233
9/4/2015	WD-D	\$118,000	113221566
7/11/1997	WD	\$13,000	26712 / 754
			6784 / 448

Land Calculations		
Price	Factor	Type
\$6.00	6,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

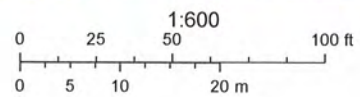
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011490

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser

Prepared by:

Lawyers 1st Title
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 15-4366-DB

General Warranty Deed

Made this September 4, 2015 A.D. By **Lewis B. Tunnage**, a single man, whose address is: 450 N.W. 20th Avenue, Fort Lauderdale, FL 33311, hereinafter called the grantor, to **2245 North Miami Avenue, LLC**, a Florida limited liability company, whose post office address is: 90 N. Compass Drive, Fort Lauderdale, FL 33308, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00, (Ten Dollars and no/100s) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lots 38 and 39, Block 14, North Lauderdale, according to the Plat thereof, as recorded in Plat Book 1-D, 48, of the Public Records of Dade County, Florida; said lands now situate, lying and being in Broward County, Florida.

Parcel ID Number: 504203-01-1490

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Prepared by:

Lawyers 1st Title
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 15-4366-DB

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

C. Glenn Leonard
Witness Printed Name C. Glenn Leonard

Lewis B. Tunnage (Seal)
Lewis B. Tunnage
Address: _____

Theresa Flores
Witness Printed Name Theresa Flores

(Seal)
Address: _____

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me this 4 day of September, 2015, by Lewis B. Tunnage, who is/are personally known to me or who has produced FL Driver's License as identification.

SEAL

C. Glenn Leonard
Notary Public
Print Name: _____
My Commission Expires: _____





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1510
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 41 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$17,530		\$17,530	\$12,710	
2019	\$17,530		\$17,530	\$11,560	
2018	\$11,160		\$11,160	\$10,510	\$194.97

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$17,530	\$17,530	\$17,530	\$17,530
Portability	0	0	0	0
Assessed/SOH	\$12,710	\$17,530	\$12,710	\$12,710
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$12,710	\$17,530	\$12,710	\$12,710

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$5.50	3,188	SF
11/2/2015	WD-D	\$85,000	113328470			
11/21/2012	QCD-T	\$100	49291 / 1660			
10/14/2008	QCD-T	\$100	45771 / 708			
5/22/2007	QCD-T	\$100	44184 / 648			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

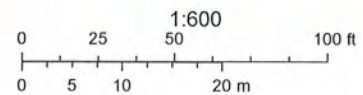
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011510

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser

Prepared by Record and Return to:
Jeffrey Feinberg, Esquire
Feinberg and Maidenbaum
4651 Sheridan Street, Suite 200
Hollywood, Florida 33021

Parcel ID Number: 5042 03 01 1510

Warranty Deed

This Indenture, Made this 2nd day of November 2015 AD, Between
910 NW 2nd LLC, a Florida limited liability company
of the County of **DADE**, State of **Florida**, grantor, and **2245 North Miami Avenue, LLC,**
a Florida limited liability company
whose address is: **90 N. Compass Drive, Fort Lauderdale, FL**
of the County of **Broward**, State of **FL**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)-----
DOLLARS.

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged,
has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following
described land, situate, lying and being in the County of **BROWARD** State of **Florida** to wit:
Lot 41, Block 14, North Lauderdale, according to the Plat thereof,
as recorded in Plat Book 1, Page 48, Public Records of Miami-Dade
County, Florida; said lands situate, lying and being in Broward
County, Florida.

