

REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT ADVISORY BOARD

August 13, 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 | Dylan Lagi - Vice-Chair |
| II. Approval of Minutes <ul style="list-style-type: none">July 16, 2019 | NPF CRA Board |
| III. Project Funding Update | Vanessa Martin
CRA Business Manager |
| IV. Funding Request - Marglip Development, LLC
Development Incentive Program - \$1,500,000
Memphis Blues Complex - 1448 Sistrunk Boulevard | CRA Staff |
| V. Funding Request – Florida Irish Hospitality, LLC
Property and Business Improvement Program - \$500,000
Molly Maguires Pub and Eatery – 550 NW 7 Avenue | CRA Staff |
| VI. NPF-CRA Mobility Master Plan – Presentation | Karen Warfel
Transportation & Mobility |
| VIII. Communication to CRA Board | NPF CRA Board |
| IX. Old/New Business | NPF CRA Staff |
| X. Public Comment | |
| XI. Adjournment | |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday – September 10, 2019**

Purpose: To review the Plan for the NPFCRA 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 NPFCRA. To receive input from members of the public interested in redevelopment of the NPFCRA 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
July 16, 2019 – 3:00 P.M.

Cumulative Attendance
June 2018 – July 2019

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	11	1
Dylan Lagi, Vice Chair	P	12	0
Leann Barber	P	10	2
Sonya Burrows	P	11	1
Kenneth Calhoun	P	4	1
Lisa Crawford	P	11	1
Matt Habibi	P	1	0
John Hooper	P	8	4
Michael Lewin	P	5	0
Steffen Lue	P	8	4
Christopher Murphy	A	5	1
Michelle Nunziata	A	5	7
John Quailey	P	2	0
Tina Teague	P	10	2

Staff

Vanessa Martin, CRA Business Manager
Bob Wojcik, Housing and Economic Development Manager
Clarence Woods, III, NPF CRA Manager
Lizeth DeTorres, Administrative Assistant
Jaimie Opperee, Prototype-Inc.
Jannelle Adderly – NPF CRA Marketing Coordinator
Thomasina Turner, NPF CRA Planner
Karen Warfel, TAM Program Manager

Guests

Curtis Hodge, Robert Bethal American Legion Post 220
Jeffrey Kronengol, TDON Development
Marco Mall, Florida Film House
Yonel Aris, Florida Film House

Chair Foderingham and the Board members welcomed new member, Matt Habibi.

Mr. Habibi introduced himself and indicated he was born and raised in South Florida. He works as a real estate attorney.

I. Call to Order/Roll Call

**Rhoda Glasco Foderingham
Chair**

Chair Foderingham called the meeting to order at 3:01 p.m. and roll was called. A quorum was not yet present, so Chair Foderingham asked that Vanessa Martin, Business Manager, present the Project Funding Update.

II. Approval of Minutes

NPF CRA Board

- June 11, 2019

Chair Foderingham made corrections to the June 11 minutes.

Motion by Mr. Lagi, seconded by Ms. Burrows, to approve the minutes of June 11, 2019 as amended. In a voice vote, the **motion** passed. (9-0)

III. Project Funding Update

**Vanessa Martin,
Business Manager**

Ms. Martin provided a written update on project funding and made herself available to questions.

IV. NPF-CRA Mobility Master Plan – Q&A Follow Up

**Karen Warfel,
Transportation &**

Mobility

Karen Warfel, Transportation & Mobility was present to answer any Board questions regarding the Mobility Master Plan.

At the request of Chair Foderingham, Ms. Warfel will return for the next meeting with a presentation showing the options.

V. Funding Request – Robert Bethal American Legion Post 220 NPF CRA Staff

- **\$125,000 Non-Residential Façade Program**
- **\$225,000 Property & Business Improvement Program**

Mr. Wojcik indicated the America Legion Post at 1455 Sistrunk Boulevard has served the community for over 70 years, and the existing facility is 960 square feet. The facility is functionally obsolete, and improvements are needed for long-term sustainability. The funding request is to assist in making substantial renovations and expansion to approximately 2,500 square feet, including a large meeting area, modern kitchen, handicap restrooms, outdoor gathering space, office and storage. Staff highly recommends approval.

Curtis Hodge from the American Legion and Christina Fandino, project architect, were present to answer questions.

Mr. Hodge stated the facility is small but takes care of Veterans. The Lodge has community involvement programs and a Ladies' Auxiliary. Funding is exclusively through membership dues and fundraisers.

Ms. Burrows asked what the Legion does for parking.

Mr. Hodge stated the Lodge has never had adequate parking.

Mr. Wojcik stated they have relationships with other establishments to share parking.

Ms. Fandino shared ideas for commemorating the history of the organization on the exterior of the building. A mural is one possibility. She noted the new design will open the building up to the community.

Chair Foderingham stated there is no conflict of interest, but she has a relationship with Mr. Hodge through high school and church.

Motion by Ms. Burrows, seconded by Ms. Teague, to approve the funding request subject to staff recommendations. In a roll call vote, the **motion** passed. (11-0)

Ayes: Lagi, Burrows, Calhoun, Crawford, Habibi, Hooper, Lewin, Lue, Quailey, Teague, Foderingham

Nays: None

VI. Request to Purchase CRA Property and Funding Request NPF CRA Staff
 • **\$1,500,000 Development Incentive Program**

Mr. Wojcik outlined the request to purchase CRA property at 2132-2162 Sistrunk Boulevard and 534 NW 22nd Avenue, along with a recommendation of a Development Incentive of \$1,500,000. The project was previously presented to the Board in February. A total of 25 affordably priced units will be included in the project, with district residents receiving first purchase option.

Jeffrey Kronengol, TDON Development, made a presentation regarding the details of the proposed project, including:

- CRA lots will be combined with lots already owned by the developer
- Project not feasible without CRA assistance
- Provided written detailed pro forma and budget – shows loss of \$541,000 loss without CRA funding
- Will offer units at substantially below market rate – referenced nearby project for comparison
- Noted rental was not the preference of the community, CRA, and City units will be owner occupied
- Working to be attractive to and affordable for area residents
- \$249,900 for unit style A and \$259,900 for unit style B
- Units have oversize single or double garage, parking for 3-4 cars between garage and driveway
- Three (3) bedroom), 2.5 bath units
- Highly amenitized, with decorative tile, wall-to-wall carpeting, stainless steel appliances, yards
- Community-friendly, promote walkability
- 102 total parking spaces, including 19 guest spaces

Ms. Burrows asked if any environmental issues were present.

Mr. Kronengol stated an assessment was done, and none were found.

Mr. Lagi asked when the project would commence.

Mr. Kronengol stated full drawings have not been submitted to the City yet, but once formal approval is received, they are ready to go. One lot requires rezoning, but it has been discussed with the City staff.

Ms. Crawford asked what kind of feedback has been received from residents in the area.

Mr. Kronengol said the civic association expressed they want affordability and access, and the size of the units was well received.

In response to a question from Ms. Crawford, Mr. Kronengol stated the project is not applying for down payment assistance. A pre-sale period will be held for current residents of the NPF-CRA.

Mr. Wojcik stated the units are capped at a price that makes them eligible for the City's down payment assistance program. Three (3) to five (5) units may be able to take advantage under the City program.

Mr. Kronengol noted the building would have a "no investor" policy for contract and deed restriction, and it must be the owner's primary residence. The contract also requires a two (2) year reselling restriction and a no lease clause.

Ms. Teague asked if the area could be taken out of the flood zone.

Mr. Kronengol stated the site can not be raised high enough to be taken out of the flood zone.

Ms. Teague advised there are six owners who would be required to purchase flood insurance.

Mr. Kronengol stated the conservative schedule would be 22 months from approval to completion, with opportunities to pick up two (2) to three (3) months.

Mr. Kronengol explained the project would be open to any and all contractors but would not limit to local. The project is committed to local realtors and mortgage brokers.

Mr. Habibi questioned how much time was spent on understanding the average income for nearby residents and how the price would fit into that.

Mr. Kronengol did not have that information, but said he had spoken with local realtors, who had a backlog of people who are interested in a program such as this.

Mr. Habibi asked how rentals could be prevented in the future.

Mr. Kronengol advised deed restrictions are difficult to change, giving an example from another project he was involved with.

Ms. Barber asked how this item fits in the vision of the CRA.

Mr. Kronengol stated it spurs development on the west side of the CRA, offering home ownership to people who already live there or have had to move out of the district because there were not opportunities, and protecting the place from investors and renters.

Motion by Mr. Lewin, seconded by Mr. Lue, to approve. In a roll call vote, the **motion** passed. (12-0)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Habibi, Hooper, Lewin, Lue, Quailey, Teague, Foderingham

Nays: None

VII. Funding Request – Pop-Up Events

NPF CRA Staff

• Food, Music, and Art Exhibits on Land Owned by the NPF CRA

Mr. Woods provided a brief overview of his vision for the CRA and where that vision is coming to fruition. Efforts include providing an impetus for development from the west, a mix of different housing types helping to make a mixed-income community. He discussed how the previous agenda item fit into that vision and how the pop-up events helped to continue it.

Ms. Turner proposed the event “Finally Friday on Sistrunk,” a free outdoor popup event every fourth Friday from August to October. The events would take place on select vacant lots, with the first at 10th Avenue and Sistrunk, across the street from the Chamber of Commerce. Air-conditioned portable containers would be converted into movable restaurants, art spots, host bands, etc.

Ms. Burrows asked if existing businesses on the corridor would be incorporated.

Ms. Turner stated they will be, and staff has already reached out.

Mr. Woods pointed to tents in the drawing for local businesses.

Ms. Burrows encouraged staff to also let businesses use their own properties to participate.

Ms. Barber stated she thought the CRA plan said they could not fund events.

Mr. Woods stated the Office of Inspector General (OIG) opinion in 2015 stated they can’t give redeveloped trust fund money to non-profits to market, but it did not say they could not do their own marketing. He noted marketing is one of the main things the statute allows CRAs to do.

The Commissioners and staff discussed the locations identified.

Ms. Turner stated the marketing coordinator will work to promote the event and do civic engagement through the website, social media, and other outlets.

Ms. Adderly gave additional background and said a stand would be available at the events to educate people on the efforts of the CRA and current projects.

Ms. Burrows asked if the Historical Sistrunk logo could be utilized in the event’s promotional materials, noting the CRA had funded it.

Chair Foderingham requested the signage also be edited to note the event was funded by the CRA.

Mr. Lue asked if there would be a fee for community members or businesses to participate.

Ms. Turner indicated businesses along the Boulevard could participate free of charge, however food trucks would be required to pay a \$50 deposit which would be returned following the event.

Ms. Teague asked for clarification on where food trucks would go.

Mr. Woods explained the road would be closed off, stating they had investigated the requirements.

Ms. Burrows showed staff a picture of the logo she would like to see on the flyers.

Motion by Mr. Lewin, seconded by Ms. Teague, to approve the funding request. In a roll call vote, the **motion** passed. (12-0)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Habibi, Hooper, Lewin, Lue, Quailey, Teague, Foderingham

Nays: None

VIII. Presentation by Florida Film House

**Marco Mall,
Florida Film House**

Mr. Woods stated the Board discussed a training and education component, to provide developers with residents equipped with the skill sets needed for jobs. Conversations have been started with Broward College and the YMCA, but a need for film and entertainment training was also identified. A program was held a few weeks ago, and Marco Mall and Yonel Aris were present to give a report on the results of that event.

Mr. Mall stated Florida Film House is a production company out of South Florida, serving as an incubator for those new to the field. The program empowers youth to tell the stories of their communities. It started four (4) years ago in Miami, and kids have started web series and short films. He noted the program hosts an annual film festival and submits to other festivals.

Mr. Aris said he works with the Broward County Schools and has been instrumental in researching how the arts drive academic achievement. He provided details on how the arts increase school enrollment and lowers suspension rates.

Continuing, Mr. Aris stated he thought it was important to bring the program to Sistrunk because it provides young people with skills to help them to think critically, solve problems, and analyze, in addition to a variety of other life skills.

Mr. Mall showed two (2) videos showing an overview of the program, as well as a review of what was just done in Fort Lauderdale.

Mr. Mall explained the students participating in the program learn all aspects of film, including writing, editing, filming, producing, directing, and other skills. Working together as a team, the participants meet each other, write, and create a film to be screened on the fifth day.

Mr. Mall provided information on students who have been put into college or the workforce through the program, and stated they are now a 501(c)3.

Mr. Woods gave additional background on where this program fits in with the CRA's goal to expose people to career opportunities, as well as giving outlets for entrepreneurship. He noted this is one (1) of four (4) programs staff is currently looking to.

IX. Communication to CRA Board

NPF CRA Board

None.

X. Old/New Business

NPF CRA Staff

The Commissioners and staff discussed how members wanted to receive their packets and presentations for the meetings, and whether digital was an option.

Chair Foderingham stated she is requesting to attend the August meeting by phone.

Mr. Woods confirmed there will be a meeting on August 13.

Chair Foderingham asked that members try to attend the Finally Friday events.

XI. Public Comment – None.

XII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:02 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. Parkinson, Prototype-Inc.]

Northwest Progresso Flager Heights CRA Spend and Encumbrance LOG (FY 2017- FY 2019)

Projected Remaining Balance 9.30.2019

\$ 1,463,980

Fiscal Year 2017

Fund: 119 CRA BUSINESS INCENTIVES

Index Code: CRA091701

Fiscal Year 2017 - Ending Balance \$1,661,884

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
COMMERCIAL FACADE IMPR PROGRAM FY 17	726 NE 2nd Ave	INVASIVE SPECIES BREWING LLC (A)	24,796.00	(15,318.00)	9,478.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	914 Sistrunk Blvd	FPA II LLC (THE PHARMACY PROJECT) (B)	375,000.00	-	375,000.00	IN PROGRESS	95%
COMMERCIAL FACADE IMPR PROGRAM FY 17	816 NW 6th Ave	BRODY FAMILY INVESTMENTS LLC	350,000.00	(250,776.57)	99,223.43	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	728 NW 7 Terr.	728 NW 7 Terr.	7,500.00	(7,500.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	723 NE 2 Ave	723 NE 2 Ave	15,000.00	(15,000.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	731 NE 2 Ave	731 NE 2 Ave	15,000.00	(15,000.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	737 NE 2 Ave	737 NE 2 Ave	15,000.00	(15,000.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	913 NE 4th Ave	Rechter Holdings (913 NE 4 Ave)	15,000.00	(15,000.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	725 Progresso Drive	Moody Insurance (725 Prog. Dr.)	7,500.00	(7,500.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	1740 NW 3 Ct	CHDS, LLC (1740 NW 3 Ct)	11,300.00	(11,300.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	610/618 NW 9th Ave	PROVIDENT FORT LAUDERDALE LLC (C)	125,000.00	-	125,000.00	IN PROGRESS	20%

CRA091701

Index Code: CRA091702

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
PROPERTY & BUSINESS IMPROV PROGRAM FY17	726 NE 2nd Ave	INVASIVE SPECIES BREWING LLC (A)	85,557.00	(85,557.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	900/914 & 930 Sistrunk Blvd	FPA II LLC (THE PHARMACY PROJECT) (B)	373,500.00	-	373,500.00	IN PROGRESS	95%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	610/618 NW 9th Ave	PROVIDENT FORT LAUDERDALE LLC (C)	225,000.00	-	225,000.00	IN PROGRESS	15%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	913 NE 4th Ave	Rechter Holdings (913 NE 4 Ave)	100,000.00	(100,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	725 Progresso Drive	Moody Insurance (725 Prog. Dr.)	50,000.00	(50,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	931 NW 12th Ave	Italian Artisans; Inc	25,000.00	(25,000.00)	0.00	COMPLETED	100%

CRA091702

Index Code: CRA091703

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.6.2019	O/S Balance as of 8.6.2019	STATUS	% Complete
STREETSCAPE ENHANCEMENT PROGRAM FY 17	707-727 Noth Federal Hwy	FLAGLER VILLAGE LAND TRUST (Quantum)	500,000.00	-	500,000.00	IN PROGRESS	30%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	315 NW 1st Ave	Flagler Village Hotel	329,933.00	-	329,933.00	IN PROGRESS	30%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	913 NE 4th Ave	Rechter Holdings (913 NE 4 Ave)	91,267.00	(91,267.00)	0.00	COMPLETED	100%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	725 Progresso Drive	Moody Insurance (725 Prog. Dr.)(9143 Tyler)	20,000.00	(20,000.00)	0.00	COMPLETED	100%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	773 NE 3rd Ave	Fairfield Flagler LP	329,503.00	(329,503.00)	0.00	COMPLETED	100%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	103 E. Sistrunk Blvd	ID Flagler Village - Triangle	251,078.00	(251,078.00)	0.00	COMPLETED	100%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	901 Progresso Drive	Urban North LLC	42,000.00	(42,000.00)	0.00	COMPLETED	100%

CRA091703

Index Code: CRA091704

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
DEVELOPMENT INCENTIVE PROGRAM FY 17	550 W. Sunrise Blvd	LPF REALTY FL LLC	1,500,000.00	(1,500,000.00)	0.00	COMPLETED	100%
DEVELOPMENT INCENTIVE PROGRAM FY 17	613 NW 3rd Ave	613 NW 3RD AVE LLC (YR 1)	4,000,000.00	(4,000,000.00)	0.00	IN PROGRESS	25%
DEVELOPMENT INCENTIVE PROGRAM FY 17	All -Aboard Florida	FLORIDA EAST COAST INDUSTRIES, LLC	183,820.00	-	183,820.00	COMPLETED	100%
DEVELOPMENT INCENTIVE PROGRAM FY 17	1409 Sistrunk Blvd	YOUNG MENS CHRISTIAN ASSOC OF S FLA INC (YR 1)	1,250,000.00	-	1,250,000.00	ASSIGNED BUT NOT STARTED	0%
DEVELOPMENT INCENTIVE PROGRAM FY 17	837 NE 3rd Ave	Wine Watch, LLC	50,000.00	(50,000.00)	0.00	COMPLETED	100%
DEVELOPMENT INCENTIVE PROGRAM FY 17	All -Aboard Florida	ALL ABOARD FLORIDA OPERATIONS LLC	281,274.00	-	281,274.00	COMPLETED	100%

CRA091704

PROJECT COMPLETED	
ASSIGNED BUT NOT STARTED	
IN PROGRESS	
CRA BOARD APPROVED, BUT NOT YET ENCUMBERED. PENDING DOCUMENTS	ISSUE OR NOT YET APPROVED BY CRA BOARD
ESTIMATED REMAINING FUNDS FY 19	Projected Remaining Bal. include incoming 9.5.2019 \$1.4M transfer

Index Code: CRA091705

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
PROPERTY TAX REIMBURSEMENT PROGRAM FY 17		Land Acquisition of 2 properties	190,000.00	(190,000.00)	0.00	COMPLETED	100%
PROPERTY TAX REIMBURSEMENT PROGRAM FY 17		Land Acquisition of 55 properties	612,291.00	(612,291.00)	0.00	COMPLETED	100%
PROPERTY TAX REIMBURSEMENT PROGRAM FY 17		Land Acquisition of properties	60,000.00	(60,000.00)	0.00	COMPLETED	100%

CRA091705

Fiscal Year 2018 Ending Balance - \$1,439,308. Applied as Prepayment to YMCA during November FY2018 cleanup.