Subject to taxes for the current year and subsequent years; zoning
and/or restrictions and prohibitions, if any, imposed by
governmental authority; and easements, restrictions, reservations,
conditions and covenants of record, if any, without reimposing
same.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons
whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

910 NW 2nd LLC, a Florida limited liability company
By: Oyster Shell Investments, LLLP, a Florida limited
liability Partnership, as Managing Member
By: Oyster Shell Holdings, LLC a Florida limited
liability company, as General Partner

Renée Wilson
Printed Name: Renée Wilson
Witness

By: *Amanda Mayan* (Seal)
Amanda Mayan,
as Managing Member
P.O. Address: PO Box 613176, MIAMI, FL 33261

910 NW 2nd LLC, a Florida limited
liability company

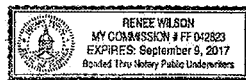
Justin Wilson
Printed Name: Justin Wilson
Witness

By: *Amanda Mayan* (Seal)
Amanda Mayan, as Manager
P.O. Address: PO Box 613176, MIAMI, FL 33261

STATE OF Florida
COUNTY OF Howard

The foregoing instrument was acknowledged before me this 2nd day of November, 2015 by
Amanda Mayan, as Managing Member of Oyster Shell Holdings, LLC a
Florida limited liability company, as General Partner of Oyster
Shell Investments, LLLP, a Florida limited liability Partnership,
as Managing Member of 910 NW 2nd LLC, a Florida limited liability
company and Amanda Mayan as Manager of 910 NW 2nd LLC, a Florida
limited liability company, who are personally known to me or who have produced their Florida
driver's license as identification.

Renée Wilson
Printed Name: Renée Wilson
Notary Public
My Commission Expires: / /





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1520
Property Owner	220145 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 42 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$17,530		\$17,530	\$17,530	
2019	\$17,530		\$17,530	\$17,530	
2018	\$11,150		\$11,150	\$9,310	\$180.83

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$17,530	\$17,530	\$17,530	\$17,530
Portability	0	0	0	0
Assessed/SOH	\$17,530	\$17,530	\$17,530	\$17,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$17,530	\$17,530	\$17,530	\$17,530

Sales History			
Date	Type	Price	Book/Page or CIN
6/28/2018	WD*-D	\$350,000	115178543
7/1/1963	WD	\$500	

Land Calculations		
Price	Factor	Type
\$5.50	3,187	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

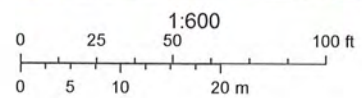
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011520

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser

This document prepared by:
Peter M. Hockman, Esq.
Law Office of Peter Hockman
80 SW 8th Street, Suite 3100
Miami, Florida 33130

Folio No. 5042 03 01 1520

WARRANTY DEED

This Warranty Deed executed this 26 day of June, 2018 by

International Longshoreman's Association Local Union No. 1526 a/k/a Broward County Longshoremen's Association, Inc. a Florida Corporation
whose post office address is: 440 NW 6 Street, Fort Lauderdale, FL 33311

party of the first part and hereinafter referred to as the grantor; to

220145, LLC, a Florida limited liability company
whose post office address is: 90 N. Compass Drive Fort Lauderdale, Florida 33308
party of the second part and hereinafter referred to as the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals).

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land, and the improvements erected thereon, situate and lying in Broward County, Florida, to wit (the "Property"):

Lot 42 and 43, Block 14, North Lauderdale, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Broward County, Florida.

SUBJECT TO: Taxes for the year 2018 & subsequent years; restrictions, conditions, limitations and easements of record, if any, none of which are re-imposed by this conveyance; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities without seeking to re-impose same.

TOGETHER with all the tenements, hereditaments, appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of the Property in fee simple; that the grantor has good right and lawful authority to sell and convey the Property; that the grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in presence of us:

C. Glenn Leonard
Witness #1 Signature
C. Glenn Leonard
Witness #1 Print Name
Elizabeth Russell
Witness #2 Signature
Elizabeth Russell
Witness #2 Print Name

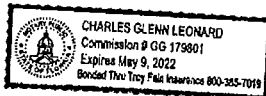
Christopher Roland
Christopher Roland, President of
International Longshoremen's
Association Local Union No. 1526 a/k/a
Broward County Longshoremen's
Association, Inc. a Florida Corporation

STATE OF FLORIDA)
 ss.:)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments **Christopher Roland, President of the International Longshoremen's Association Local Union No. 1526 a/k/a Broward County Longshoremen's Association, Inc., a Florida corporation**, to me well known to be the person described in and who executed the foregoing Warranty Deed, or who has produced FL Drivers License, as identification, and acknowledged before me that the Warranty Deed was executed freely and voluntarily for the purpose therein expressed and did so by taking an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 28 day of June, 2018.

C. Glenn Leonard
Notary Public, State of Florida





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1530
Property Owner	220145 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 43 BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$17,530		\$17,530	\$17,530	
2019	\$17,530		\$17,530	\$17,530	
2018	\$11,160		\$11,160	\$10,510	\$194.97

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$17,530	\$17,530	\$17,530	\$17,530
Portability	0	0	0	0
Assessed/SOH	\$17,530	\$17,530	\$17,530	\$17,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$17,530	\$17,530	\$17,530	\$17,530

Sales History			
Date	Type	Price	Book/Page or CIN
6/28/2018	WD*-D	\$350,000	115178543

Land Calculations		
Price	Factor	Type
\$5.50	3,188	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

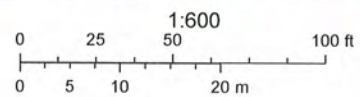
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011530

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1540
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 44 BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$17,530		\$17,530	\$12,710	
2019	\$17,530		\$17,530	\$11,560	
2018	\$11,160		\$11,160	\$10,510	\$194.97

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$17,530	\$17,530	\$17,530	\$17,530
Portability	0	0	0	0
Assessed/SOH	\$12,710	\$17,530	\$12,710	\$12,710
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$12,710	\$17,530	\$12,710	\$12,710

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$5.50	3,188	SF
9/10/2015	WD*-D	\$780,500	113225873			
2/9/2007	QC*-T	\$100	43603 / 331			
			2622 / 818			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

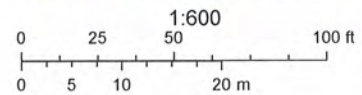
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011540

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1550
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 45 BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$17,530		\$17,530	\$12,710	
2019	\$17,530		\$17,530	\$11,560	
2018	\$11,160		\$11,160	\$10,510	\$194.97

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$17,530	\$17,530	\$17,530	\$17,530
Portability	0	0	0	0
Assessed/SOH	\$12,710	\$17,530	\$12,710	\$12,710
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$12,710	\$17,530	\$12,710	\$12,710

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$5.50	3,188	SF
9/10/2015	WD*-D	\$780,500	113225873			
2/9/2007	QC*-T	\$100	43603 / 331			
			2622 / 818			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

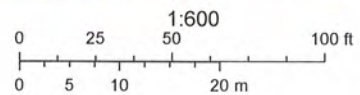
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011550

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1560
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 46,47 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$58,970		\$58,970	\$58,970	
2019	\$58,970		\$58,970	\$58,970	
2018	\$58,970		\$58,970	\$55,040	\$1,024.39

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$58,970	\$58,970	\$58,970	\$58,970
Portability	0	0	0	0
Assessed/SOH	\$58,970	\$58,970	\$58,970	\$58,970
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$58,970	\$58,970	\$58,970	\$58,970

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	6,375	SF
9/8/2015	WD*-D	\$700,000	113231432			
5/28/2010	DR*-T	\$100	47179 / 814			
12/16/2009	QC*-T	\$100	46735 / 1704			
4/10/2007	SW*-Q	\$625,000	44020 / 975			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

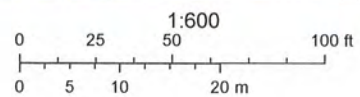
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011560

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1570
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 48 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$29,480		\$29,480	\$29,480	
2019	\$29,480		\$29,480	\$29,480	
2018	\$29,480		\$29,480	\$27,520	\$512.17

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$29,480	\$29,480	\$29,480	\$29,480
Portability	0	0	0	0
Assessed/SOH	\$29,480	\$29,480	\$29,480	\$29,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$29,480	\$29,480	\$29,480	\$29,480