Index Code: CRA091801

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
COMMERCIAL FACADE IMPR PROGRAM FY 18	300 W. Sunrise Blvd	DALES PROPERTIES 300 W SUNRISE LLC	125,000.00	-	125,000.00	IN PROGRESS (Bidding)	0%
COMMERCIAL FACADE IMPR PROGRAM FY 18	1134 NW 6th Street	1134 LLC INC (Smitty's)	125,000.00	-	125,000.00	IN PROGRESS (Permitting)	25%
COMMERCIAL FACADE IMPR PROGRAM FY 18	727 NE 3rd Ave	CIRCLE HOUSE COFFEE	87,771.60	(87,771.90)	-0.30	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 18	711 Broward Blvd	JRS AUTOMOTIVE & PERFORMANCE (European Autoservice)	44,493.00	(44,493.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 18	900 NE 3rd Ave	IHL PROPERTIES	50,000.00	(50,000.00)	0.00	COMPLETED	100%

CRA091801

Index Code: CRA091802

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
PROPERTY & BUSINESS IMPR PROGRAM FY 18	315 E. Sistrunk Blvd	SOLID SOCCER LLC	225,000.00	0.00	225,000.00	IN PROGRESS (Permitting)	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	835-837 NE 2nd Ave	RECHTER PROGRESSO 837 LLC	50,000.00	(50,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	835-837 NE 2nd Ave	RECHTER PROGRESSO 835 LLC	50,000.00	(50,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	300 W. Sunrise Blvd	DALES PROPERTIES 300 W SUNRISE LLC	225,000.00	(44,750.00)	180,250.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	1134 NW 6th Street	1134 LLC INC (Smitty's)	225,000.00	(35,662.50)	189,337.50	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	727 NE 3rd Ave	CIRCLE HOUSE COFFEE	100,000.00	(100,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	924 NW 1st Street	MCCLINTON HOLDINGS LLC	100,000.00	(100,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	1545 NW 6th Street	BOODHWATTIE PERSAUD (BLACK STAR) (1)	50,000.00	(49,843.31)	156.69	IN PROGRESS	85%

CRA091802

Index Code: CRA091804

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
DEVELOPMENT INCENTIVE PROGRAM FY 18	1409 Sistrunk Blvd	YOUNG MENS CHRISTIAN ASSOC OF S FLA INC (YR 2)	1,250,000.00	\$ -	1,250,000.00	ASSIGNED BUT NOT STARTED	0%
DEVELOPMENT INCENTIVE PROGRAM FY 18	701 n. Andrews	EAST FORT LAUDERDALE RENTALS.COM LLC (Startups Club)	350,000.00	\$ (144,402.75)	205,597.25	IN PROGRESS	25%
DEVELOPMENT INCENTIVE PROGRAM FY 18	613 NW 3rd Ave	613 NW 3RD AVE LLC (YR 2)	2,000,000.00	\$ (2,000,000.00)	0.00	IN PROGRESS	25%
DEVELOPMENT INCENTIVE PROGRAM FY 18	115 NW Sistrunk	NORTH WEST 6TH INVESTMENTS LLC - Sistrunk Market (YR 1)	400,000.00	\$ -	400,000.00	IN PROGRESS	25%

CRA091804

Fiscal Year 2019

Index Code: CRA091901

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
COMMERCIAL FACADE IMPR PROGRAM FY 19	401 NE 8th Street	401 NE 8th Street (SOS Bar Lounge)	51,860.00	\$ -	51,860.00	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 19	560 NW 7th Ave	Cravemadness - Jamaican Jerk Resturant	20,000.00	\$ -	20,000.00	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 19	803 NW 1st Street	Orchestrated Brewers, LLC (D)	7,800.00	\$ (1,775.00)	6,025.00	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 19	801 NW 1st Street	801 NW 1st Street (E)	57,853.00	\$ -	57,853.00	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 19	1455 Sistrunk Boulevard	Robert Bethel American Legion Post 220 (F)	125,000.00	\$ -	125,000.00	CAM #19-0714 - August 20, 2019	0%

CRA091901

Index Code: CRA091902

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
PROPERTY & BUSINESS IMPR PROGRAM FY 19	401 NE 8th Street	401 NE 8th Street (SOS Bar Lounge)	69,600.00	0.00	69,600.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	560 NW 7th Ave	Cravemadness - Jamaican Jerk Resturant	225,000.00	0.00	225,000.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	803 NW 1st Street	Orchestrated Brewers, LLC (D)	71,978.40	\$ (38,538.37)	33,440.03	ASSIGNED BUT NOT STARTED	0%

PROPERTY & BUSINESS IMPR PROGRAM FY 19	801 NW 1st Street	801 NW 1st Street (E)	27,825.00	0.00	27,825.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	201 NW 22nd Ave	Shipmonk (Pending)	221,917.00	0.00	221,917.00	CAM #19-0780 - August 20, 2019	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	1545 NW 6th Street	BOODHWATTIE PERSAUD (BLACK STAR) (1)	50,000.00	\$ (42,289.89)	7,710.11	IN PROGRESS	35%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	1455 Sistrunk Boulevard	Robert Bethel American Legion Post 220 (F)	225,000.00	0.00	225,000.00	CAM #19-0714 - August 20, 2019	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	612 NW 9th Ave	Provident Fort Lauderdale LLC	70,000.00	0.00	70,000.00	CAM #19-0659 - August 20, 2019	0%
CRA091902			961,320.40	\$ (80,828.26)	880,492.14		

Index Code: CRA091903

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
STREETSCAPE ENHANCEMENT PROGRAM FY 19	401 NE 8th Street	401 NE 8th Street (SOS Bar Lounge)	42,000.00	0.00	42,000.00	ASSIGNED BUT NOT STARTED	0%
CRA091903			42,000.00	0.00	42,000.00		

Index Code: CRA091904

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
Development Incentive Program FY 19	1409 Sistrunk Blvd	YOUNG MENS CHRISTIAN ASSOC OF S FLA INC (YR 3)	1,250,000.00	0.00	1,250,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	613 NW 3rd Ave	613 NW 3RD AVE LLC (YR 3)	1,000,000.00	\$ (1,000,000.00)	0.00	IN PROGRESS	25%
Development Incentive Program FY 19	115 NW 6th Street	NORTH WEST 6TH INVESTMENTS LLC - Sistrunk Market (YR 2)	500,000.00	0.00	500,000.00	IN PROGRESS	90%
Development Incentive Program FY 19	1315 W. Broward Blvd	Jack and Jill	1,000,000.00	0.00	1,000,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	901 Progresso Drive	Avenue D'Arts .. Comfort Inn Suites (YR 1) - \$500,000	500,000.00	0.00	500,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	844/834/600 NW 9th Ave	Pizzeria	225,000.00	0.00	225,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	931/843 NW 8th Ave	Hoover Products Inc. (YR 1)	350,000.00	0.00	350,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	710 NW 5th Ave	Thrive Progresso (YR 1)	500,000.00	0.00	500,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	Sweeting Estates?	River Gardens Townhomes	1,500,000.00	0.00	1,500,000.00	ASSIGNED BUT NOT STARTED	0%
CRA091904			6,825,000.00	\$ (1,000,000.00)	5,825,000.00		

Index Code: CRA091906

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
Residential Rehabilitation Program		Numerous Applicants	0.00	0.00	25,000.00	NO ANTICIPATED ENCUMBRANCE PRIOR TO SEPT. 30	0%
CRA091906			0.00	0.00	25,000.00		

Index Code: CRA091910

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
Residential Façade & Landscaping Program		Numerous Applicants	0.00	0.00	350,000.00	NO ANTICIPATED ENCUMBRANCE PRIOR TO SEPT. 30	0%
CRA091910			0.00	0.00	350,000.00		

Index Code: CRA091907

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 8.12.2019	O/S Balance as of 8.12.2019	STATUS	% Complete
Purchase Assistance		Numerous Applicants	0.00	0.00	525,000.00	NO ANTICIPATED ENCUMBRANCE PRIOR TO SEPT. 30	0%
CRA091907			0.00	0.00	525,000.00		
119 ENCUMBERED CRA INCENTIVES FY2017-FY2019			\$ 25,059,417.00	\$ (11,598,617.29)	\$ 14,360,799.71		

* FY2018 Year end Balance of \$1.4M in incentivend used as Pre-payment to YMCA
**613 LLC - Escrow Agent received \$7M
**** Projected Final Balance includes all items approved by the CRA Board.

MEMORANDUM

DATE: August 13, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Funding Request – Marglip Development, LLC
Development Incentive Program - \$1,500,000
Memphis Blues Complex - 1448 Sistrunk Boulevard

FUNDING REQUEST

The CRA has received an application from Marglip Development, LLC seeking a \$1,500,000 forgivable loan from the CRA's Development Incentive Program to repurpose and renovate an existing 2 story building at 1448 Sistrunk and construct a connecting second structure with three stories adjacent to it to create the Memphis Blues Complex, a multi-level entertainment complex that will include a new restaurant and a blues lounge along with rental space for performing artist. A copy of the Location Map is attached as **Exhibit 1**.

BACKGROUND

The Memphis Blues Complex is the brainchild of real estate visionary and business leader Miguel Pilgram who formed the family owned company Pilgram Group in 2010 with a focus on renovating and managing commercial, residential and maritime real estate, mostly in the Fort Lauderdale area and tapping into opportunities that helps the community grow and rebuild. The Pilgram Group consist of several different entities and Marglip Investment Group in one of these entities. In 2015 he created and launched his own fast casual restaurant brand New York Subs and Wings in Fort Lauderdale and opened NYSW Jazz Lounge in the courthouse area at 107 SW 6 Street along with his corporate headquarters in the same complex he purchased and renovated. Since then the new exciting food and entertainment complex that includes both indoor and outdoor seating and bars, jazz music and great food has been a huge success. He now wants to expand his love for arts and culture to the Sistrunk area, where he purchased the property and 1448 Sistrunk Boulevard to create the Memphis Blues Complex. The existing two story building that will be renovated has a total of 3,160 square feet along with a roof top terrace, and the new three story building connecting the two story building by a third floor bridge has a total of 7,885 square feet. The multi building complex will include New York Subs and Wings on the first floor, commercial rental space for artist on the first and second floors, third floor dining and jazz club, a rooftop bar and multiple stages for live music. It will be the only business of its kind in Fort Lauderdale. Memphis Blues will provide a wide range of entertainment such as R&B, Latin music, jazz, blues, spoken word and Caribbean music and will make everyone feel welcome. It will have a classy and inviting atmosphere with an urban

sensibility. In addition to live performances it will also be a perfect location to hold a variety of events, private parties and everyday meetings. The new development project located at the corner of Sistrunk and NW 15th Avenue will remove the existing blighting conditions at this location by renovating an existing vacant building and adding additional value to the corridor with a new signature building. It will also most importantly begin the transformation of the Sistrunk Corridor into an arts and entertainment area with an emphasis on cultural tourism, attracting a diverse clientele base to this instant tourist attraction.

The estimated total capital investment for this project is approximately \$3.765 million.

Project Budget

\$2,168,451	Construction
\$120,000	Restaurant/Bar/Business Equipment
\$191,956	Architectural and Engineering Services
\$84,700	Survey, Permits and Impact Fees
\$300,000	Furniture and Fixture
\$285,000	Intangible Expenses (Marketing, Uniforms, Training, Liquor Licenses, Web Site)
\$294,775	Working Capital (Food and Beverage Inventory, 3 months Operating)
<u>\$320,000</u>	Land Purchase
\$3,764,882	TOTAL

The property was purchased in 2017 for \$320,000. The total estimated cost of construction is estimated at \$2,168,451. Architectural and design cost is estimated at \$191,956. Restaurant, bar and business equipment cost is estimated at \$120,000 and an additional \$300,000 for furnishings and fixtures. Including the cost of licensing, marketing, legal and startup cost including working capital the total project cost is approximately \$3,764,882. CRA funding represents approximately 39% of the total project cost. A copy of Broward County Property Appraiser Information, before photographs, an illustration of the proposed project and plans, and CRA Funding Application is attached as **Exhibits 2 through 4**.

Sistrunk Boulevard is a CRA Focus Area which makes it eligible for higher funding limits in the CRA's commercial incentive programs. Based on the funding amount, staff is recommending that we use the CRA Development Incentive Program (DIP) for this project. This would require that the CRA Board make a DIP Program exception for this project. The DIP is a custom designed incentive to meet the needs of the specific development project in the CRA that represents a total project cost of \$5,000,000 or more and creates a significant economic engine or destination project in the CRA. While this project does not meet the \$5 million threshold, it is a destination project and we believe this project has the potential to have a significant economic impact as a transformative project for cultural tourism, arts and entertainment along the Sistrunk Corridor. CRA funding will be secured by a 5 years forgivable mortgage on the property and UCC filing on the equipment.

Strengthening the image of the CRA as a safe, unique and vibrant place is one of the key recommendations of the Urban Land Institute Technical Assistant Panel (TAP) Report of 2014 that was recommended by the CRA Advisory Board and accepted by the CRA Board. This includes among other things tapping into Fort Lauderdale's huge tourism industry by making the Sistrunk Corridor a destination of choice for cruise ship tourist to the area, a Fort Lauderdale attraction for conferences of the country's most influential black professional organizations such as the Urban League and others, and a go-to place in the tri-county area.

The 11,045 square foot plaza sits on a 16,181 square foot site that includes a parking lot with 18 spaces. Cars can also park along Sistrunk Boulevard and the Developer has purchased additional property within 100 feet to the east of site at 1429-1435 Sistrunk Boulevard that will accommodate additional parking. Valet Parking will also be available.

The Memphis Blues Complex at 1448 Sistrunk Boulevard is part of a greater vision by Miguel Pilgram and represents Phase I and II of a Sistrunk Performing Arts Incubator. Phase III will involve developing the site he purchased at 1429-1435 Sistrunk next to new Mizell YMCA building to create a 32,000 square foot mixed use development that includes a Performing Arts School. This Phase III project is not part of this funding request and will be treated as a separate project and presented in more detail to the Board at a future meeting in the next fiscal year. Mr. Pilgram however will make a presentation of his overall plan for Sistrunk at your meeting on August 13th (**Exhibit 5**).

The building plans for the Memphis Blues Complex have begun the predevelopment administrative review process with City staff. They estimate that the entire complex will result in 70 jobs with 28 in the restaurant and bar operations. The developer wants to hire from within the community and the majority of new hires are anticipated to be CRA residents or from the surrounding area. Miguel Pilgram has agreed to provide a community benefit by reimbursing his employees of up to \$1,000 each for expenses toward courses for college credits. He will also provide on-site training and instruction to his new hires so they know how to perform their duties and what is expected of them to allow for a smooth, efficient and profitable operation.

The Memphis Blues Complex plans to open in 2020 and 2021 and projects a profit the first year of operations.

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 program 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 for area residents, promote public private partnerships and investment in the redevelopment area.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends funding assistance to Marglip Development, LLC from the CRA Development Incentive Program Property in an amount of \$1,500,000 for the Memphis Blues Complex at 1448 Sistrunk Boulevard.

Attachments

Exhibit 1: Location Map

Exhibit 2: Broward County Property Appraiser Information

Exhibit 3: Project illustration and Plans

Exhibit 4: CRA Funding Application

Exhibit 5: Presentation by Miguel Pilgram – Sistrunk Performing Arts Incubator



PILGRAM GROUP



Pilgram Group
Southaven Ventures
Marglip Investments
Marglip Developments
Tare Holdings
New York Subs and Wings
NYSW Jazz Lounge



SISTRUNK PERFORMING ARTS INCUBATOR AND ENTERTAINMENT COMPLEX

Vision Statement:

The Pilgram Group is a veteran, minority and family owned entrepreneurship specializing in the acquisition and development of boutique style commercial and residential developments which bring Culture, Creative Spirit and Economic Stimulus to our communities. Our latest focus, after completing the NYSW Jazz Lounge in Downtown Fort Lauderdale, is the Historic Sistrunk Corridor, with its rich heritage in music, culture, entrepreneurial spirit, education and creativity. We're excited to bring our proven brand to Sistrunk's vibrant heritage and history. Our goal is to further elevate the Sistrunk Corridor by creating a performing arts hub with emphasis on entrepreneurship, community engagement, and cultural enrichment.

Phase I (1448 SW Sistrunk Blvd.) entails a complete renovation of the existing 2-story, 3,160 Sq. Ft. structure which will house the 2nd location of New York subs & Wings eatery. Along with the renovation, the rooftop will be converted into an open-air space lounge and bar area.

Phase II (1448 Sistrunk Blvd.) is a new 3-story, 7,885 Sq. Ft. Commercial building housing an Art, Dance Studio, and Music spaces. The 3rd floor will accommodate 200-person entertainment (live music and performances) venue. The rooftop of the 3rd floor will be an open-air gathering space.

Phase III (1429-1435 Sistrunk Blvd.) proposes a new 4-story, 32,000 Sq. Ft. mixed-use structure with a rear parking garage and surface parking lot. The program for the building involves retail space on the ground floor, arts and culture incubator on the 2nd floor and loft style residences on the 3rd floor and 4th floors. Sustainable features for the development include photovoltaic panels over the parking garage and a 4th floor garden, to mention a few. The garden area will also be an open-air, partially covered gathering area, to promote interaction amongst the building occupants, artists and tenants.

The National Trust for Historic Preservation defines **heritage tourism** as traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes visitation to **cultural**, historic, and natural resources.

'Doc' Sistrunk's 5,000 Babies

During his 44 years in Fort Lauderdale, Dr. James Franklin Sistrunk brought an estimated 5,000 babies into the world. Recalls one 40-year resident:

"Doc Sistrunk always knew his babies, too. No matter how old they were, he could point at them and say, 'That is one of mine.'"

Although a Dr. Henry H. Green practiced medicine in Fort Lauderdale briefly before moving on to Miami, Dr. Sistrunk is regarded today as Broward County's first black physician — and for 16 years its only one.

He was born in Midway, Fla., just west of Tallahassee, in 1891. After serving in World War I, he completed his education in 1919, graduating from Meharry College in Nashville, Tenn. After practicing briefly in Dunnellon, he moved to Fort Lauderdale and continued his practice until shortly before his death in 1966 at the age of 75.

Before Dr. Sistrunk's arrival, Broward's growing black population was dependent on white doctors for medical treatment, and even after he opened his office on Metcalf (now Northwest Fifth Avenue), Sistrunk was somewhat restricted in the medical services he could provide. In those days, blacks were not permitted to perform surgery in white hospitals.

In 1938, Sistrunk was joined by Dr. Von D. Mizell. Together they established Provident Hospital, the city's

first medical facility for blacks. Dr. Sistrunk became chief of staff. Later he also served on the staff at Broward General Hospital.

Sistrunk's greatest contribution to Broward County, however, came not through the hospital he helped to start, but through his long years as a classic "country doctor," a kindly, white-haired healer of the sick, an easygoing man who made house calls and forgot the bills if a patient had

no money.

Today, his name is commemorated all over Fort Lauderdale — in Sistrunk Boulevard, in the J.F. Sistrunk Bridge over the north fork of the New River, and in the J.F. Sistrunk Children's Pavilion, the pediatrics ward at the hospital he helped to found.

But to the people who knew him, he'll always be remembered simply as "Doc" Sistrunk.



Top: Dr. James Sistrunk with Dr. Von D. Mizell established Provident Hospital in 1938. Sistrunk is second from right in the staff shot of the Provident staff in 1946; Mizell is third from left

Photos: Fort Lauderdale Historical Society





Dr. James Franklin Sistrunk 1889-1966

Dr. James Franklin Sistrunk an only son of Mr. and Mrs. Berry Sistrunk, was born in Midway, Florida.

A non-black pharmacist, by the name of Beck, encouraged him to move to Fort Lauderdale in 1922.

Dr. Sistrunk, the first Black doctor of Broward County, served as chief of staff at Provident Hospital (now the site of the Von D. Mizell Center) and was an active member of Broward General Hospital. As a tribute to his service, the pediatrics wards of Provident Hospital was named the J. F. Sistrunk Pavilion. During his medical career, he delivered more than 5000 babies.

The community remembers "Doc" as a very kind, gentle and down-to-earth person. One of his favorite jokes was about the competition with his mother's healing hand for the sick. People came to him not only with medical problems, but they felt free to talk over personal problems.

His trademark was a chewed up cigar, which he never lighted, and his old crumpled hat.

When he wasn't in his office you could find him under some big oak playing checkers or at the Elk's

Rest.

Being the classic image of a country doctor - heat, cold, stormy days or nights, muddy roads, rain - nothing stopped "Doc" from going to see his patients. They knew he would come. He roamed from Dania and Hallandale up to Hammondville (now Margate), Pompano and Deerfield. Dollars and cents were not important to him.

Many times he would give the money back to make sure his patients could get medicine.

"Doc" was a totally committed person to both his church (Mt. Hermon A.M.E.) and his community. He was affiliated with the Elks and the Phi Beta Sigma Fraternity. He also held membership in various medical associations.

The Sistrunk medical legacy will be around for a long time, because his daughter, son-in-law and five (5) grandchildren are in medicine or some allied field.

"Doc" loved all of the people and every inch of the ground in this city and county. He belonged to the people and his memory will forever be alive.

- Ellyn Walters





March of Progress



PICTURE OF FIRST BUILDING

1941

5 Beds

PICTURE
OF
SECOND
BUILDING



1941

13 Beds

PROVIDENT
HOSPITAL
TODAY

1945

32 Beds

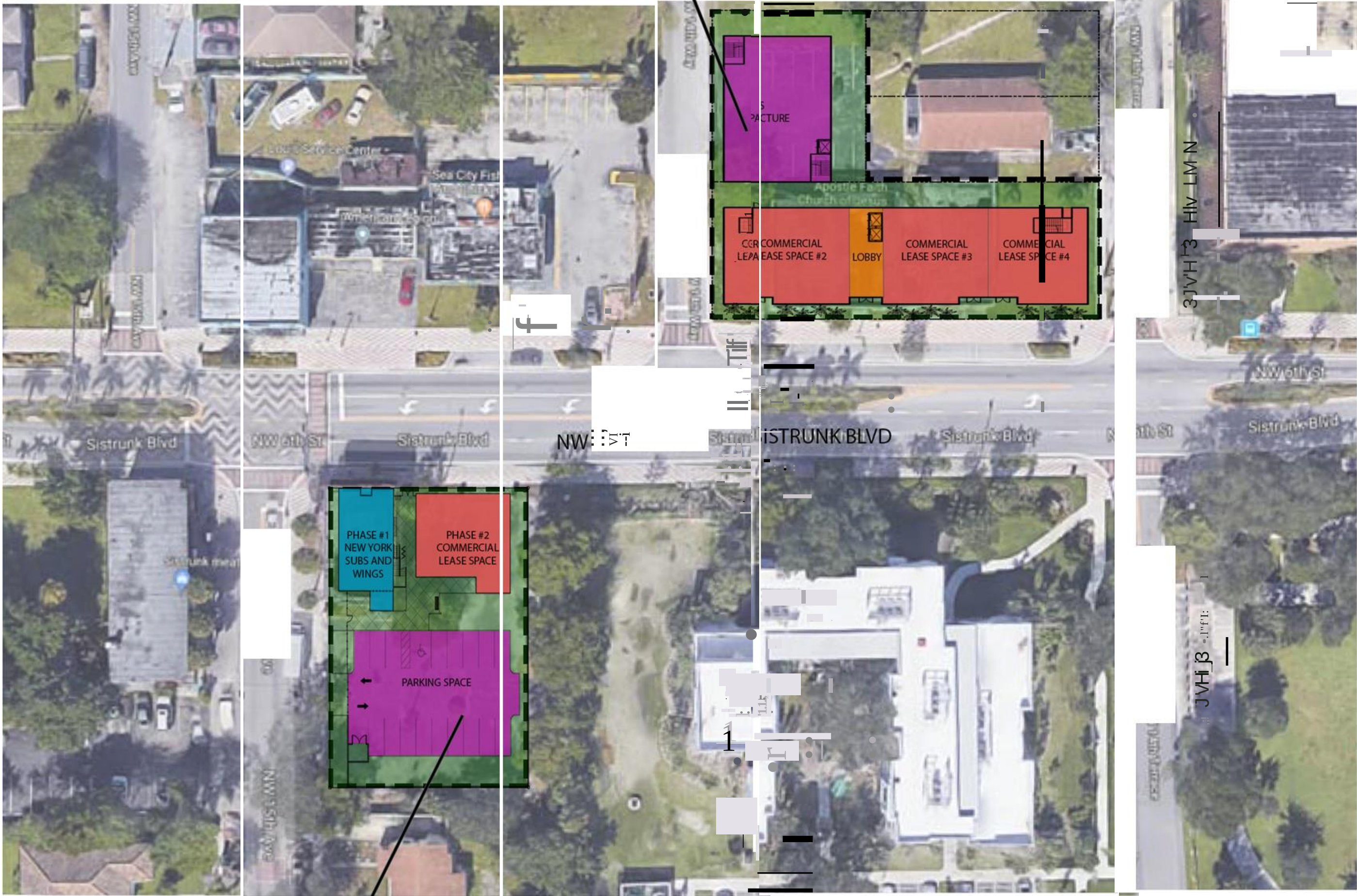




1966 — Looking west on busy Sistrunk at NW 9th Avenue



**Same spot 40 years later with the on-street parking stripped away.
This was taken on a beautiful Saturday afternoon.**





FORT LAUDERDALE MAGAZINE - Come see why *Fort Lauderdale Magazine's* “Best of Fort Lauderdale” Edition said *NYSW Jazz Lounge* is the *best new* music venue in the city!



2018 City of Fort Lauderdale, Community Appearance Award Winner!
... NYSW Jazz Lounge, 107 S.W. 6 Street.

SISTRUNK PERFORMING ARTS INCUBATOR

Phase I and II

Phase I: 3,160 S.F.

Phase II: 7,885 S.F.

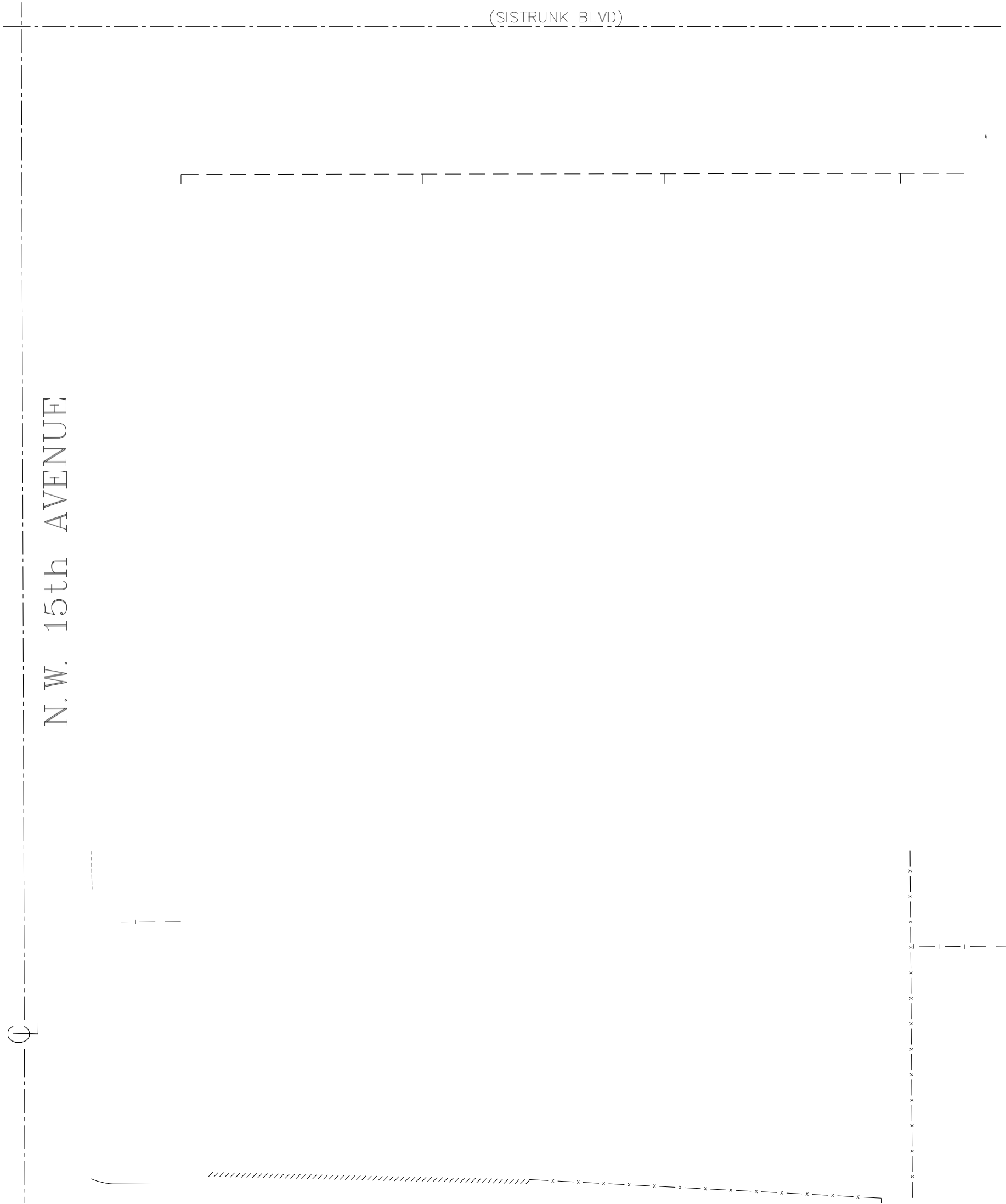
Total: 11,045 S.F.

Will Include:

Restaurant, Retail, Lounge and Rooftop Bar

SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



LEGEND

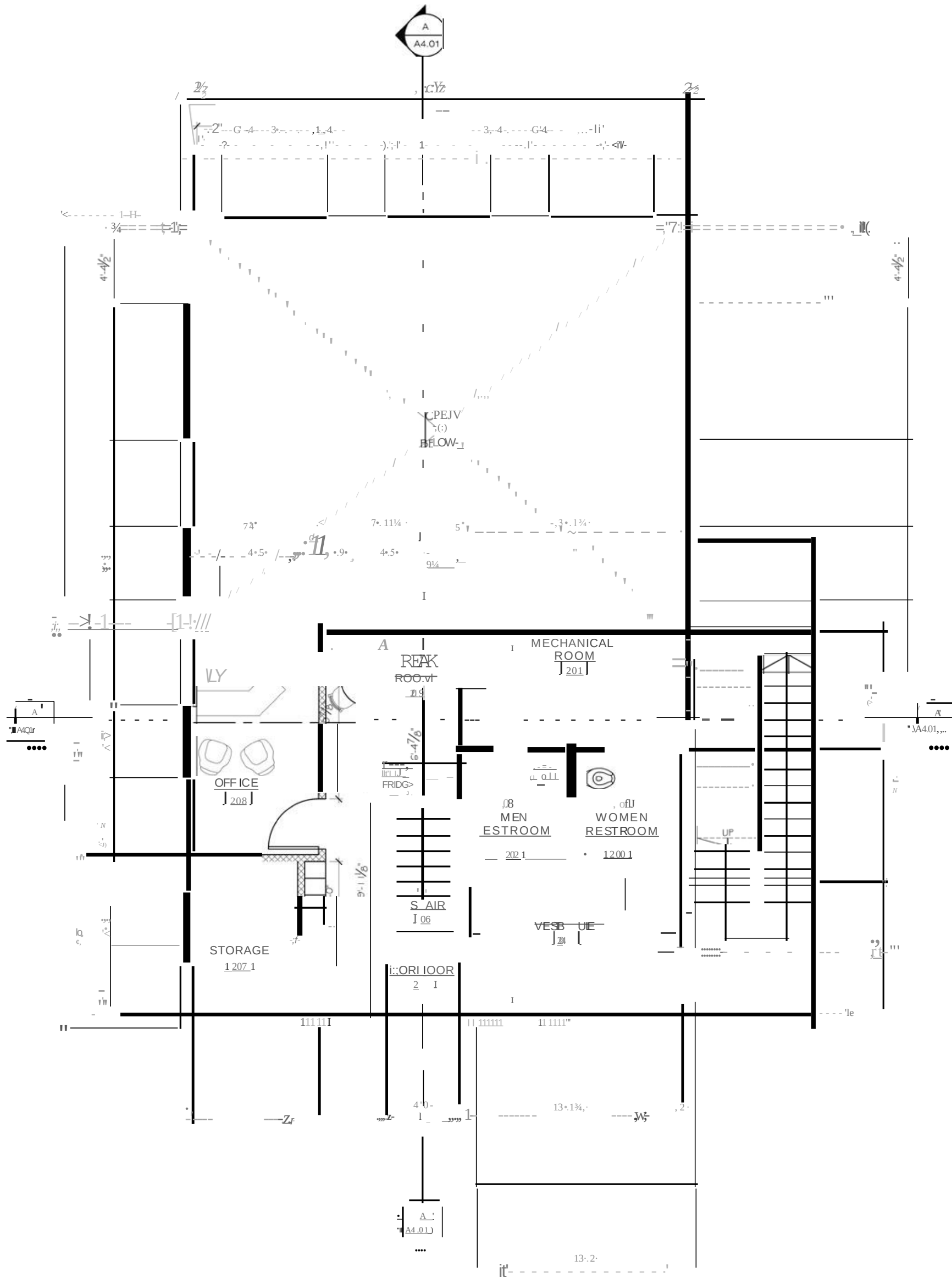
COMMERCIAL LEASE SPACE

PROPOSED SITE PLAN PHASE 1 & PHASE 2
SCALE: 1"=10'

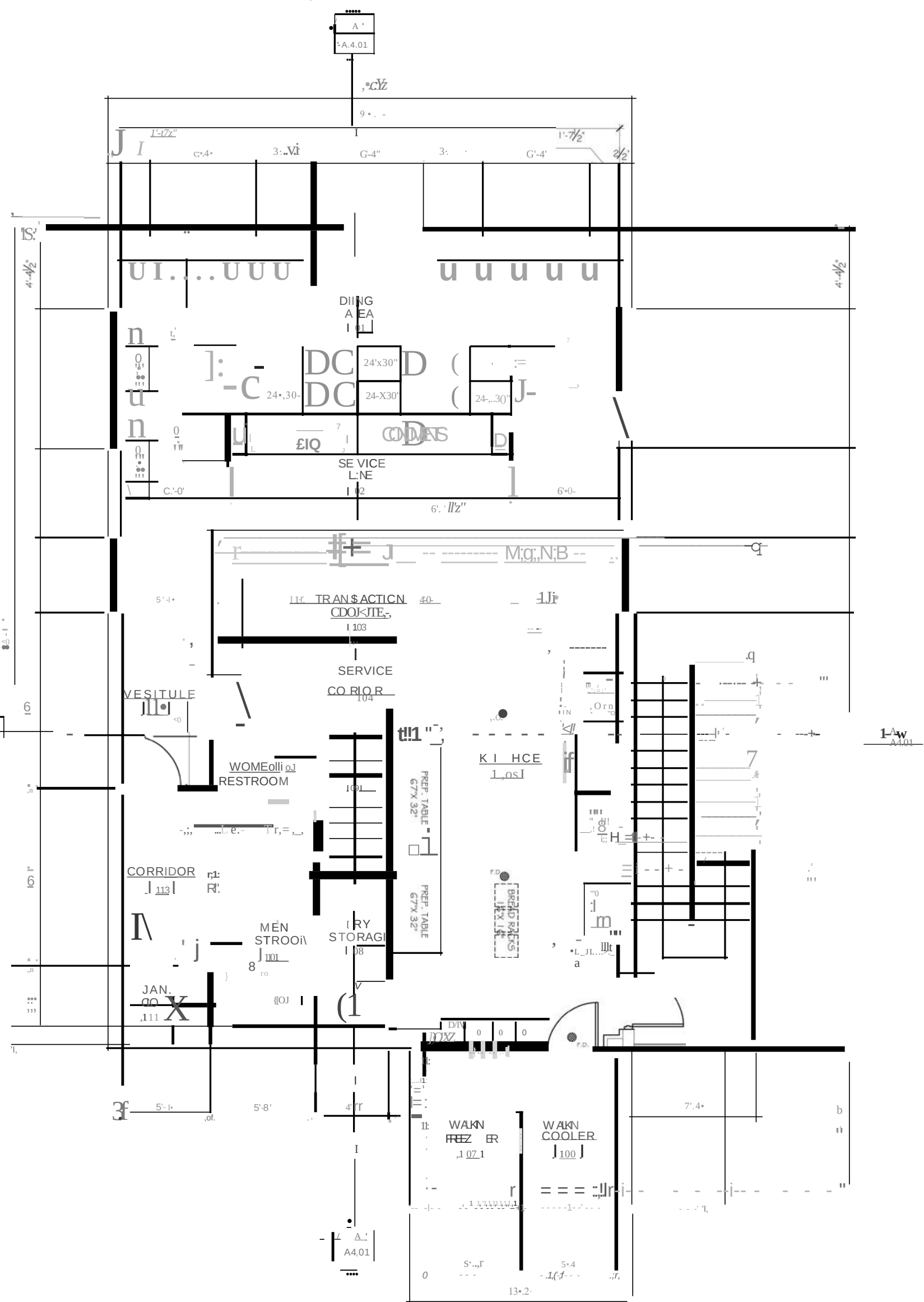
SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311

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PROPOSED SECOND FLOOR PLAN

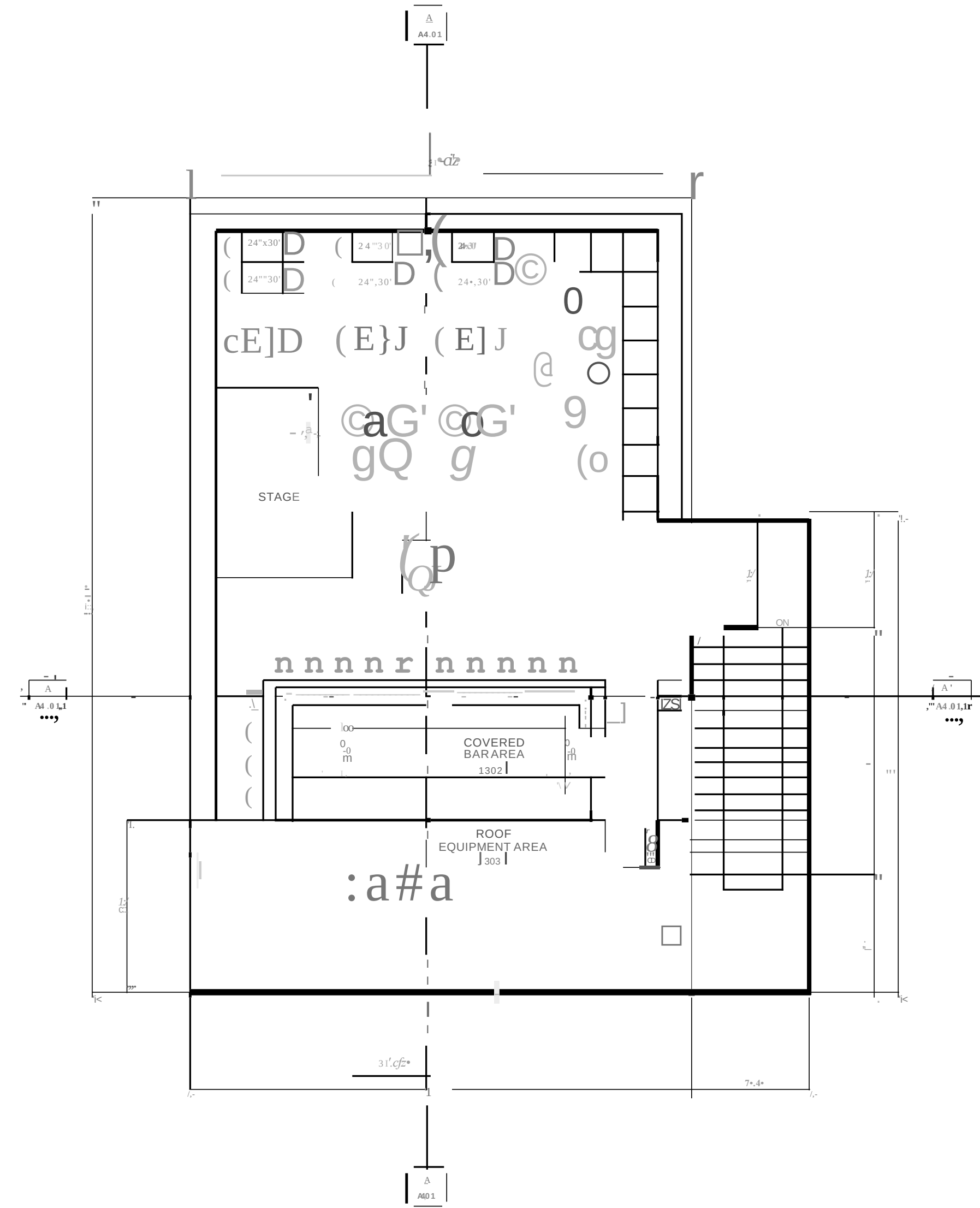


PROPOSED FIRST FLOOR PLAN

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SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311

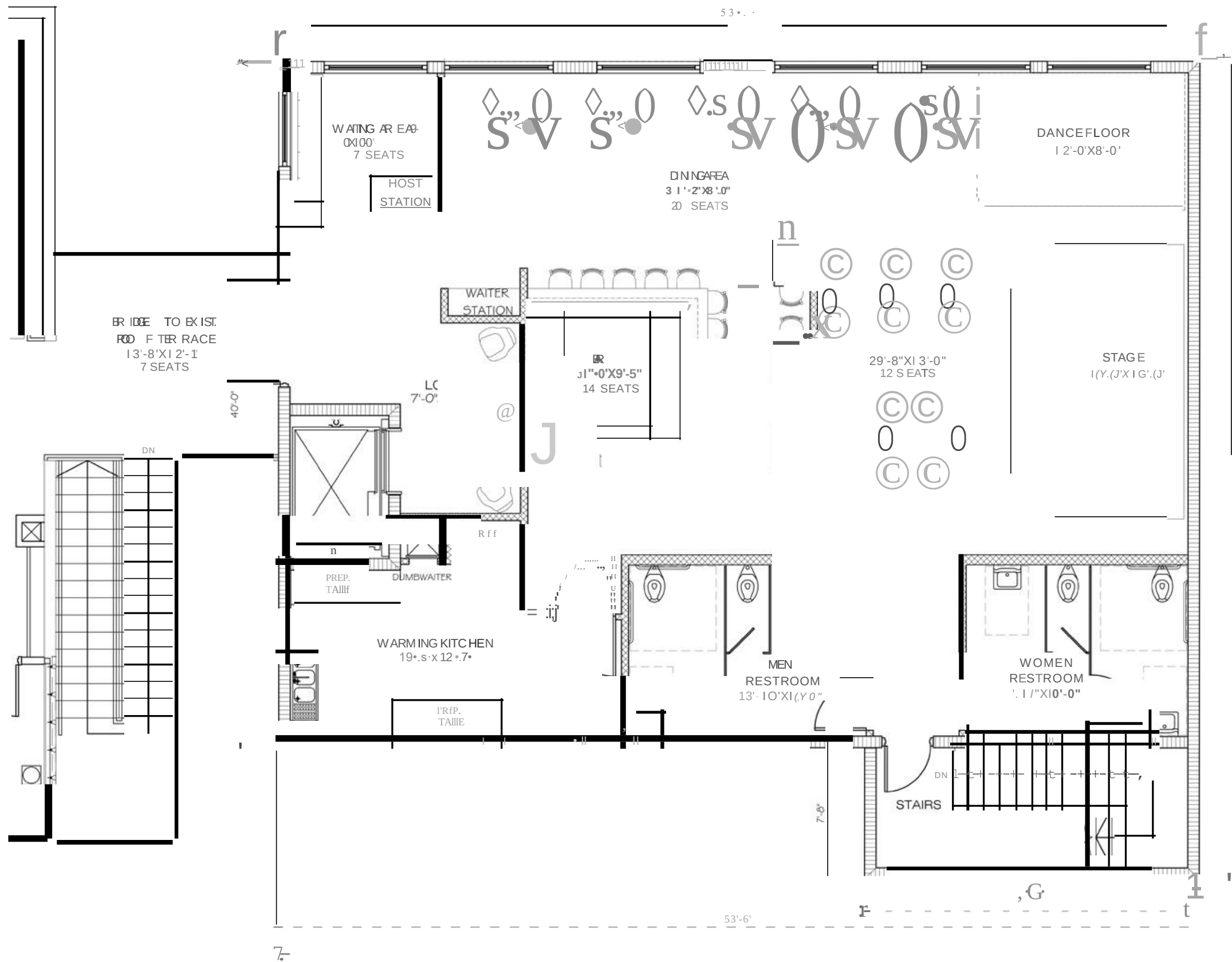


0 - SED ROOF PLAN (PHASE1)

C)

SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



0-PROPOSED THIRD FLOOR PLAN (PHASE 2)

C)

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SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



SISTRUNK PERFORMING ARTS INCUBATOR

Phase III

1st Floor: 10, 052 S.F.