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2016	WD*-T	\$100	113571233	\$9.25	3,187	SF
9/8/2015	WD*-D	\$700,000	113231432			
5/28/2010	DR*-T	\$100	47179 / 814			
12/16/2009	QC*-T	\$100	46735 / 1704			
4/10/2007	SW*-Q	\$625,000	44020 / 975			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

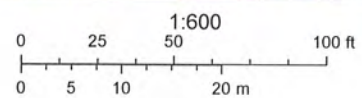
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011570

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1580
Property Owner	SISTRUNK 2245 LLC	Millage	0312
Mailing Address	90 N COMPASS DR FORT LAUDERDALE FL 33308	Use	10
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 49,50 LESS E 40,51 LESS E 40,52 LESS E 40 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$96,250		\$96,250	\$96,250	
2019	\$96,250		\$96,250	\$96,250	
2018	\$96,250		\$96,250	\$96,250	\$1,747.37

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$96,250	\$96,250	\$96,250	\$96,250
Portability	0	0	0	0
Assessed/SOH	\$96,250	\$96,250	\$96,250	\$96,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$96,250	\$96,250	\$96,250	\$96,250

Sales History			
Date	Type	Price	Book/Page or CIN
3/2/2016	WD*-T	\$100	113571233
9/8/2015	WD*-D	\$700,000	113231432
5/28/2010	DR*-T	\$100	47179 / 814
12/16/2009	QC*-T	\$100	46735 / 1704
4/10/2007	SW*-Q	\$625,000	44020 / 975

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$11.00	8,750	SF
Adj. Bldg. S.F.		

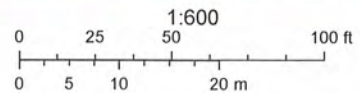
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Property Id: 504203011580

**Please see map disclaimer



October 25, 2019



Flight Date : Jan. 2 to Jan. 29, 2019 Broward County Property Appraiser



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	526 NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1500
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 40 BLK 14		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$19,130		\$19,130	\$13,490	
2019	\$19,130		\$19,130	\$12,270	
2018	\$11,160		\$11,160	\$11,160	

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$19,130	\$19,130	\$19,130	\$19,130
Portability	0	0	0	0
Assessed/SOH	\$13,490	\$19,130	\$13,490	\$13,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$13,490	\$19,130	\$13,490	\$13,490
Taxable	0	0	0	0

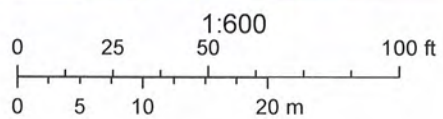
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/4/2017	QCD-T	\$100	114773729	\$6.00	3,188	SF
8/8/1995	QC*		23785 / 877			
9/1/1994	TXD		22612 / 369			
11/1/1986	QCD	\$100				
1/1/1982	TXD	\$1,200				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								



November 7, 2019





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	714 SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1590
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016	Use	80
Abbr Legal Description	NORTH LAUDERDALE 1-48 D E 40 OF LOTS 50 TO 52 LESS ST R/W BLK 14		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$30,710		\$30,710	\$30,710	
2019	\$30,710		\$30,710	\$30,710	
2018	\$30,710		\$30,710	\$30,710	

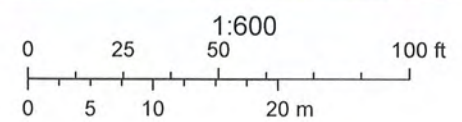
2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$30,710	\$30,710	\$30,710	\$30,710
Portability	0	0	0	0
Assessed/SOH	\$30,710	\$30,710	\$30,710	\$30,710
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$30,710	\$30,710	\$30,710	\$30,710
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/26/2000	WD	\$20,000	30630 / 404	\$9.25	3,320	SF
12/19/1996	WD	\$10,000	25883 / 586			
5/1/1966	WD	\$700				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