2nd Floor: 7,054 S.F.

3rd Floor: 8,117 S.F.

4th Floor: 8,403 S.F.

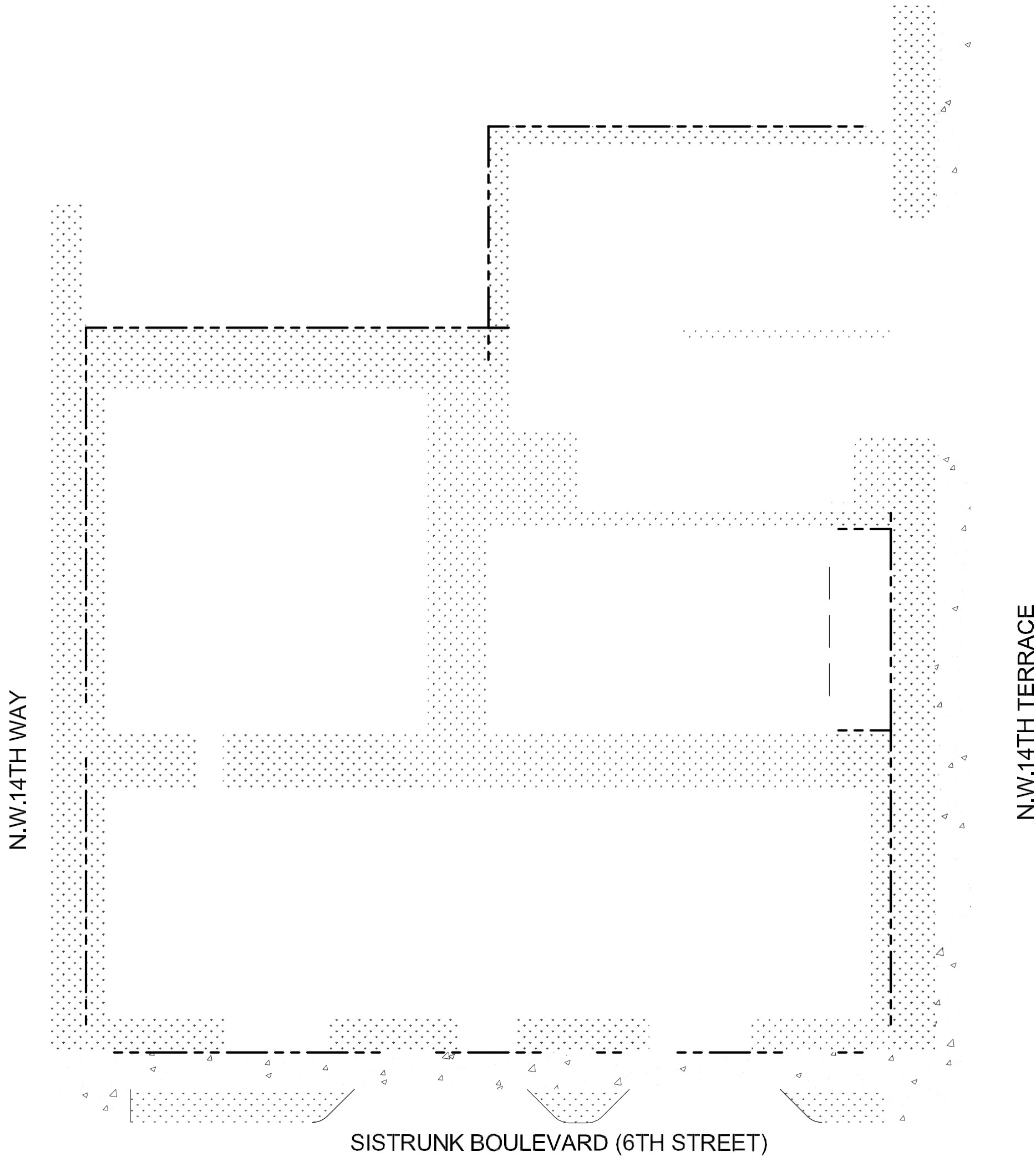
Total: 33,626 S.F.

Will Include:

Retail, Performing Arts School, Artist Lofts ,
Entertainment Terrace, Parking Garage and Surface Parking Lot

SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



- LEGEND
- LOBBY & CIRCULATION
 - PARKING STRUCTURE
 - ADMINISTRATION
 - LIVING SPACE
 - ARTIST STUDIOS
 - STAIRS/ ELEVATORS
 - TERRACE
 - COMMERCIAL LEASE SPACE

SITE PLAN
SCALE: 1/16"=1'



SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311

LEGEND

LOBBY & CIRCULATION

PARKING STRUCTURE

ADMINISTRATION

LIVING SPACE

ARTIST STUDIOS

STAIRS/ ELEVATORS

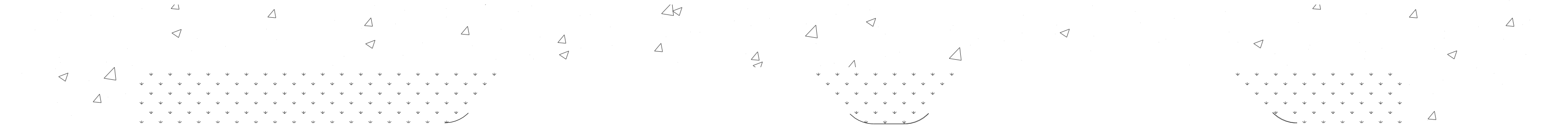
TERRACE

COMMERCIAL LEASE SPACE

SECOND FLOOR MASSING PLAN
SCALE: 1/8"=1'



FIRST FLOOR MASSING PLAN
SCALE: 1/8"=1'



SISTRUNK BOULEVARD (6TH STREET)

N.W.14TH WAY

N.W.14TH TERRACE



SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311

LEGEND

LOBBY & CIRCULATION

PARKING STRUCTURE

ADMINISTRATION

LIVING SPACE

ARTIST STUDIOS

STAIRS/ ELEVATORS

TERRACE

COMMERCIAL LEASE SPACE

FOURTH FLOOR MASSING PLAN
SCALE: 1/8"=1'



THIRD FLOOR MASSING PLAN
SCALE: 1/8"=1'



SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



3D RENDERING
N.T.S.

SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



3D RENDERING
N.T.S.

SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



3D RENDERING
N.T.S.

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Location Map



Memphis Blues Complex
1448 Sistrunk Boulevard



MARTY KIAR
BR  **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	1448 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 06 0010
Property Owner	MARGLIP INVESTMENTS LLC	Millage	0312
Mailing Address	111 SW 6 ST #106 FORT LAUDERDALE FL 33301	Use	12
Abbr Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 1 TO 3 BLK 1, LESS POR DESC AS: BEG NW COR LOT 1, E 113, S 11.95, W 113, 11.82 TO POB		

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
2019	\$137,440	\$129,690	\$267,130	\$267,130	
2018	\$137,440	\$129,690	\$267,130	\$267,130	\$5,518.62
2017	\$137,440	\$118,690	\$256,130	\$248,450	\$6,333.42

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$267,130	\$267,130	\$267,130	\$267,130
Portability	0	0	0	0
Assessed/SOH	\$267,130	\$267,130	\$267,130	\$267,130
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	\$267,130	\$267,130	\$267,130	\$267,130

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/2/2017	DR*-T	\$100	114359269	\$11.25	12,217	SF
3/15/2017	WD*-E	\$320,000	114264174			
				Adj. Bldg. S.F. (Card, Sketch)		2895
				Units		1
				Eff./Act. Year Built: 1951/1963		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
S								
2895								



1448 Sistrunk Boulevard (NW 6 Street) – Existing Building

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NEW YORK'S SUBS AND WINGS & BLUES LOUNGE

1448 NW 6TH STREET
FORT LAUDERDALE FL 33311

for MARGLIP INVESTMENT LLC.



(ZONING REVIEW MEETING)

ISSUED

07/11/18

D2F PROJECT NO: 18-001

NEW YORK'S SUBS AND WINGS & BLUES LOUNGE | (ZONING REVIEW MEETING)

LOT INFO		
LOT AREA	REQUIRED/ALLOWED	EXISTING/PROPOSED
LOT AREA	-	10,181 S.F.
LOT ACREAGE	-	0.23
LOT COVERAGE	-	9,982 S.F.
OPEN SPACE	-	1,484 S.F.
DR. EN. SPACE	-	3,769 S.F.
PARKING		
SETBACKS	15'-0"	15'-0"
PARKING COUNT		
1ST FLOOR BUSINESS	2,298 S.F. 76w S.F. +10	7
2ND FLOOR BUSINESS	2,298 S.F. 76w S.F. +10	6
3RD FLOOR RESTAURANT	2,298 S.F. 76w S.F. +23	5
TOTAL	43	18
BLDG SIZE		
FANFLR	N/A	N/A
1ST FLOOR	-	3,027 S.F.
2ND FLOOR	-	3,043 S.F.
3RD FLOOR	-	3,813 S.F.
TOTAL	-	10,783 S.F.
BLDG HEIGHT		
STORIES: PHASE 1	N/A	2
STORIES: PHASE 2	N/A	3
MAX HEIGHT	45'-0"	30'-0"
LANDSCAPE BUFFERS		
SEE PLAN	REQUIRED/ALLOWED	EXISTING/PROPOSED
SEE PLAN	10'-0"	10'-0"

GENERAL	
FRONT COVER	
00.01	DRAWING INDEX & PROJECT INFO
00.02	GENERAL NOTES
SURVEY	
ARCHITECTURAL	
AR1.01	EXISTING FIRST & SECOND FLOOR PLAN
AR2.01	EXISTING ROOF PLAN
AR3.01	EXISTING ELEVATION
AR3.02	EXISTING ELEVATION
AS1.01	PROPOSED SITE PLAN
A1.01A	PROPOSED FLOOR PLAN PHASE 1
A1.02A	PROPOSED ROOF PLAN PHASE 1
A3.01A	PROPOSED ELEVATIONS PHASE 1
A3.02A	PROPOSED ELEVATIONS PHASE 1
A1.01B	PROPOSED FLOOR PLAN PHASE 2
A1.02B	PROPOSED ROOF PLAN PHASE 2
A3.01B	PROPOSED ELEVATION PHASE 2
A4.01A	BUILDING SECTIONS PHASE 1
BACK COVER	

PROPERTY INFO	
SCOPE OF WORK	
CLASSIFICATION OF WORK:	FBC LEVEL B ALTERATIONS NIPAMODIFICATION
AREA OF WORK:	BUILDING: 10,783 S.F. SITE WORK: 14,547 S.F.
DESCRIPTION OF WORK:	PHASE 1: RENOVATION OF EXISTING 2-STORY BUILDING TO INCLUDE WINDOW & DOOR REPLACEMENT INCLUDING MODIFICATION OF OPENINGS; 1ST AND 2ND FLOOR INTERIOR BUILD-OUT, INCLUDING OPENING UP PART OF 2ND FLOOR TO PROVIDE A DOUBLE-HEIGHT DINING SPACE ON THE 1ST FLOOR; NEW EYEBROW AND SIGNAGE ON EXTERIOR; NEW EXTERIOR STAIRS; NEW COVERED BAY AND SEATING AREA ON ROOF; MECHANICAL, PLUMBING AND ELECTRICAL WORK. SITE WORK TO INCLUDE: NEW PARKING SPACES; LANDSCAPING; NEW TRASH ENCLOSURE; NEW PLAZA AREA; NEW METAL FENCE & MASONRY WALL. DEMOLITION UNDER SEPARATE PERMIT 18080412 PHASE 2: NEW CONSTRUCTION OF A 3-STORY COMMERCIAL BUILDING ON THE SAME PROPERTY.
BLDG USE & OCCUPANCY CLASSIFICATION	
OCCUPANCY CLASSIFICATION:	PHASE 1: RESTAURANT BUSINESS PHASE 2: BUSINESS AND A-2

GOVERNING CODES	
THESE ARE STANDARD CODES AND MAY NOT BE APPLICABLE TO THIS PROJECT:	
• 2011 LOCAL ZONING CODE • 2017 FLORIDA BUILDING CODE: ACCESSIBILITY • 2017 FLORIDA BUILDING CODE: BUILDING • 2017 FLORIDA BUILDING CODE: ENERGY CONSERVATION • 2017 FLORIDA BUILDING CODE: EXISTING BUILDING • 2017 FLORIDA BUILDING CODE: FUEL GAS • 2017 FLORIDA BUILDING CODE: MECHANICAL • 2017 FLORIDA BUILDING CODE: PLUMBING • 2017 FLORIDA BUILDING CODE: RESIDENTIAL • 2017 FLORIDA BUILDING CODE: TEST PROTOCOLS • FLORIDA FIRE PREVENTION CODE, 6TH EDITION (2017) • 2015 NFPA 1 AND NFPA 1010 • 1991 FAIR HOUSING ACCESSIBILITY GUIDELINES WITH 1994 QUESTION AND ANSWER SUPPLEMENT & 1998 DESIGN MANUAL • 2014 STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES (SPEF)	

CODE STATEMENT	
TO THE BEST OF THE ARCHITECT/ENGINEER'S KNOWLEDGE, THE DRAWINGS AND SPECIFICATIONS SUBMITTED THEREIN ARE COMPLIANT WITH ALL APPLICABLE CODES AS DETERMINED BY THE LOCAL AUTHORITY.	

PROPERTY INFO	
FOLIO NO:	5042-04-06-0010
PROPERTY ADDRESS:	1448 NW 6TH STREET, FORT LAUDERDALE FL 33311
LEGAL DESCRIPTION:	FIRST ADD TO TUSKATOGEE PARK 9-48 1ST LOT 1 TO 3 BLK 1, LESS FOR DESC AS BEC NW COR LOT 1, E 113.9 11.56, W 113.11, N 82 TO FOR
OWNER INFO:	MARGLIP INVESTMENTS LLC
FLOOD ZONE:	X
ZONING CLASS:	NM/RAC-MUW NORTHWEST REGIONAL ACTIVITY CENTER MIXED USE WEST
LAND USE:	EXISTING: MIXED USE COMMERCIAL PROPOSED: PHASE 1: BAR AND RESTAURANT PHASE 2: COMMERCIAL
FLOORS:	PROPOSED: PHASE 1: 2 STORIES PHASE 2: 3 STORIES
BUILDING AREA:	EXISTING: 3,160 S.F. PHASE 1: 3,908 S.F. PHASE 2: 8,885 S.F.
LOT SIZE:	10,189 S.F.

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for
MARGLIP INVESTMENT LLC.

1448 NW 6TH STREET
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FL 33311

ISSUE

MARK	DATE	DESCRIPTION
01/17/18	01/17/18	SITE VISIT
01/26/18	01/26/18	AS-BUILT DRAWINGS
01/26/18	01/26/18	DESIGN DEVELOPMENT
03/05/18	03/05/18	DESIGN DEVELOPMENT
04/10/18	04/10/18	BASE DRAWINGS
06/05/18	06/05/18	DEMOLITION PERMIT
07/11/18	07/11/18	ZONING REV. MEETING

PROJECT NO: 18-001
DRAWN BY: L. SANCHEZ
CHECKED BY: Z. BROWN

**SHEET TITLE
DRAWING
INDEX &
PROJECT INFO**

**SHEET NUMBER
G0.01**

SUBJECT PROPERTY



LOCATION MAP
SCALE: NOT TO SCALE



LOCATION MAP
SCALE: NOT TO SCALE

GENERAL NOTES

1. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE PROJECT SITE AND EXISTING CONDITIONS PRIOR TO BEGINNING.
2. THE CONTRACTOR MUST FIELD VERIFY EXISTING DIMENSIONS PRIOR TO CONSTRUCTION OF WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS, DISCREPANCIES OR OMISSIONS DISCOVERED IN THE DRAWINGS OR SPECIFICATIONS.
4. ALL CONSTRUCTION SCHEDULES AND METHODS OF DEMOLITION OR CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
5. APPROVED ROUTES AND TIMES OF TRAVEL TO THE SITE SHALL BE ESTABLISHED BETWEEN THE CONTRACTOR AND THE OWNER PRIOR TO STARTING CONSTRUCTION. ACCESS SHALL BE PERMITTED ONLY DURING APPROVED TIMES OF TRAVEL.
6. DELIVERIES SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE OWNER.
7. AUTOMOBILES OF ALL CONSTRUCTION WORKERS ON THE PROJECT SHALL BE PARKED IN A DESIGNATED AREA OF THE PROJECT SITE. THE OWNER, NO CONSTRUCTION WORKERS VEHICLES WILL BE ALLOWED ON THE CONSTRUCTION SITE.
8. THE CONTRACTOR MUST SECURE THE SITE AND LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION AREA. PROTECTIVE GUARDRAILS TO PREVENT THE CONTRACTOR MUST TAKE ALL REASONABLE PRECAUTIONS TO PREVENT THE INTRUSION OF DUST OR OTHER INTERFERENCE WITH ADJACENT AREAS. THE CONTRACTOR SHALL PROVIDE GUARDRAILS FOR DUST, DIRT, POLLUTION CONTROL, AND LIMIT THE USE OF WATER TO PREVENT FLOODING.
9. THE CONTRACTOR SHALL FURNISH AND ERECT SIGNS, BARRICADES, TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC. ALL SUCH SIGNS, BARRICADES, AND OTHER PROTECTIVE DEVICES SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER.
11. THE CONTRACTOR SHALL CONDUCT DEMOLITION OR CONSTRUCTION OF THE PROJECT IN A MANNER THAT DOES NOT CAUSE UNNECESSARY INTERFERENCE WITH ROADS, WALKS AND OTHER ADJACENT OCCUPIED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE OWNER OR AUTHORIZEDS HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES TO ADJACENT AREAS TO BE REFORMED BY GOVERNING REGULATIONS.
12. THE CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS AROUND THE PROJECT SITE.
13. THE CONTRACTOR SHALL PURCHASE ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT SUFFICIENT FOR THE PROSECUTION OF THE WORK IN AN APPROPRIATE MANNER AND AT A SATISFACTORY RATE OF PROGRESS. ALL EQUIPMENT, TOOLS, AND MACHINERY USED IN THE PROSECUTION OF WORK SHALL BE MAINTAINED IN A SAFE WORKING CONDITION AND SHALL BE KEPT ON THE PROJECT SITE FOR THE DURATION OF THE PROJECT.
14. THE CONTRACTOR SHALL STORE ALL MATERIALS IN NEAT AND PROPER ARRANGEMENT.
15. ALL KNOWN UTILITIES AND EXISTING STRUCTURES, ETC., INCLUDING BUT NOT LIMITED TO, SHALL BE IDENTIFIED AND LOCATED PRIOR TO THE BEGINNING OF THE CONSTRUCTION. IT IS ACKNOWLEDGED AND AGREED THAT THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND LOCATE ALL UTILITIES AND EXISTING STRUCTURES, ETC., BY ANY HAND OR OTHER APPROPRIATE MEASURES BEFORE PERFORMING ANY WORK THAT COULD AFFECT OR BE AFFECTED BY SUCH UTILITIES AND EXISTING STRUCTURES, ETC., BEFORE WORK IS COMMENCED IN ANY PARTICULAR LOCATION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE TERM OF THE CONTRACT AN ELECTRONIC DEVICE CAPABLE OF LOCATING UTILITIES, ETC., ETC.
16. IN THE EVENT OF DAMAGE TO OR ACCIDENTAL DISRUPTION OF UTILITIES OR EXISTING STRUCTURES AS A RESULT OF THE CONTRACTORS OPERATIONS, THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO REPAIR OR REPLACE SUCH UTILITIES OR EXISTING STRUCTURES. THE CONTRACTOR SHALL ENSURE ANY ADDITIONAL, OUTSIDE SERVICES WHICH MAY BE REQUIRED TO REPAIR OR REPLACE SUCH UTILITIES OR EXISTING STRUCTURES, ETC., BEFORE WORK IS COMMENCED IN ANY PARTICULAR LOCATION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE RESULTING FROM NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR AND HE SHALL BE FULLY RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGE.