November 7, 2019



**NOTICE OF INTENT TO DISPOSE OF PROPERTY FOR THE DEVELOPMENT
OF VACANT REAL PROPERTY LOCATED AT
714 SISTRUNK BOULEVARD AND 526 NW 7 TERRACE IN THE
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY
REDEVELOPMENT AREA**

INVITATION FOR PROPOSALS

The Fort Lauderdale Community Redevelopment Agency (the "CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2018) of its intent to dispose of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA"). The real property consist of two scattered sites on the same block referred to herein and identified as Site 1 (714 Sistrunk Boulevard) and Site 2 (526 NW 7 Terrace) in Fort Lauderdale, Florida 33311 and are legally described as:

Site 1 (714 Sistrunk Boulevard)

The East 40 Feet of Lots 50, 51 and 52, Block 14, Less the North 16.3 Feet Thereof, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat book 1, Page 48, of the Public Records of Miami-Dade, Florida, said land lying and being in Broward county, Florida

(Parcel ID 5042-03-01-1590)

and

Site 2 (526 NW 7 Terrace)

Lot 40, Block 14 of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade, Florida, said land lying and being in Broward County, Florida.

(Parcel ID 5042-03-01-1500)

(the "**Property**")

The real property is vacant land. The parcel at 714 Sistrunk Boulevard is designated on the Official Zoning Map of City of Fort Lauderdale as Northwest Regional Activity Center Mixed Use west (NWRAC MUw). The parcel at 526 NW 7 Terrace is zoned Residential Mid-Rise Multi-Family/Medium High Density (RMM-25). The Market Value of the Property as of May 29, 2019 is \$116,000.00, based on an appraisal of the Property by Calloway and Price, Inc.

The CRA is seeking proposals from qualified and experienced real estate developers interested in purchasing property from the CRA and undertaking the

development of the site within the NPF CRA pursuant to the Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (the "NPF CRA Plan") The purpose of this solicitation is to further implementation of the Community Redevelopment Plan for NPF CRA by providing for the conveyance of certain lots owned by the CRA to the Developer selected for redevelopment to remove conditions of slum and blight, increase the tax base, enhance the quality of life, improve the aesthetics and useful enjoyment of the redevelopment area, and promote the health, safety, morals and welfare of the residents of the NPF CRA and the CITY.

The fundamental goal is to position Sistrunk Boulevard as mixed-use-neighborhood commercial destination that not only serves the needs of the resident population, but also is attractive to the downtown employment base and is able to attract visitors from outside the area. Redevelopment sites should help revitalize the once vibrant Sistrunk Boulevard corridor, highlighting its historical heritage, promoting cultural tourism and entertainment, adding new compatible uses that help create an identifiable sense of place such as eat-in restaurants and active retail uses, foster housing and employment opportunities, improves access, increases the availability of goods and services and helps create an environment the will attract other private investment capital. The CRA is seeking proposals that demonstrate creativity addressing neighborhood compatibility, active street frontage, pedestrian activity, quality design and quality materials in construction.

It is recommended that proposers request a preliminary review from the City's Department of Sustainable Development ("DSD") prior to submitting a response to this solicitation to determine whether the project complies with the requirements of the City's Unified Land Development Regulations ("ULDR"). DSD may also be able to advise on recommended procedures and provide a development approval timeline. Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

The selected Developer will be required to enter into a development agreement with the CRA and complete the proposed project within 36 months of award. The development agreement may include, but not be limited to, restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification and other items and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants may be required in order to ensure continuity of the proposed uses.

The CRA property will be conveyed in "As Is" condition subject only to the terms and conditions for conveyance contained in the development agreement. The property at 714 Sistrunk Boulevard was purchased by Warranty Deed. The

property at 826 NW 7 Terrace was purchased by Quit Claim Deed. The CRA has title policies for both properties.