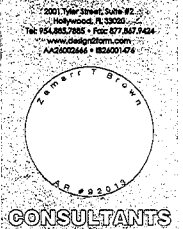
- THE CONTRACTOR SHALL NOT PURPOSEFULLY DISRUPT OR DISOBEY ANY UTILITY WORKER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF THE ARCHITECT/ENGINEER. IF A SUITABLE BYPASS OF SUCH UTILITY CANNOT BE PROVIDED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WORK ON A 24-HOUR PER DAY BASIS UNTIL SUCH INTERRUPTED UTILITY WORK IS COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY. A REQUEST FOR DISCONNECTION MUST BE RECEIVED BY THE ARCHITECT/ENGINEER AT LEAST 48 HOURS PRIOR TO THE TIME OF THE REQUESTED INTERRUPTION, AND SHALL STATE:
- A. THE IDENTITY OF THE UTILITY INVOLVED.
 - B. THE INTERSECTION OF THE REQUESTED DISCONNECTION.
 - C. THE LOCATION OF THE REQUIRED DISCONNECTION.
 - D. THE DATE AND TIME THE FACILITY OF THE DISCONNECTION IS REQUESTED.
 - E. THE DURATION OF THE PROPOSED DISCONNECTION.
17. THE CONTRACTOR SHALL REMOVE ALL TOOLS, SCAFFOLDING, SURPLUS MATERIALS AND ALL TEMPORARY FACILITIES FROM COMPLETED WORK AREAS.
18. THE CONTRACTOR SHALL KEEP THE JOB SITE CLEAN AND CLEAR OF ALL SURPLUS MATERIALS AND ALL TEMPORARY FACILITIES FROM COMPLETED WORK. ALL SUCH MATERIALS SHALL BE PROPERLY DISPOSED OF AND REMOVED FROM THE SITE AT LEAST ONE HOUR BEFORE THE TIME WHEN SUCH MATERIALS SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH WORKING DAY.
19. IF THE CONTRACTOR FAILS TO MAINTAIN LEVELS OF CLEANLINESS IN WORK AREAS, THE ARCHITECT/ENGINEER SHALL NOTIFY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO CAUSE SUCH AREAS TO BE CLEANED BY OTHERS. THE COSTS FOR SUCH CLEANING SHALL BE PAID BY THE CONTRACTOR.
- UPON COMPLETION OF THE WORK AND BEFORE ACCEPTANCE AND FINAL PAYMENT WILL BE MADE,**
20. ALL CONCRETE WALKS, APRONS, ETC., INCLUDING ADJACENT PAVING, SHALL BE SUPERFINISHED TO MATCH THE FINISH OF THE EXISTING MATERIALS CONTAINERS, DUST, DIRT, SAND, ETC., AND OTHER INCIDENTAL DEBRIS, SHALL BE REMOVED FROM THE SITE. ALL SUCH MATERIALS, ETC., SHALL BE COMPLETELY REMOVED FROM THE OWNERS PROPERTY. MATERIALS LOADED FROM THE SITE AND DEPOSITED ON ADJACENT PROPERTY WILL BE REMOVED AT THE OWNERS RISK AND AT THE OWNERS EXPENSE.
21. THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION OR CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
22. THE CONTRACTOR SHALL REPLACE ANY LANDSCAPING DAMAGED DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT. THE OWNER SHALL

TERMITE PROTECTION

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERNEAN TERMITES AS PER FCB 1816.1.7. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPT. BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: 'THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES'.

DEMOLITION

1. GENERALLY, A CONTRACTOR DOCUMENTS WILL NOT DEFINE STANDARDS OF WORKMANSHIP IF PRESENT IN EXISTING CONSTRUCTION. THE OWNER AGREES TO BE RESPONSIBLE FOR THE CONDITION OF EXISTING STRUCTURE AND ITEMS INDICATED TO BE DEMOLISHED.
2. THE CONTRACTOR SHALL PROTECT THE EXISTING STRUCTURE AND ITEMS TO REMAIN FROM WEATHER AND EXTREMES OF TEMPERATURE TO PREVENT DAMAGE.
3. THE CONTRACTOR SHALL MAINTAIN ALL REQUIRED FIRE EXITS DURING DEMOLITION.
4. THE CONTRACTOR SHALL PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORT FOR EXISTING STRUCTURE TO BE REMOVED OR COLLAPSE OF STRUCTURE OR ITEMS TO BE DEMOLISHED, AND WORK TO REMAIN.
5. THE CONTRACTOR MUST USE CARE TO ONLY REMOVE PORTIONS OF EXISTING STRUCTURE TO BE REMOVED TO BE USED FOR REUSABLE REINTEGRATION. DO NOT INCORPORATE SALVAGED OR USED ITEMS IN NEW CONSTRUCTION WITHOUT APPROVAL OF THE ARCHITECT.
6. THE OWNER RESERVES THE RIGHT TO CLAIM ANY ITEMS OF SALVAGEABLE VALUE NOTED FOR REMOVAL. THE CONTRACTOR SHALL DELIVER SUCH ITEMS TO A SITE DESIGNATED BY THE OWNER AT AN ADDITIONAL COST.
7. WHEN INDICATED, ITEMS OF SALVAGEABLE VALUE SHALL BE STORED IN A DESIGNATED LOCATION. THE CONTRACTOR SHALL PROVIDE REUSABLE REINTEGRATION. DO NOT INCORPORATE SALVAGED OR USED ITEMS IN NEW CONSTRUCTION WITHOUT APPROVAL OF THE ARCHITECT.
8. THE CONTRACTOR SHALL NOT ENGAGE, BY CUTTING, DOING, OR OTHERWISE, ANY WORK THAT COULD BE DANGEROUS TO THE PHYSICAL SAFETY OF THE STRUCTURE.
9. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
10. DISCONNECT ALL ELECTRICAL CIRCUITS, SWITCHES AND DEVICES AT MAIN PANEL SERVING AREAS TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF DEMOLITION.
11. REMOVE ALL APPLIANCES AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO, PIPING, CONTROLS, CONDUNTS AND PANEL GABORS THROUGHOUT AREAS OF DEMOLITION.
12. ALL PERMANENTLY DISCONNECTED UTILITIES TO BE APPROPRIATELY CAPED, PLUGGED AND CAPPED CONFORMANCE WITH INDUSTRY STANDARDS AND UTILITY COMPANY REQUIREMENTS.
13. SAW-CUT ALL MATERIALS AND AREAS INDICATED FOR SELECTIVE OR DEMOLITION. REMOVE GUESS OR ANCHORING DEVICES, PATCH MATERIALS, SUBFLOORS TO REMOVE NEW MATERIALS.
14. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTIONS WITH CONSTRUCTION TO BE REMOVED. USE POWER SAW OR HAND TOOLS. DO NOT USE POWER DRIVEN IMPACT TOOLS.
15. ALL WALLS INDICATED FOR DEMOLITION SHALL BE REMOVED FULL HEIGHT, UNLESS NOTED OTHERWISE.
16. ALL FLOORS SCHEDULED TO RECEIVE NEW FINISHES SHALL BE APPROPRIATELY REPAIRED AND MAKE LEVEL, UNLESS NOTED OTHERWISE.
17. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL MATERIALS, PARTS, AND BUILDING COMPONENTS DAMAGED BY THE COURSE OF CONSTRUCTION. ALL REPAIR, PATCHING AND REFINISHING WORK SHALL MATCH EXISTING ADJACENT MATERIALS, UNLESS NOTED OTHERWISE, AND MEET THE APPROVAL OF THE ARCHITECT.
18. THE CONTRACTOR SHALL PROVIDE THE SAME PRODUCTS OR TYPES OF CONSTRUCTION AS THAT IN THE EXISTING STRUCTURE AS NEED TO PATCH OR MATCH EXISTING DETAIL, UNLESS NOTED OTHERWISE.
19. WHEN NEW WORK ABUTS THE EXISTING, MAKE A SMOOTH AND FLAWLESS TRANSITION. PATCH WORK SHALL MATCH EXISTING ADJACENT FINISH TO THE CLOSEST APPEARANCE SO THAT THE PATCH OR TRANSITION IS INVISIBLE AT A DISTANCE OF FIVE FEET OR MORE UNLESS NOTED OTHERWISE.
20. DEMOLITION OPERATIONS SHALL BE IN ACCORDANCE WITH NFPA 1 CHAPTER 18, IFBC CHAPTER 38, NFPA 241, AND OSHA REGULATIONS FOR THE PROTECTION OF WORKERS FROM FALLS, HAZARDOUS MATERIAL, HANDLING, ACCESS AT SITE FOR EMERGENCY VEHICLES AT ALL TIMES. MAINTENANCE OF MEANS OF EGRESS, AND PRESERVATION OF STRUCTURAL INTEGRITY.



**NEW YORK'S
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& BLUES LOUNGE**

for
MARGLIP INVESTMENT LLC.

1448 NW 6TH STREET
FORT LAUDERDALE,
FL 33311

ISSUE

MARK	DATE	DESCRIPTION
	01/17/18	8ITE VISIT
	01/24/18	AS-BUILT DRAWINGS
	01/29/18	DESIGN SCHEME
	03/05/18	DESIGN DEVELOPMENT
	04/11/18	BASE DRAWINGS
	05/25/18	DEMOLITION PERMIT
	07/11/18	ZONING REV. MEETING

PROJECT NO: 18-001
DRAWN BY: LSANCHEZ
CHECKED BY: Z.BROWN

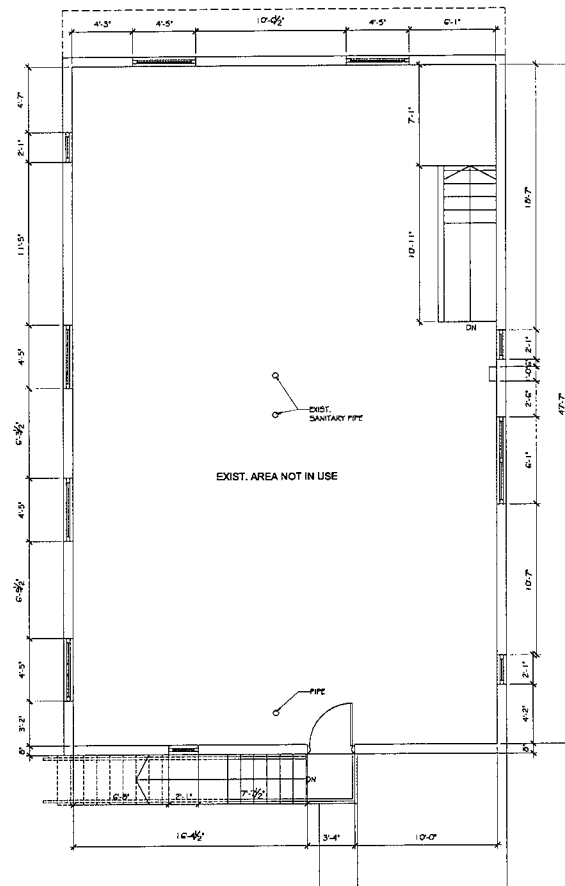
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GENERAL
NOTES

SHEET NUMBER
G0.02

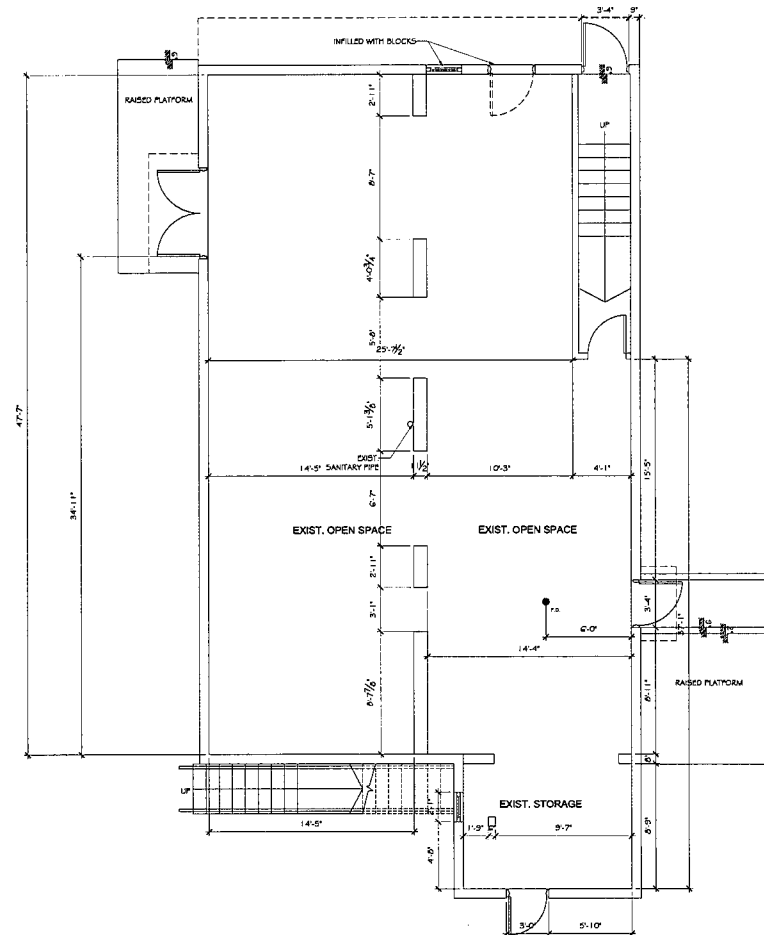
FLOOR PLAN LEGEND

THESE ARE STANDARD SYMBOLS AND MAY NOT APPEAR ON PROJECT DRAWINGS. SEE 02.03 AND ENGINEERING DRAWINGS FOR ADDITIONAL SYMBOLS.

- EXISTING WALL/PARTITION, THICKNESS AS INDICATED (SEE STRUCTURAL DWGS)
- EXISTING STUD WALL/PARTITION, THICKNESS AS INDICATED



2 EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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ISSUE

MARK	DATE	DESCRIPTION
01/7/18	01/7/18	SITE VISIT
01/24/18	01/24/18	SAS-BUILT DRAWINGS
01/28/18	01/28/18	DESIGN SCHEME
03/04/18	03/04/18	DESIGN DEVELOPMENT
04/11/18	04/11/18	SAS-BUILT DRAWINGS
06/25/18	06/25/18	DEMOLITION PERMIT
07/11/18	07/11/18	ZONING REV. MEETING

PROJECT NO: 18-001
DRAWN BY: J. SANCHEZ
CHECKED BY: J. BROWN

SHEET TITLE
EXISTING
1ST & 2ND
FLOOR PLAN

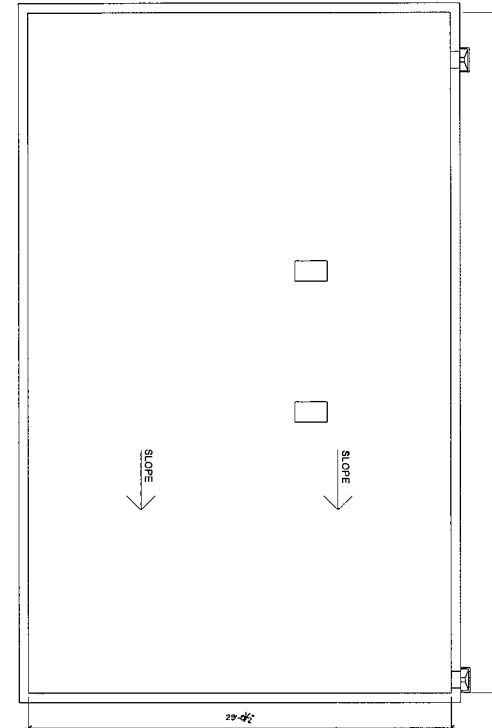
SHEET NUMBER
AR1.01

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FLOOR PLAN LEGEND

THESE ARE STANDARD SYMBOLS AND MAY NOT APPEAR ON PROJECT DRAWINGS. SEE 00.03 AND ENGINEERING DRAWINGS FOR ADDITIONAL SYMBOLS.

- EXISTING WALL/PARTITION, THICKNESS AS INDICATED (SEE STRUCTURAL DWGS)
- EXISTING STUD WALL/PARTITION, THICKNESS AS INDICATED



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



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ISSUE

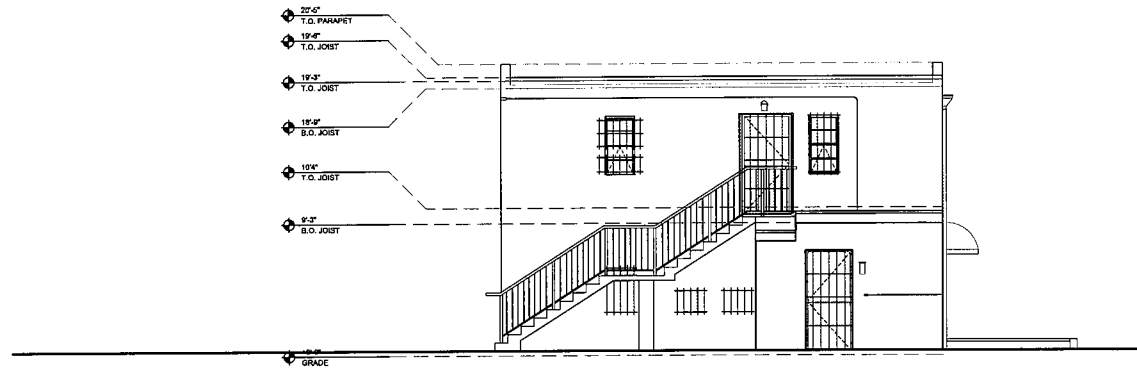
MARK	DATE	DESCRIPTION
	01/17/18	SITE VISIT
	01/24/18	AS-BUILT DRAWINGS
	01/24/18	DESIGN SCHEME
	03/05/18	DESIGN DEVELOPMENT
	04/17/18	BASE DRAWINGS
	06/28/18	DEMOLITION PERMIT
	07/11/18	ZONING REV. MEETING

PROJECT NO.: 16-001
DRAWN BY: L. GARCIA
CHECKED BY: L. BROWN

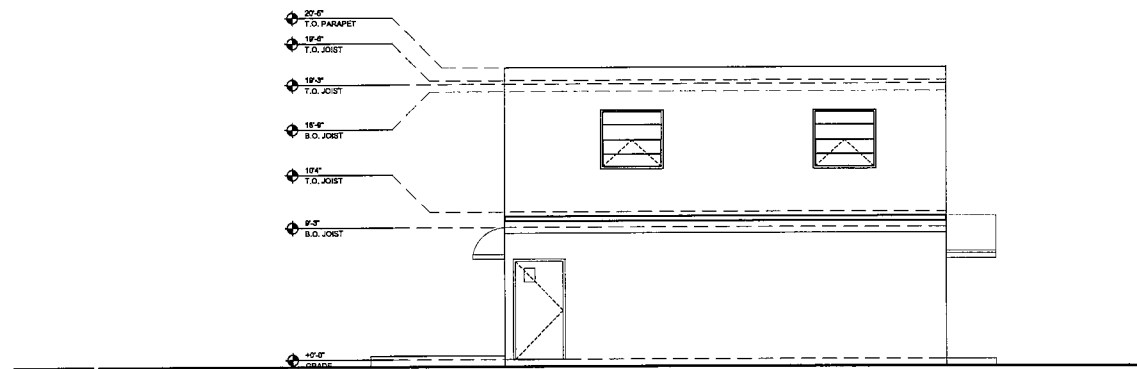
SHEET TITLE
EXISTING
ROOF
PLAN

SHEET NUMBER
AR1.02

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2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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ISSUE

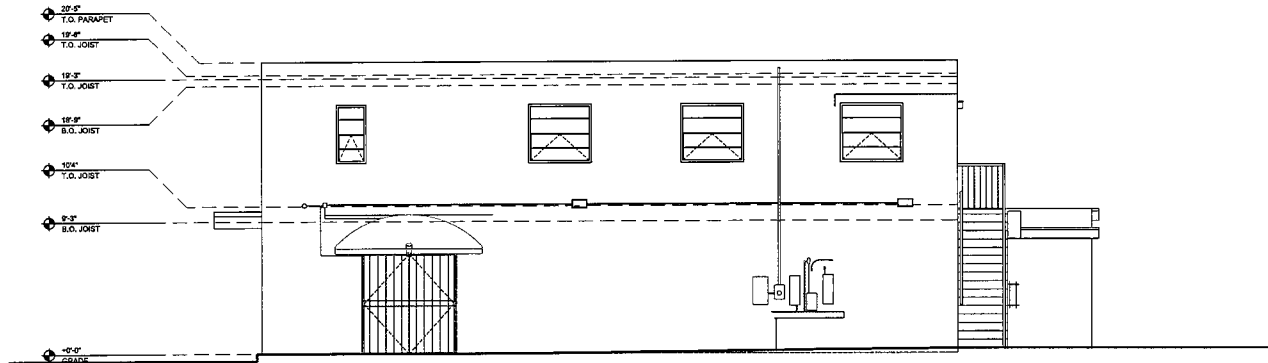
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01/24/18	01/24/18	AS-BUILT DRAWINGS
01/25/18	01/25/18	DESIGN SCHEME
03/05/18	03/05/18	DESIGN DEVELOPMENT
04/11/18	04/11/18	BASE DRAWINGS
06/25/18	06/25/18	REVOLUTION PERMIT
07/11/18	07/11/18	ZONING REV. MEETING

PROJECTING: 18-001
DRAWN BY: T. BANCHEZ
CHECKED BY: K. BROWN

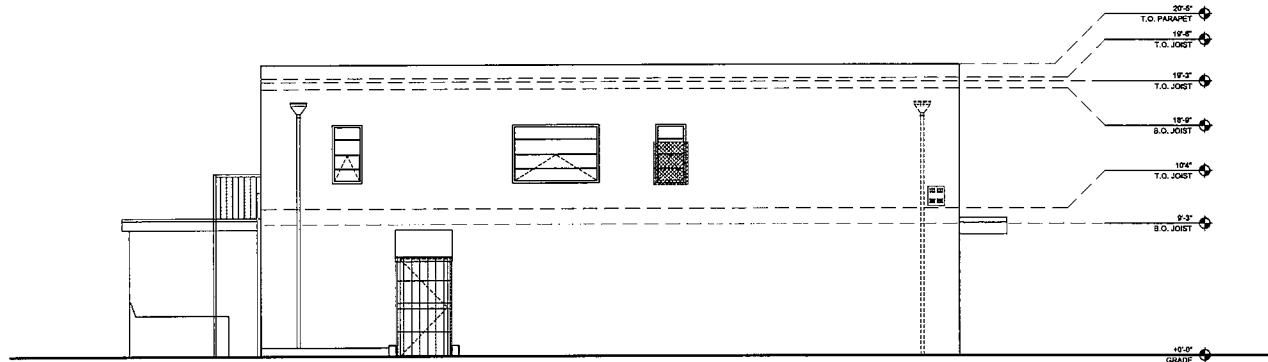
SHEET TITLE
EXISTING
ELEVATIONS

SHEET NUMBER
AR3.01

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2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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03/05/18	03/05/18	DESIGN DEVELOPMENT
04/17/18	04/17/18	BASE DRAWINGS
06/25/18	06/25/18	DEMOLITION PERMIT
07/17/18	07/17/18	ZONING REV. MEETING