Files containing information regarding the property are available on the CRA web site at www.fortlauderdalecra.com under NOTICES - Notice of Intent to Dispose of Property at 714 Sistrunk Boulevard and 826 NW 7 Terrace – Files, consisting of Location Map, Appraisal, Surveys, Deeds, Environmental Assessments; and NPF CRA Community Redevelopment Plan.

There may be other right-of-way interest held by the CITY not show on the Surveys. Files containing information on CRA incentive programs and Application for funding assistance can be located on the CRA website at www.fortlauderdalecra.com under Services – CRA Incentive Programs – Application Commercial Programs. For questions regarding these project files, contact Bob Wojcik, CRA Housing and Economic Development Manager at (954) 828-4521.

All proposals for the development of this site shall be submitted on or before 4:00 P.M., July 16, 2019, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

**City of Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311**

It is the sole responsibility of the respondent to ensure their proposal is received on or before the date and time stated, in the specified number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the CRA.

Submission must include one (1) signed original cover letter with purchase offer, and twenty (20) copies of the Development Proposal, including all attachments plus one (1) electronic (soft) copy (Flash Drive) in a sealed envelope and marked:

**714 SISTRUNK BOULEVARD AND 826 NW 7 TERRACE
DEVELOPMENT PROPOSAL**

Developers seeking CRA funding assistance must include a complete Application for funding assistance as part of their Development Proposal.

It is the intent of the CRA to select the proposer who submits a development proposal that:

- 1) Is in the best public interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan;
- 2) Is most responsive to this Invitation For Proposals
- 3) Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out such proposal.
- 4) Agrees to purchase the Property in "As Is" condition for its appraised value of \$116,000.00.

Developers whose uses may be considered by the Broward County Property Appraiser to be tax exempt from ad valorem (property) taxes, will be required to enter into an agreement with the CRA for payment in lieu of taxes of FL CRA tax increment that would have been generated by the Project.

The CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals, or to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners.

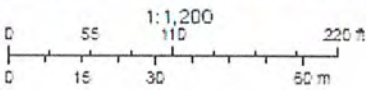
This invitation for proposal shall serve as notice to the public of the Fort Lauderdale Community Redevelopment Agency's ("CRA") intent to dispose, sell or lease the property to the successful proposer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan.

Dated: June 16, 2019

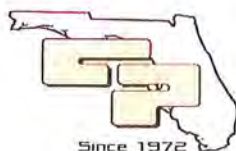
LOCATION MAP



June 13, 2019



The "Property"



Callaway & Price, Inc.

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Please respond to the South Florida office
E-Mail: r.callaway@callawayandprice.com

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May 31, 2019

Mr. Bob Cass Wojcik, AICP
Economic Reinvestment Coordinator
Fort Lauderdale Community Redevelopment Agency
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

Dear Mr. Wojcik:

Thank you for the opportunity to provide real estate appraisal services regarding the two vacant parcels located along the east side of NW 7th Terrace and the south side of Sistrunk Boulevard in Fort Lauderdale, Florida. The intended use of this appraisal is to assist the client for internal purposes. This report is not intended for any other use.

This is a Restricted Report in accordance with Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice. Additional supporting documentation is retained in the appraiser's work file. The appraiser's opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's work file.

In our opinion the Market Value of the Fee Simple Estate of the Subject Property (526 NW 7th Terrace; 5042-03-01-1500) as of May 29, 2019, was:

\$31,000

Mr. Bob Cass Wojcik, AICP
Economic Reinvestment Coordinator
Fort Lauderdale Community Redevelopment Agency
May 31, 2019
Page 2

In our opinion the Market Value of the Fee Simple Estate of the Subject Property (714 Sistrunk Boulevard; 5042-03-01-1590) as of May 29, 2019, was:

\$85,000

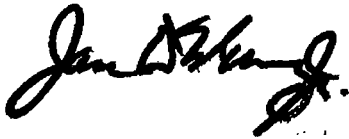
For your convenience, a detailed Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

A handwritten signature in black ink, appearing to read "ROBERT A. CALLAWAY", with a stylized flourish extending to the right.