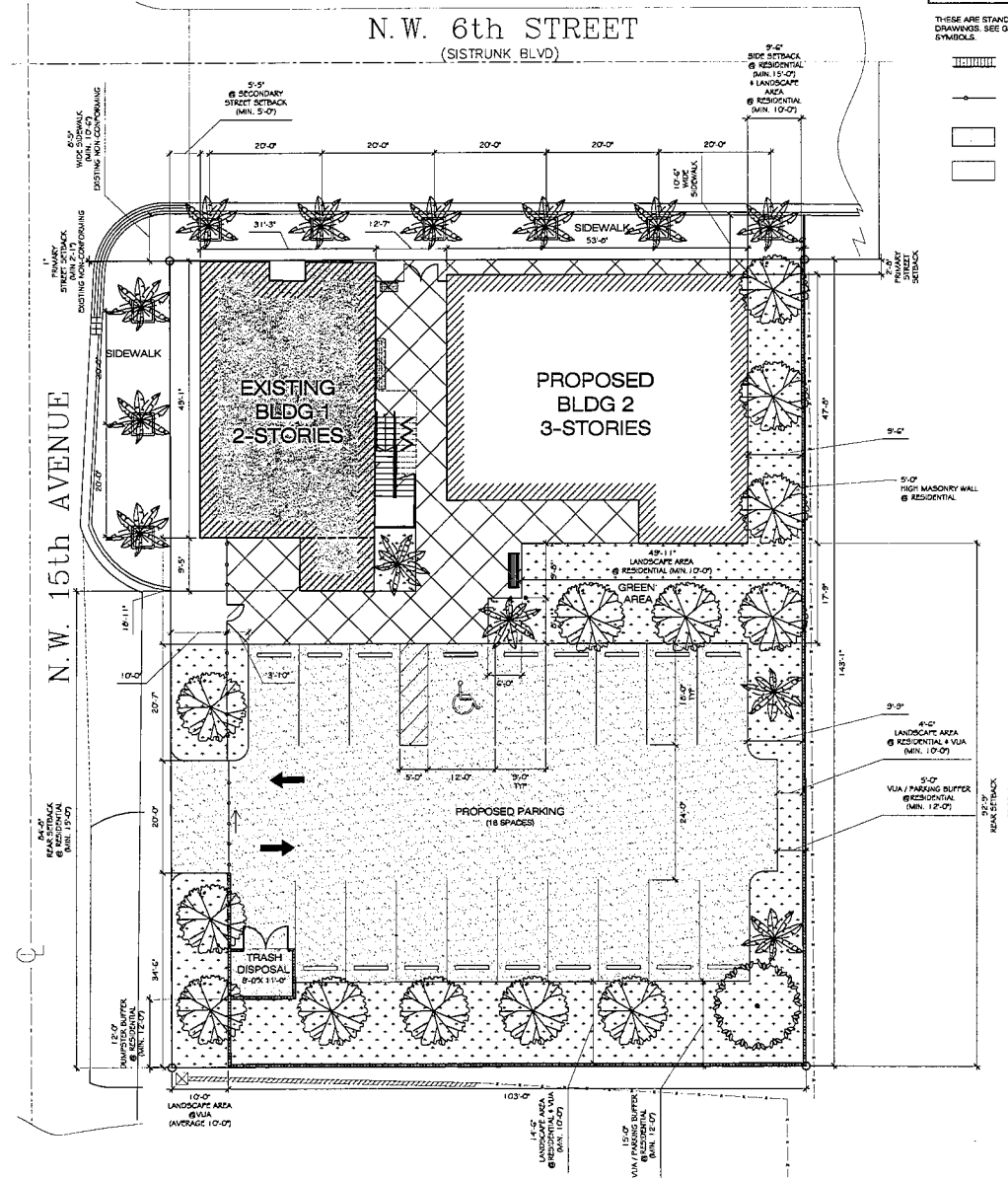
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SHEET TITLE
EXISTING
ELEVATIONS

SHEET NUMBER
AR3.02

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SITE PLAN LEGEND

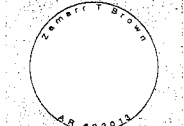
THESE ARE STANDARD SYMBOLS AND MAY NOT APPEAR ON PROJECT DRAWINGS. SEE 05.03 AND ENGINEERING DRAWINGS FOR ADDITIONAL SYMBOLS.

- CMU WALL/PARTITION THICKNESS AS INDICATED (SEE STRUCTURAL DWGS)
- METAL FENCE
- EXISTING BUILDING TO BE RENOVATED PHASE 1
- PROPOSED FUTURE BLDG PHASE 2

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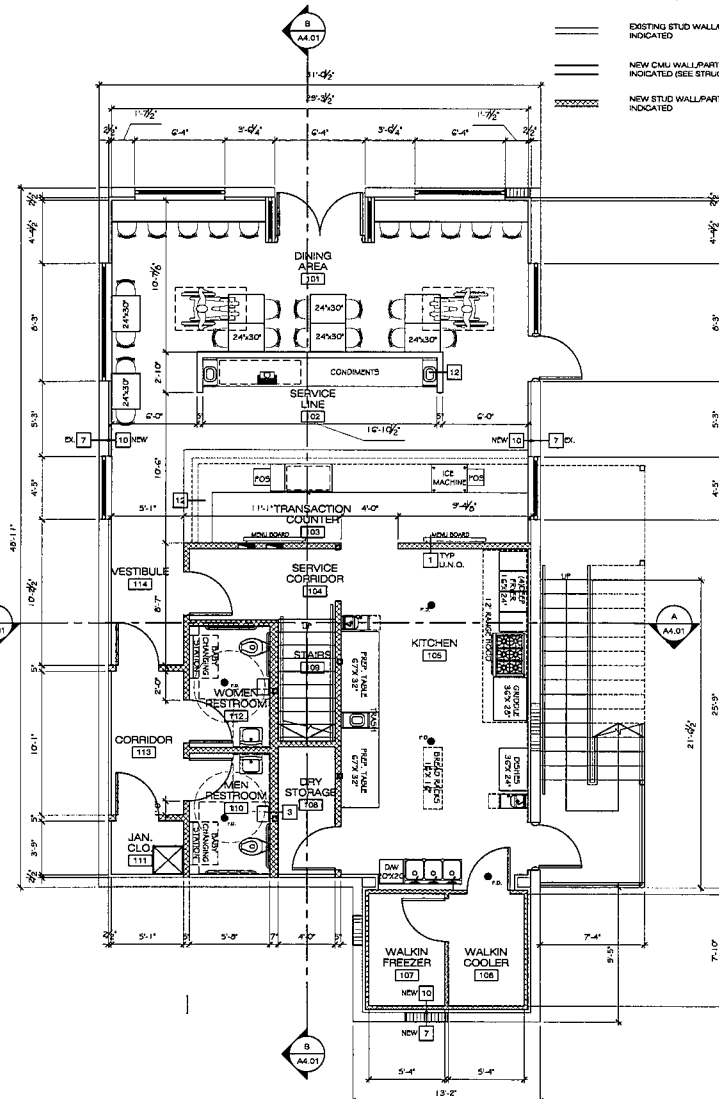
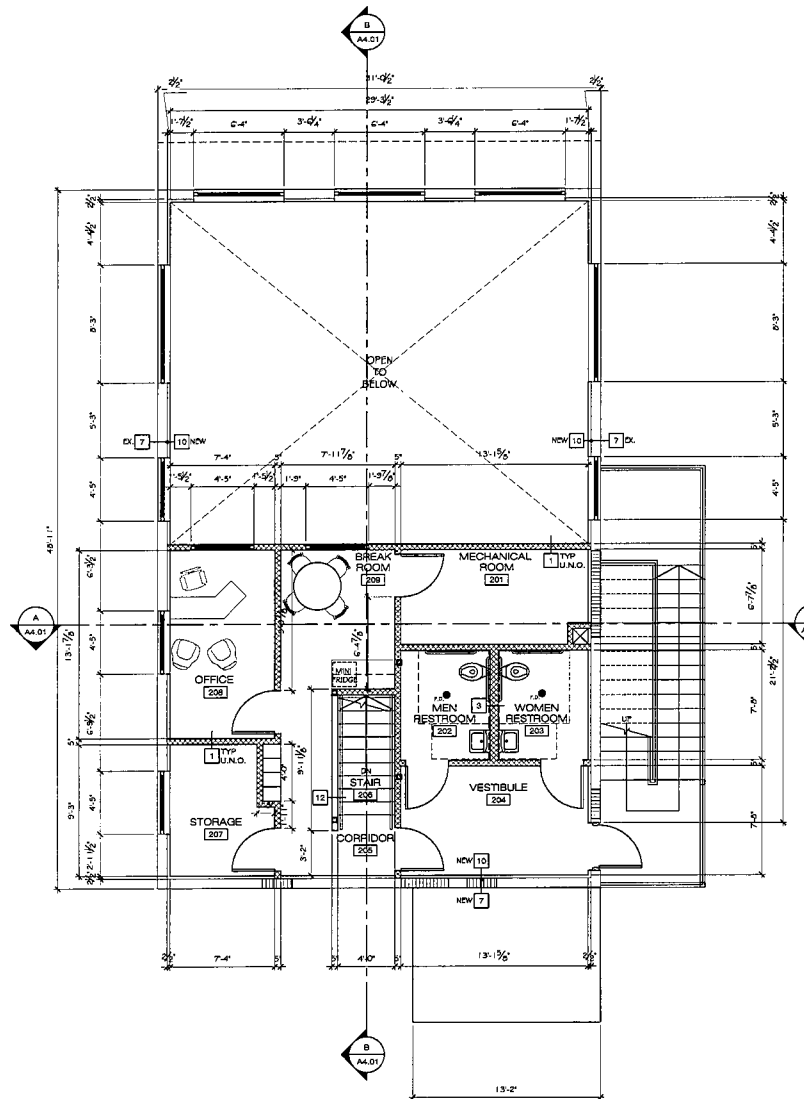
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04/11/18	04/11/18	DESIGN DEVELOPMENT
04/11/18	04/11/18	BASE DRAWINGS
06/28/18	06/28/18	DEMOLITION PERMIT
07/11/18	07/11/18	ZONING REV. MEETING

PROJECT NO: 18-001
DRAWN BY: L. BANCHEZ
CHECKED BY: J. BROWN

**SHEET TITLE
PROPOSED
SITE PLAN
PHASE 2**

**SHEET NUMBER
AS1.00**

1 PROPOSED SITE PLAN
SCALE: 1"=10'



FLOOR PLAN LEGEND

- THESE ARE STANDARD SYMBOLS AND MAY NOT APPEAR ON PROJECT DRAWINGS. SEE 00.00 AND ENGINEERING DRAWINGS FOR ADDITIONAL SYMBOLS.
- EXISTING WALL/PARTITION, THICKNESS AS INDICATED (SEE STRUCTURAL DWG)
 - EXISTING STUD WALL/PARTITION, THICKNESS AS INDICATED
 - NEW CMU WALL/PARTITION, THICKNESS AS INDICATED (SEE STRUCTURAL DWG)
 - NEW STUD WALL/PARTITION, THICKNESS AS INDICATED



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01/24/18	01/24/18	01/24/18 AS-BUILT DRAWINGS
01/29/18	01/29/18	01/29/18 DESIGN SCHEME
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04/11/18	04/11/18	04/11/18 BASE DRAWINGS
06/25/18	06/25/18	06/25/18 DEMOLITION PERMIT
07/11/18	07/11/18	07/11/18 ZONING REV. MEETING

PROJECT NO: 18-001
DRAWN BY: J. BANCHEZ
CHECKED BY: Z. BROWN

SHEET TITLE
PROPOSED
FLOOR PLANS
PHASE 1

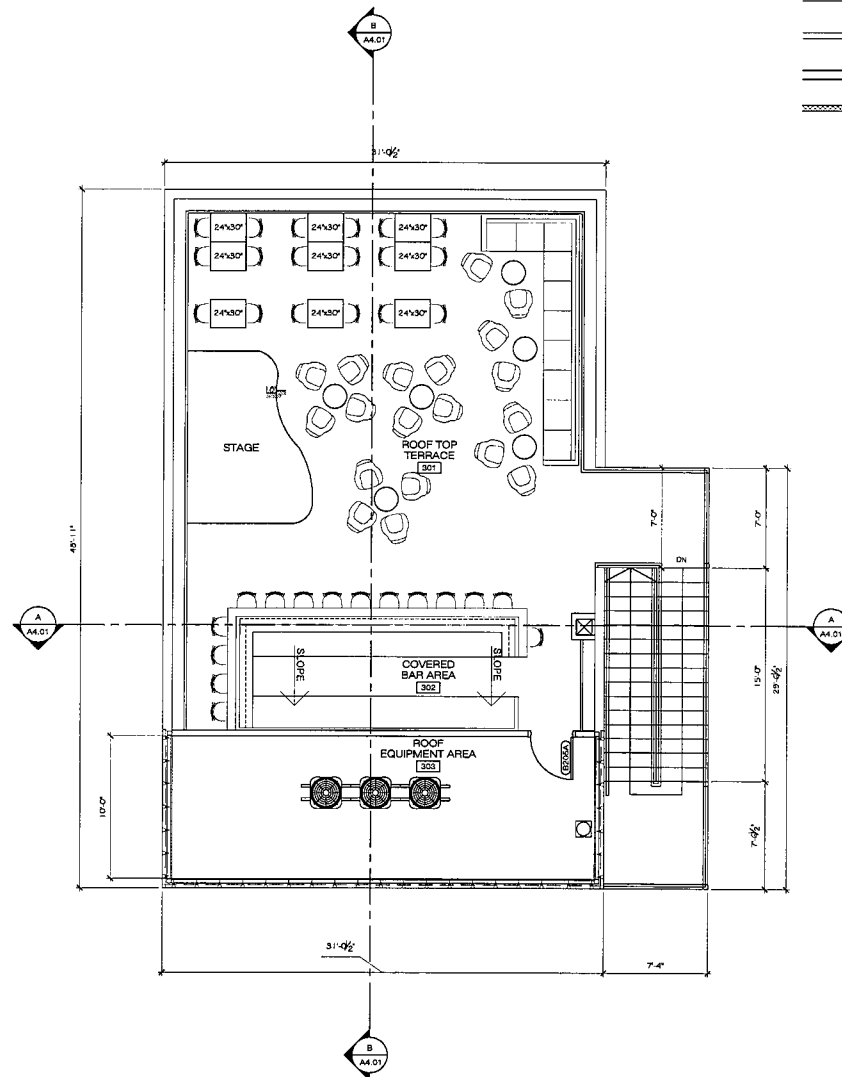
SHEET NUMBER
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FLOOR PLAN LEGEND

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- EXISTING WALL/PARTITION, THICKNESS AS INDICATED (SEE STRUCTURAL DWGS)
- EXISTING STUD WALL/PARTITION, THICKNESS AS INDICATED
- NEW CMU WALL/PARTITION, THICKNESS AS INDICATED (SEE STRUCTURAL DWGS)
- NEW STUD WALL/PARTITION, THICKNESS AS INDICATED



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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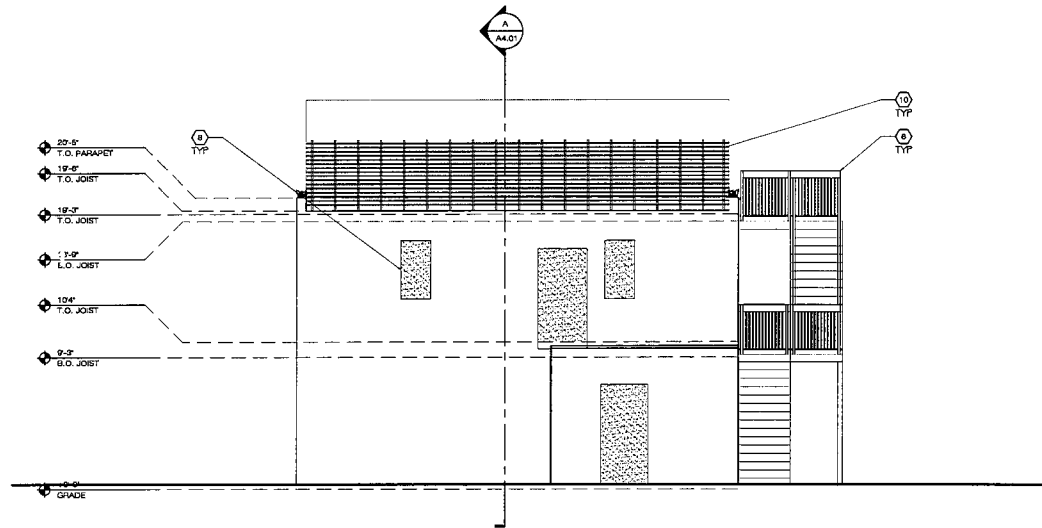
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04/11/18	04/11/18	BASE DRAWINGS
06/29/18	06/29/18	DEMOLITION PERMIT
07/11/18	07/11/18	ZONING REV. MEETING

PROJECT NO.: 18-001
DRAWN BY: L. BANCHEZ
CHECKED BY: Z. BROWN

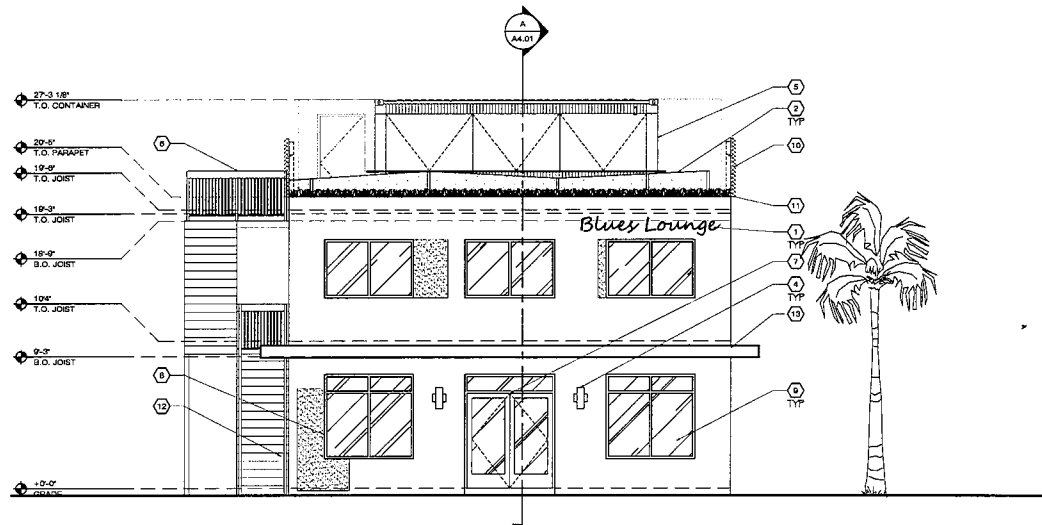
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PROPOSED
ROOF PLAN
PHASE 1**

**SHEET NUMBER
A1.02A**

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2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

1. STUCCO FINISH TO RECEIVE (1) COAT PRIMER & (2) COATS ELASTOMERIC PAINT, TYP.
2. PAINTING COLORS TO BE SELECTED BY ARCHITECT, TYP.

EXTERIOR ELEVATIONS KEYNOTES

1. NEW SIGNAGE.
2. NEW DECORATIVE METAL RAILING WITH PAINT FINISH (TERRACE).
3. RE-STUCCO, SMOOTH FINISH, AND PAINT.
4. NEW LIGHT FIXTURE.
5. NEW BAR.
6. NEW ALUMINUM RAILING WITH E.S. PAINT.
7. NEW DOOR, FRAME AND THRESHOLD TO BE INSTALLED IN EXISTING OR MODIFIED OPENING. SEE DOOR SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION (TYP.).
8. EXISTING STUCCO AND DRYWALL FINISHES TO BE PATCHED, REPAIRED AND PAINTED AS REQUIRED. PERIMETER INTERIOR AND EXTERIOR OF WINDOW SHALL BE CAULKED WITH EXTERIOR GRADE (10 YEAR MIN. WARRANTY) CLEAR SILICON BASE CAULKING (TYP.).
9. NEW WINDOW TO BE INSTALLED IN NEW AND/OR EXISTING HOUGH WIDER OPENING. G.C. TO PROVIDE NEW 2" X 4" WOOD SHIM AND WOOD SILL. SEE WINDOW SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
10. NEW SCREENING 4" HIGH COVERED ROOF TOP EQUIPMENT SCREEN. WILLARD SHUTTER COMPANY ECONOSPAN 48" PITCHED LOUVER. FINISH COLOR TO BE SELECTED BY OWNER OR OWNER APPROVED EQUAL. PROVIDE ENGINEERED SHOP DRAWINGS.
11. NEW GARDEN.
12. NEW METAL GATE.
13. EXISTING AWNING.
14. NEW METAL ROOF STRUCTURE.