Robert A. Callaway, MRICS
Cert Gen RZ2461

A handwritten signature in black ink, appearing to read "James D. Murray, Jr.", with a stylized flourish extending to the right.

James D. Murray, Jr., MAI
Cert Gen RZ2419

RAC/JDM/js/19-79325



Appraisal Assignment Information

Type of Report:	Restricted Report
Purpose of Appraisal:	Provide Opinion of Market Value
Date of Value:	May 29, 2019
Date of Report:	May 31, 2019
Prior Appraisal Date:	June 1, 2018; September 7, 2016
Property Rights Appraised:	Fee Simple
Intended User:	Fort Lauderdale Community Redevelopment Agency
Intended Use:	To assist the client for internal purposes
Scope of Work:	Utilize Sales Comparison Approach to estimate value

Property Description

Property Type:	Vacant Land
Address:	526 NW 7 th Terrace, & 714 Sistrunk Boulevard
City, State & Zip:	Fort Lauderdale, Florida 33311
County:	Broward
Owner of Record:	Fort Lauderdale Community Redevelopment Agency
Location:	E. side NW 7 th Ter., 350 feet N. of NW 5 th St.; and S. side Sistrunk Blvd., 110 feet E. of NW 7 th Ter., in the City of Fort Lauderdale, Florida
Site Size:	The 526 NW 7 th Ter. lot is 3,188 sq. ft. or approx. 0.073 acres; the 714 Sistrunk Blvd. lot is 3,320 sq. ft. or approx. 0.076 acres.
Site Shape:	Each lot is rectangular.
Utilities:	All Public Utilities available
Topography:	Generally at surrounding road grade
Flood Zone:	Zone "X"500, Panel 12011C0369H
Zoning:	The 526 NW 7 th lot is RMM-25, Residential Mid-Rise Multi-family/Medium High-Density District, and the 714 Sistrunk lot is NWRAC MUW, Northwest Regional Activity Center Mixed Use west.
Land Use Plan:	Northwest Regional Activity Center
Deed Restrictions:	None Noted

Real Estate Tax Information

The 526 NW 7th Terrace Subject Parcel (Parcel ID #5042-03-01-1500) had a 2019 assessed value of \$12,270. The 714 Sistrunk Boulevard Subject Parcel (Parcel ID #5042-03-01-1590) had a 2019 assessed value of \$30,710. The Subject parcels are both owned by a municipality (City of Fort Lauderdale Community Redevelopment Agency) and are, therefore, exempt from taxes.



Highest & Best Use-As Vacant

As Vacant: The Highest and Best Use of the Subject Parcels is for multi-family and mixed-use development. The most typical purchaser would be a local developer.

Other Considerations

Exposure Time: 12 Months
Marketing Time: 12 Months
Extraordinary Assumptions: None
Hypothetical Conditions: None

Property History: No title history was provided, nor was a title search performed by this office. According to the Broward County Property Appraiser's Office, the current owner of record for the Subject Property is the City of Fort Lauderdale Community Redevelopment Agency, which has been the owner of 714 Sistrunk Blvd. for over five years. The 526 NW 7th Terrace lot was transferred from City of Fort Lauderdale on October 3, 2017, via Quit Claim Deed recorded as Inst. #114773729 in the Broward County public records.

Inspection: James D. Murray, Jr., MAI, in May 2019

Valuation – 526 NW 7th Parcel

Approach to Value Used: Sales Comparison Approach
Sources Used: CoStar, MLS, Public Records, Broward County Property Appraiser, Loopnet, Real Quest.
Price Per Square Foot: \$9.50 to \$10.00 Per Square Foot Per Parcel
Market Value Conclusion: \$31,000

Valuation – 714 Sistrunk Parcel

Approach to Value Used: Sales Comparison Approach
Sources Used: CoStar, MLS, Public Records, Broward County Property Appraiser, Loopnet, Real Quest.
Price Per Square Foot: \$25.00 to \$27.00 Per Square Foot Per Parcel
Market Value Conclusion: \$85,000