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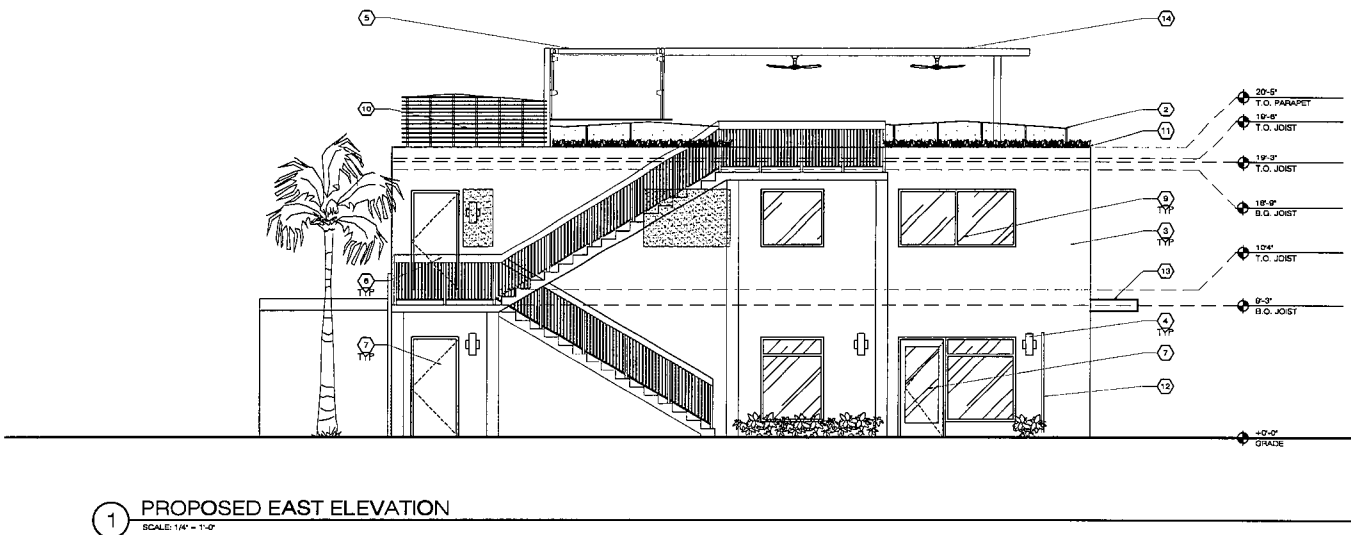
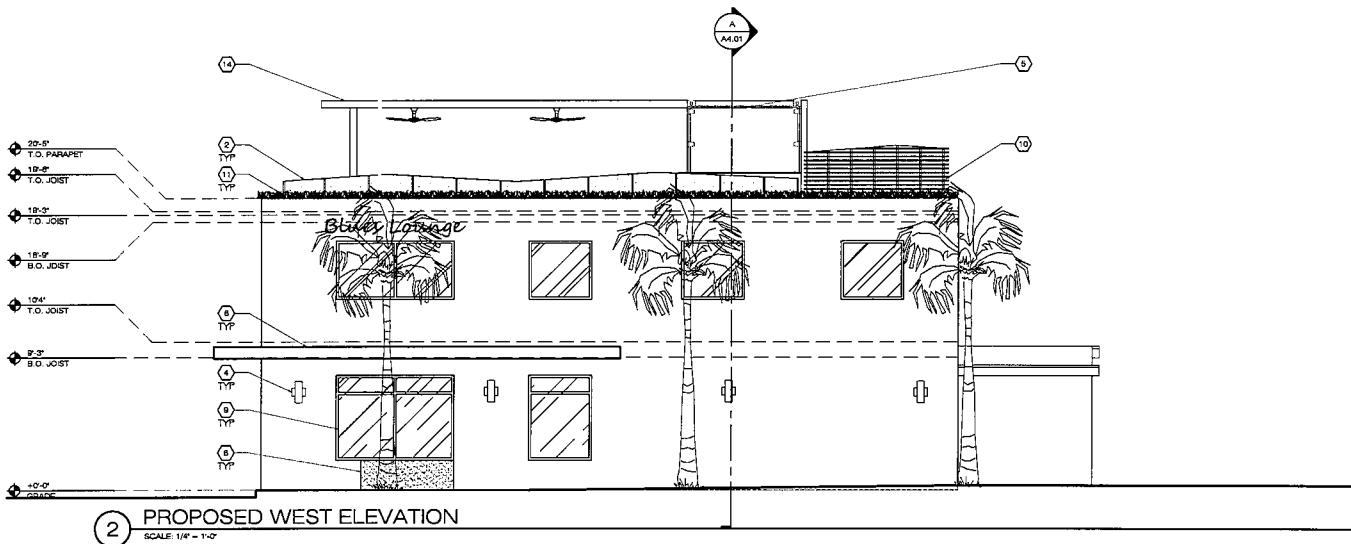
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01/24/18	01/24/18	AS-BUILT DRAWINGS
01/29/18	01/29/18	DESIGN SCHEME
02/05/18	02/05/18	DESIGN DEVELOPMENT
04/17/18	04/17/18	BASE DRAWINGS
05/25/18	05/25/18	DEMOLITION PERMIT
07/17/18	07/17/18	ZONING REV. MEETING

PROJECT NO: 18-001
DRAWN BY: T. SANCHEZ
CHECKED BY: Z. BROWN

SHEET TITLE
**PROPOSED
ELEVATIONS
PHASE 1**

SHEET NUMBER
A3.01A



EXTERIOR ELEVATIONS GENERAL NOTES

1. STUCCO FINISH TO RECEIVE (1) COAT PRIMER & (2) COATS ELASTOMERIC PAINT, TYP.
2. PAINT/COLORING COLORS TO BE SELECTED BY ARCHITECT, TYP.

EXTERIOR ELEVATIONS KEYNOTES

1. NEW SIGNAGE
2. NEW DECORATIVE METAL RAILING WITH PAINT FINISH (TERRACE)
3. RE-STUCCO, SMOOTH FINISH, AND PAINT.
4. NEW LIGHT FIXTURE
5. NEW BAR.
6. NEW ALUMINUM RAILING WITH E.S. PAINT.
7. NEW DOOR, FRAME AND THRESHOLD TO BE INSTALLED IN EXISTING OR MODIFIED OPENING. SEE DOOR SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION (TYP.)
8. EXISTING STUCCO AND DRYWALL FINISHES TO BE PATCHED, REPAIRED AND PAINTED AS REQUIRED. PERIMETER (INTERIOR AND EXTERIOR) OF WINDOW SHALL BE CALKED WITH EXTERIOR GRADE (10 YEAR MIN. WARRANTY) CLEAR SILICON BASE CALKING (TYP.)
9. NEW WINDOW TO BE INSTALLED IN NEW AND/OR EXISTING ROUGH WIDER OPENING. G.C. TO PROVIDE NEW P.T. WOOD SHIM AND WOOD SILL. SEE WINDOW SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
10. NEW SCREENING & HIGH LOUVERED ROOF TOP EQUIPMENT SCREEN. WILLARD SHUTTER COMPANY ECONOMY 45° PITCHED LOUVER. FINISH/COLOR TO BE SELECTED BY OWNER OR OWNER APPROVED EQUAL. PROVIDE ENGINEERED SHOP DRAWINGS.
11. NEW GARDEN
12. NEW METAL GATE
13. EXISTING AWNING
14. NEW METAL ROOF STRUCTURE

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06/22/18	06/22/18	DEMOLITION PERMIT
07/11/18	07/11/18	ZONING REV. MEETING

PROJECT NO.: 18-001
DRAWN BY: LEANORHE
CHECKED BY: Z. BROWN

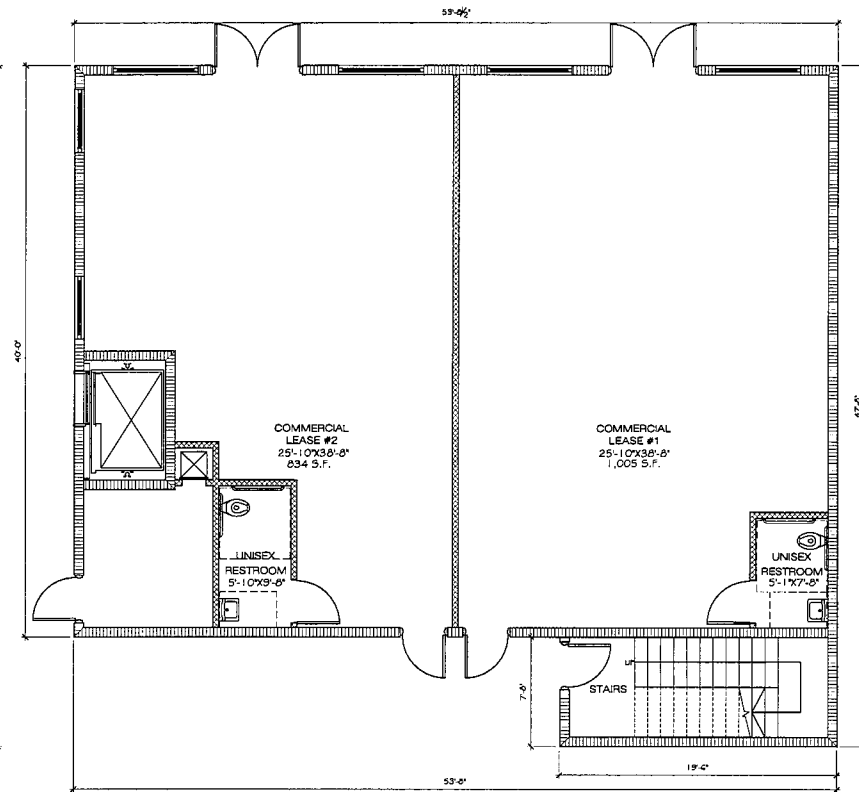
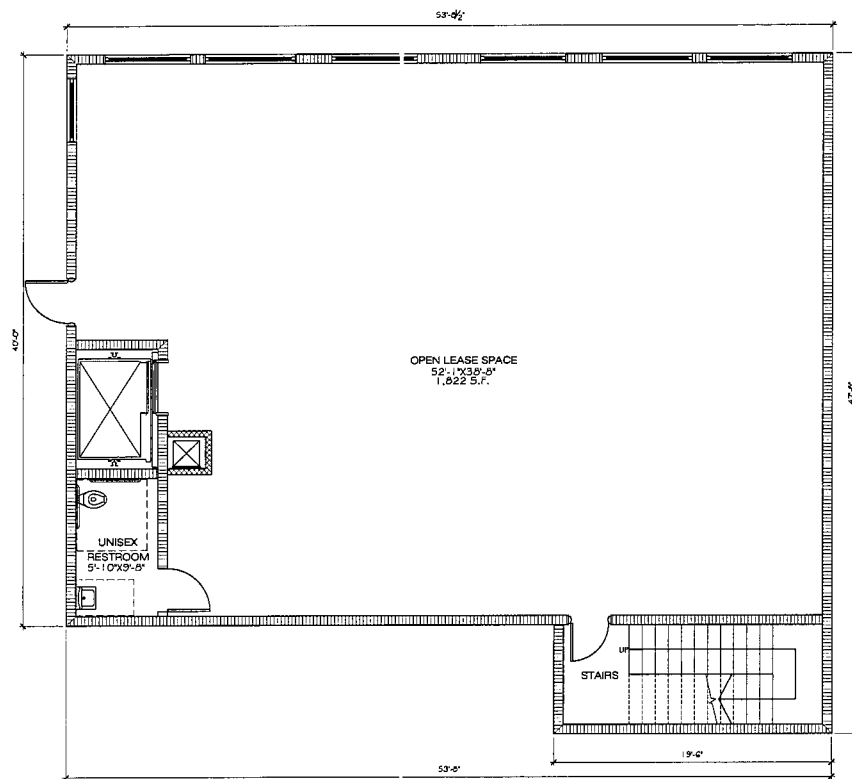
**SHEET TITLE
PROPOSED
ELEVATIONS
PHASE 1**

**SHEET NUMBER
A3.02A**

FLOOR PLAN LEGEND

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- EXISTING WALL/PARTITION, THICKNESS AS INDICATED (SEE STRUCTURAL DWGS)
- EXISTING STUD WALL/PARTITION, THICKNESS AS INDICATED
- NEW CMU WALL/PARTITION, THICKNESS AS INDICATED (SEE STRUCTURAL DWGS)
- NEW STUD WALL/PARTITION, THICKNESS AS INDICATED



2 PROPOSED SECOND FLOOR PLAN (PHASE 2)
SCALE: 1/4" = 1'-0"

1 PROPOSED FIRST FLOOR PLAN (PHASE 2)
SCALE: 1/4" = 1'-0"

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01/25/18	01/25/18	DESIGN SCHEME
03/05/18	03/05/18	DESIGN DEVELOPMENT
04/11/18	04/11/18	BASE DRAWINGS
05/25/18	05/25/18	DEMOLITION PERMIT
07/11/18	07/11/18	ZONING REV. MEETING

PROJECT NO.: 18-001
DRAWN BY: L. HARRIS
CHECKED BY: Z. BROWN

SHEET TITLE
1ST & 2ND
FLOOR PLAN
PHASE 2

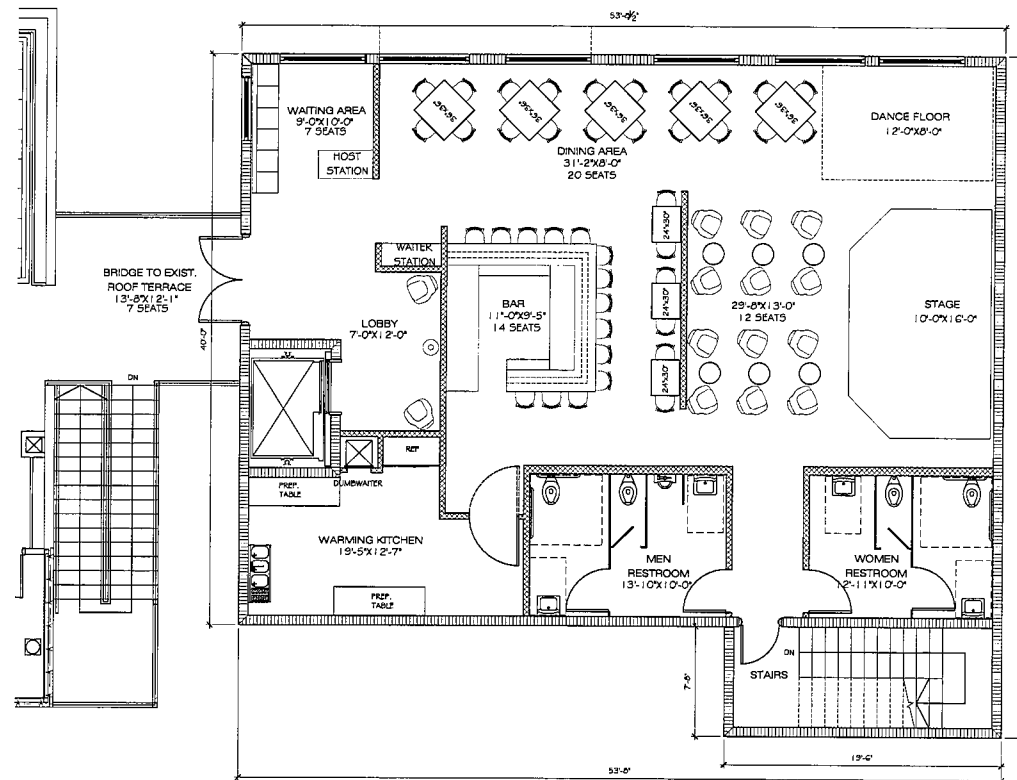
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-  EXISTING STUD WALL/PARTITION, THICKNESS AS INDICATED
-  NEW CMU WALL/PARTITION, THICKNESS AS INDICATED (SEE STRUCTURAL DWGS)
-  NEW STUD WALL/PARTITION, THICKNESS AS INDICATED



1 PROPOSED THIRD FLOOR PLAN (PHASE 2)

SCALE: 1/4" = 1'-0"



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04/11/18	BASE DRAWINGS	
06/26/18	DEVELOPMENT PERMIT	
07/11/18	ZONING REV. MEETING	

PROJECT NO.: 18-00
DRAWN BY: J. GONCHER
CHECKED BY: Z. BROWN

SHEET TITLE
3RD FLOOR
PLAN
PHASE 2

SHEET NUMBER
A1.02B

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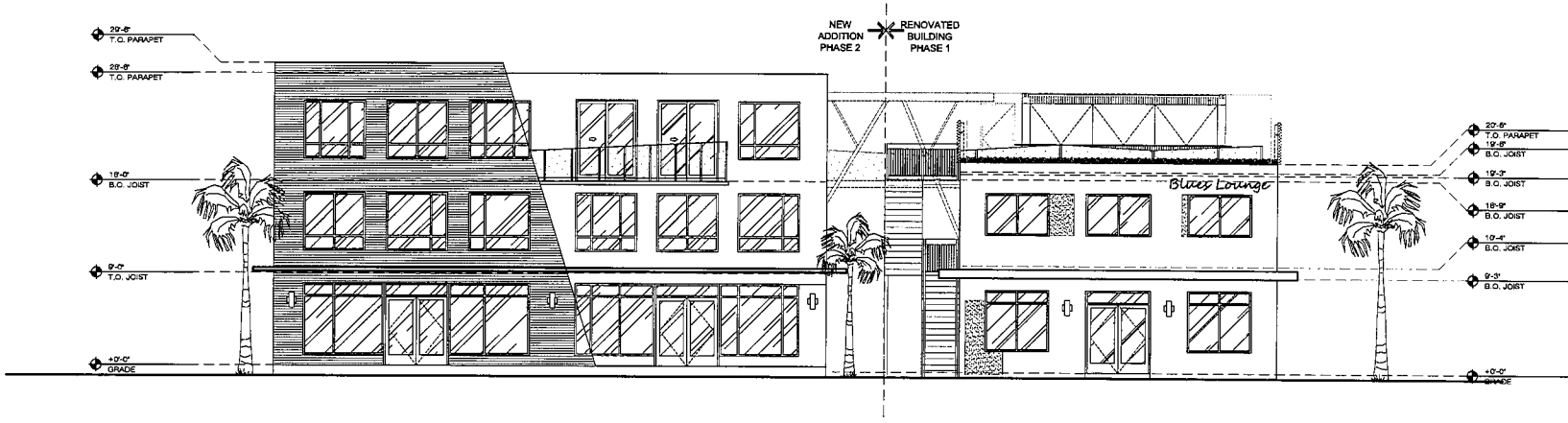
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3	03/05/18	DESIGN DEVELOPMENT
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6	07/11/18	SCENING REV. MEETING

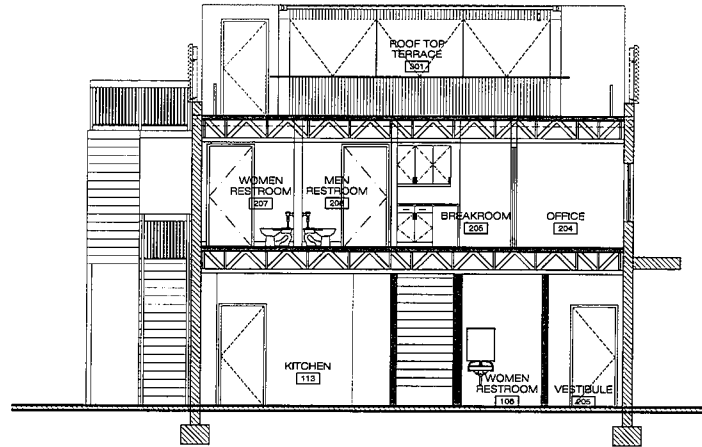
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CHECKED BY: Z. BROWN

SHEET TITLE
PROPOSED
ELEVATION
PHASE 2

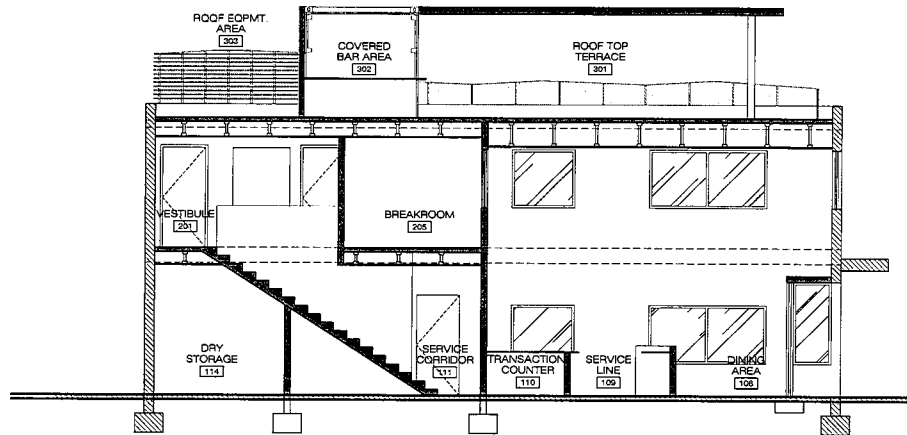
SHEET NUMBER
A3.01B



1 PROPOSED NORTH ELEVATION (PHASE 2)
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"

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06/23/16	06/23/16	06/23/16 RESOLUTION PERMIT
07/17/16	07/17/16	07/17/16 SCHEMATIC REVIEW MEETING

PROJECT NO.: 16-001
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SHEET TITLE
BUILDING
SECTIONS
PHASE 1

SHEET NUMBER
A4.01A

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City of Fort Lauderdale

Northwest-Progresso-Flagler Heights
Community Redevelopment Agency
(NWPF CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge MIGUEL PILGRAM		Tel. No. 954-595-2200		E-Mail Address miguel@pilgramgroup.com	
Primary Contact for this CRA Request Miguel Pilgram		Tel. No. 786-564-7656		E-Mail Address miguel@pilgramgroup.com	
Name of Business MARGLIP INVESTMENTS, LLC		Tax I.D. No. 27-3459875		Company Website www.PilgramGroup.com	
Business Address 111 SW 6th Street Suite 106		Tel. No. 786-564-7656		Fax No. 954-870-6492	
City Fort Lauderdale		State FL		Zip Code 33301	
Commencement Date to Begin Project: 12/2019				JOB INFORMATION Full Time Equivalent (FTE) 5 Jobs to be created Existing Jobs 5 Total FTE Jobs 10	
Completion Date for Project: 12/2020					
Check Appropriate Description ☒ Existing Business ☐ New Business		Project Type ☒ Expansion ☐ Relocation		Facility Description Existing Space 3000 sq. ft. New Space 3000 sq. ft.	
NAICS Code / Industry Type FOOD SERVICE RESTAURANT		Date of Incorporation 07/2010		State where the business was incorporated FL	
Proposed Project Location/City FORT LAUDERDALE		Proposed Address 1448 NW 6 STREET, FORT LAUDERDALE, FL 33311			
Property Control Number(s) N/A		Property Owner MARGLIP INVESTMENTS, LLC			
Owner Tel. No. (include Area Code) 786-564-7656		Is there a lien on the property? ☐ Yes ☒ No NO			
Bank(s) Where Business Accounts for Projects Are Held 1. _____ 2. WELLS FARGO					
Name of Participating Bank/Lender WELLS FARGO					
Amount \$	Contact Person MIGUEL PILGRAM	Tel. No. (include Area Code) 786-564-7656		Fax No. (include Area Code) 954-870-6492	
Name of Other Financial Source N/A					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source N/A					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source N/A					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Project Purpose and Economic Impact The purpose of this project is to create entertainment and dining jobs to will have a positive economic, financial and spiritual impact on the community.					

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (*use separate sheet if necessary*).

Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ <u>\$3,764,882</u>
2. Please state the overall project costs related to the CRA's assisted activity?	\$ _____
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	\$1,500,000		
Company's current cash assets			
Owner equity (specify)	\$2,264,882		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$3,764,882		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition	yes	\$320,000	
Utility and road infrastructure improvements	n.a.		
New construction of commercial and industrial buildings	New Construction and Rehab	\$2,168,451	
Rehabilitation of commercial and industrial buildings	Architectural/Engineering	\$191,956	
Purchase and installation of equipment and fixtures	plus survey, permits, impact fees	\$204,700	
Other (specify)	furniture & fixtures	\$300,000	
Other (specify)	Intangible Expenses	\$285,000	
Other (specify)	Working capital/Inventory	\$294,775	
Total Uses		\$3,764,882	

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$ n/a	n/a	\$ n/a	%	n/a	\$ n/a
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup (*if applicable*).
28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*).
29. Copy of Appraisal Report (*if applicable*).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (*regardless of ownership percentage*) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: MARGLIP INC.

By: [Signature] owner 8.6.17

Signature and Title Date

Guarantors:

Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

☐ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
☐ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
☐ STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
☐ DEVELOPMENT INCENTIVE PROGRAM	\$ 1,500,000.
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

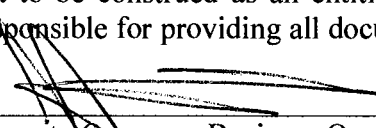
If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Miguel Pilgrm attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.



Property Owner or Business Owner

Signature of

Miguel Pilgrm

Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
		SEE ATTACHED			

***USE ADDITIONAL SHEETS IF NECESSARY**

EXISTING JOBS ON PAYROLL

GENERAL MANAGER – Estimate food and supply needs. Oversee the placement of orders. Manage the budget. Administer payroll. Make sure operations remain within budget. Establish and enforce standards and regulations for personnel, administration, entertainment, and food.

MINIMUM SALARY: \$33,100.00

RESTAURANT MANAGER – Responsible for leading and managing restaurant; Responsible for different tasks such as restaurant marketing strategies, recruiting and hiring restaurant staff, training, overseeing food quality, developing menus, as well as, greeting and serving restaurant guests.

AVERAGE SALARY: \$36,600.00

EXECUTIVE CHEF – responsible for maximizing the productivity of kitchen staff, including chefs, cooks, culinary assistants, apprentices, sous chefs, and even dishwashers. Oversee the delivery of food supplies in mornings, prepare special menu items in afternoons, and supervise the kitchen during dinner hours.

AVERAGE SALARY: \$48,930.00

SOUS CHEF – responsible for planning and directing food preparation in kitchens. Supervising other kitchen staff. Keeping an eye out for problems that arise in the kitchen. Seizing control of a situation at a moment's notice.

AVERAGE SALARY: \$34,900.00

COOK – prepare meals and follow establishment recipes. Prepare ingredients, adhere to restaurant menu. Following food health and safety procedures. Cook, clean, assist other cooks and staff. Deliver food in a fast-paced environment. Work may include operating a grill, oven, or fryer.

MINIMUM SALARY: \$18,200.00

LEAD BARTENDER – coordinate staff working in a bar. Maintain inventories, ordering drinks and supplies. Developing new recipes. Solve customer complaints. Manage cash drawers. Organize special occasions such as parties and banquets, as needed.

AVERAGE SALARY: \$20.00 PER HOUR

BARTENDER – Prepare alcoholic or non-alcoholic beverages for bar and patrons. Interact with customers. Take orders and serve snacks and drinks. Assess bar customers' needs and preferences and make recommendations.

MINIMUM SALARY: \$22,641.00

SERVER – Take orders, answers questions about the menu and food. Sells the restaurant's food and drinks. Takes payment. Communicates orders with the kitchen staff; seats customers and helps with customer service and cleaning.

MINIMUM SALARY: \$18,170.00

BUS BOY – Busboys clear and reset tables for restaurant customers. Prepare place settings, restock napkins, straws, and other items, and clean up after guests have finished their meals.

MINIMUM SALARY: \$15,100.00

DISHWASHER – Ensure the availability of clean dishes by bussing tables, washing dishes, pots, pans, and flatware, and resetting dining areas. Prepare dining areas and kitchen for next shift by cleaning and restocking dining areas and cook stations.

AVERAGE SALARY: \$10.00 PER HOUR

HOST/HOSTESS – Welcome patrons. Seat them at tables or in lounge. Help ensure quality of facilities and service.

AVERAGE SALARY: \$20,200.00

CASHIER – Operates cash register. Communicates with customers. Assists other restaurant staff as needed.

Responsibilities include processing credit card payments, accepting cash payments and making change, and using a point of sale (POS) system for transactions.

AVERAGE SALARY: \$19,200.00

NEW JOBS TO BE CREATED

SHIFT SUPERVISOR – Delegate tasks to restaurant staff and supervise their performance. Maintain a fully stocked inventory and ordering food supplies, as needed. Manage dining reservations.

AVERAGE SALARY: \$27,116.00

RUNNER – Deliver food orders from the kitchen to customers' tables rapidly and accurately. Act as the point of contact between Front of the House and Back of the House staff. Communicate food orders to chefs, paying attention to priorities (e.g. food allergies).

AVERAGE SALARY: \$14,950.00



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

Detail by Entity Name

Florida Limited Liability Company

MARGLIP INVESTMENTS, LLC

Filing Information

Document Number	L10000096156
FEI/EIN Number	27-3459875
Date Filed	09/14/2010
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/10/2010
Event Effective Date	NONE

Principal Address

111 SW 6th Street
Suite 106
Fort Lauderdale, FL 33301

Changed: 04/10/2017

Mailing Address

111 SW 6th Street
Suite 106
Fort Lauderdale, FL 33301

Changed: 04/10/2017

Registered Agent Name & Address

PILGRAM, MIGUEL D
111 SW 6th Street
Suite 106
Fort Lauderdale, FL 33301

Address Changed: 04/10/2017

Authorized Person(s) Detail

Name & Address

Title MGR

PILGRAM, MIGUEL D
111 SW 6th Street



December 13, 2010

FLORIDA DEPARTMENT OF STATE
Division of Corporations

MARGLIP INVESTMENTS, LLC
5225 WHISPER DRIVE
CORAL SPRINGS, FL 33067

Re: Document Number L10000096156

The Articles of Amendment to the Articles of Organization for MY MIAMI LOFT, LLC which changed its name to MARGLIP INVESTMENTS, LLC, a Florida limited liability company, were filed on December 10, 2010.

This document was electronically received and filed under FAX audit number H10000265652.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Registration Section.

Deborah Bruce
Regulatory Specialist II
Division of Corporations

Letter Number: 610A00028753

Suite 106
Fort Lauderdale, FL 33301

Annual Reports

Report Year	Filed Date
2016	04/25/2016
2017	04/10/2017
2018	04/30/2018

Document Images

04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/23/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
12/10/2010 -- LC Name Change	View image in PDF format
09/14/2010 -- Florida Limited Liability	View image in PDF format

Fax Audit Number:

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF
MY MIAMI LOFT, LLC
(Doc No.: L10000096156)**

Pursuant to the provisions of Section 608.411, Florida Statutes, MY MIAMI LOFT, LLC, a Florida limited liability company (the "Company"), which filed Articles of Organization with the Florida Department of State, Division of Corporations on September 14, 2010, adopts the following Articles of Amendment to its Articles of Organization:

FIRST: Article I of the Company's Articles of Organization has been amended to read as follows:

"ARTICLE I

The name of this limited liability company shall be MARGLIP INVESTMENTS, LLC."

IN WITNESS WHEREOF, the undersigned has caused these Articles of Amendment to be signed this ____ day of _____, 2010.

MY MIAMI LOFT, LLC

By:

Miguel D. Pilgram, Manager and Authorized
Representative

Fax Audit Number:

4831-5951-8984.1
44280/0001

Fax Audit Number: H10000265652 3

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF
MY MIAMI LOFT, LLC
(Doc No.: L10000096156)**

Pursuant to the provisions of Section 608.411, Florida Statutes, MY MIAMI LOFT, LLC, a Florida limited liability company (the "Company"), which filed Articles of Organization with the Florida Department of State, Division of Corporations on September 14, 2010, adopts the following Articles of Amendment to its Articles of Organization:

FIRST: Article I of the Company's Articles of Organization has been amended to read as follows:

"ARTICLE I

The name of this limited liability company shall be MARGLIP INVESTMENTS, LLC."

IN WITNESS WHEREOF, the undersigned has caused these Articles of Amendment to be signed this 10th day of December, 2010.

MY MIAMI LOFT, LLC

By: _____

Miguel D. Pilgram, Manager and Authorized
Representative

Fax Audit Number: H10000265652 3

4831-5951-8984.1
44280/0001

This Instrument Prepared By:
Law Office of Tod A. Weston
51 East Commercial Boulevard
Fort Lauderdale, Florida 33334

Return To:
Hackelman, Olive & Judd, P.A.
2426 East Las Olas Blvd
Fort Lauderdale, FL 33301

Property Appraisers Parcel Identification (Folio) Numbers:
504204-06-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED, made the 2nd day of May, 2017, by **SIXTH STREET CORPORATION**, a Florida Corporation, whose post office address is 116 NW 11 Avenue, Fort Lauderdale, FL 33311, herein called the Grantor, to **MARGLIP INVESTMENTS, LLC**, a Florida Limited Liability Company, whose post office address is **PO Box 8843, Coral Springs, FL 33075**, 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)

WITNESSETH: That the grantor, 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.:

Lots 1, 2 and 3 and 38, Block 1, of "FIRST ADDITION TO TUSKEGEE PARK", according to the plat thereof as recorded in Plat Book 9, Page 65, Public Records of Broward County, Florida. Less the property more particularly describe as follows: Begin at the Northwest corner of Lot 1; thence go South 89°45'50" East along the North line of Lots 1, 2, and 3, 113 feet to the Northeast corner of said Lot 3; thence South 00°08'10" West along the East line of Lot 3, 11.95 feet to a line 35 feet South of and parallel to the North boundary of the SE 1/4 of Section 4, Township 50 South, Range 42 East; thence North 89°41'50" West along said parallel line, 113 feet to the East line of Lot 1; thence North 00°08'10" East along said East line, 11.82 feet to the Point of Beginning.

AKA: 1448 NW 6th Street, Fort Lauderdale, Florida 33311

This Corrective Warranty Deed is issued to add Lot 38 to the legal description. The original deed recorded on March 16, 2017 in Official Instrument Number: 114264174 of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 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 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, and hereby 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, 2016.

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

Signed, sealed and delivered in the presence of:

SIXTH STREET CORPORATION, a
Florida Corporation

By:

[Signature]
JOHN H. HILL, III, as President

[Signature]
Witness #1 Signature

Myla A Woodson
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Debra A. Fullen
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

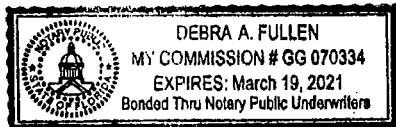
The foregoing instrument was acknowledged before me this 2nd day of May, 2017, by JOHN H. HILL, III, as President of SIXTH STREET CORPORATION, a Florida Corporation, on behalf of the company, who is personally known to me or who has produced FL DR LIC as identification.

SEAL

[Signature]
Notary Public

My Commission Expires:

Printed Notary Name



This Instrument Prepared By:
Law Office of Tod A. Weston
51 East Commercial Boulevard
Fort Lauderdale, Florida 33334

Return To:
Hackelman, Olive & Judd, P.A.
2426 East Las Olas Blvd
Fort Lauderdale, FL 33301

Property Appraisers Parcel Identification (Folio) Numbers:
504204-06-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 5 day of March, 2017, by **SIXTH STREET CORPORATION**, a Florida Corporation, whose post office address is 116 NW 11 Avenue, Fort Lauderdale, FL 33311, herein called the Grantor, to **MARGLIP INVESTMENTS, LLC**, a Florida Limited Liability Company, whose post office address is PO Box 8843, Coral Springs, FL 33075, 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 grantor, 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.:

Lots 1, 2 and 3, Block 1, of **FIRST ADDITION TO TUSKEGEE PARK**, according to the plat thereof as recorded in Plat Book 9, Page 65, Public Records of Broward County, Florida. Less the property more particularly describe as follows: Begin at the Northwest corner of Lot 1; thence go South 89°45'50" East along the North line of Lots 1, 2, and 3, 113 feet to the Northeast corner of said Lot 3; thence South 00°08'10" West along the East line of Lot 3, 11.95 feet to a line 35 feet South of and parallel to the North boundary of the SE 1/4 of Section 4, Township 50 South, Range 42 East; thence North 89°41'50" West along said parallel line, 113 feet to the East line of Lot 1; thence North 00°08'10" East along said East line, 11.82 feet to the Point of Beginning.

Parcel Identification Number: 5042 04 06 0010

Subject to easements, restrictions and reservations of record and taxes for the year 2017 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 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, and hereby 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, 2016.

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

Signed, sealed and delivered in the presence of:

Myra A. Woodson

Witness #1 Signature

Myra A. Woodson

Witness #1 Printed Name

Debra A. Fullen

Witness #2 Signature

Debra A. Fullen

Witness #2 Printed Name

**SIXTH STREET CORPORATION, a
Florida Corporation**

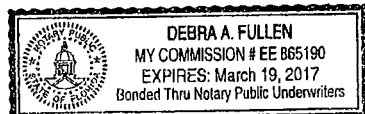
By: John H. Hill, III

JOHN H. HILL, III, as President

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 15 day of March, 2017, by JOHN H. HILL, III, as President of SIXTH STREET CORPORATION, a Florida Corporation, on behalf of the company, who is personally known to me or who has produced FL DR LIC as identification.

SEAL



My Commission Expires:

Debra A. Fullen

Notary Public

Printed Notary Name

Preliminary Probable Cost of Construction Estimate

Project Name: **1448 Sistrunk Blvd. Commercial Development**
1448 Sistrunk Blvd. Ft. Lauderdale, FL 33311

Date: **30-Oct-18**

Simple Square Footage (unit) Estimate

2,587 Sq. Ft. x \$145.00 per Sq. Ft. =
6,885 Sq. Ft. x \$250.00 per Sq. Ft. =
15% Soft Costs (Architectural, Permit Fees, etc.) =
5% Contingency =

\$375,115.00 Renovation of Building and Site Improv.
\$1,721,250.00 Construction of New Building
\$314,454.75
\$120,540.99

Total

\$2,531,360.74

Detailed Estimate by Division

Line Item	Unit Price	Totals	Comments
Division No.1 - General Conditions			
1 Project Manager		48,400.00	
2 Superintendent		55,000.00	
3 Temporary Utilities		1,800.00	
4 Temporary Toilets		1,200.00	
5 Small Tools		2,000.00	
6 Rental Equipment		4,500.00	
7 Dumpsters		16,500.00	
8 Temporary Fence		2,450.00	
9 Daily Clean Up / Dust Controls		2,800.00	
Division No. 2 - Site Work			

1448 Sistrunk Blvd. Commercial Development - Preliminary Probable Cost of Construction Estimate

October 30, 2018

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13	Demolition		28,000.00	
14	Asphalt Paving		19,500.00	
15	Landscaping		18,000.00	
16	Irrigation'		12,800.00	
17	Signage and Markings		2,450.00	
18	Relocate FP&L Pole		24,000.00	
19	Shoring		21,000.00	
	Division No. 3 - Concrete			
23	Stucco		63,000.00	
24	Wheel Stops		2,300.00	
25	Cast-in-Place Concrete		62,000.00	
26	Concrete Slabs / Sidewalks		16,800.00	
28	Division No. 4 - Masonry			
30	Masonry		67,100.00	
	Division No. 5 - Metals			
34	Decorative Fencing		18,850.00	
35	Guardrails		26,250.00	
36	Metal Stairs		32,560.00	
37	Steel Reinforcing / Misc. Steel		28,000.00	
38	Steel trusses and Curregated Metal		48,000.00	
	Division No. 6 - Carpentry			
42	Framing (Partitions and Furring)		57,200.00	
43	Millwork, baseboards	\$2.50 per L.F.	7,110.00	
44	Millwork - Transaction Counter		12,000.00	
45	Millwork - Bar		18,613.00	
46	Plywood Backing (Partitions)		900.00	

1448 Sistrunk Blvd. Commercial Development - Preliminary Probable Cost of Construction Estimate

October 30, 2018

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Division No. 7 - Thermal & Moisture Protection			
50	Insulation (Thermal - Exterior Walls / Ceiling)		12,300.00
51	Insulation (Sound - Int. Partitions)		8,900.00
52	Roofing		24,666.00
Division No. 8 - Doors and Windows			
56	Exterior Doors (Storefront)	\$ 3,000 ea.	24,000.00
57	Exterior Hollow Metal Doors	\$ 450 ea.	2,880.00
58	Interior Doors	\$ 450 ea.	19,800.00
59	Door Hardware	\$ 150 ea.	6,600.00
60	Access Panels	\$ 120 ea	1,200.00
61	Storefront Windows	\$35 per SF	140,000.00
Division No. 9 - Finishes			
65	Paint (Interior)		37,186.00
66	Flooring Installation	\$5.00 per SF	45,310.00
67	Tile Flooring and Setting Material (Materials Only)	\$6.50 per SF	58,900.00
68	Hang and Finish Drywall (Partitions and Ceilings)		95,000.00
Division No. 10 - Specialties			
72	Exterior Building Signage		5,500.00
73	Interior Door Signage		2,000.00
74	Window Treatments - Blinds / Shades		1,600.00
75	Fire Caulk and Fire Extinguishers		3,650.00
76	Restroom Accessories (toilet paper disp, paper towel, Etc)		6,750.00
Division No. 11 - Equipment			
80	A/V System (TV's, Speakers, console, wires, etc)		12,000.00
81	Ice Machine		900.00
82	Ice Chess		900.00
83	Fountain Drink Dispencer		850.00

1448 Sistrunk Blvd. Commercial Development - Preliminary Probable Cost of Construction Estimate

October 30, 2018

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84	Walk In Freezer / Cooler		8,500.00	
85	Cooking Equipment (Griddle, Oven, Fryer, Warmer, etc)		20,000.00	
86	Commercial Hood and Fire Suppression System		15,000.00	
87	Stainless Steel Prep Tables		1,800.00	
88	Dry Storage Racks		750.00	
89	Portable Stage		2,500.00	
90	Logo		3,000.00	
	Division No. 13 - Special Construction		Not Applicable	
	Division No. 14 - Conveying Systems			
95				
96	Elevator		89,500.00	
97	Dumbwaiter		21,000.00	
	Division No. 15 - Mechanical			
101	Plumbing (Fixtures, Shut-offs, hose bibbs, DF's, etc)		12,600.00	
102	Installation of plumbing fixtures, vents, sanitary, etc)		36,000.00	
103	HVAC	12.50 per SF	118,400.00	
104	A/C Roof Stands		8,400.00	
105	Fire Sprinklers		72,496.00	
106	Exhaust Fans (Bathrooms)		9,500.00	
107				
	Division No. 16 - Electrical			
110	Light Fixtures (Allowance)		30,000.00	
111	Electrical Work	\$14 per SF	132,608.00	
112	Fire Alarm		46,320.00	
	Division No. 1 - General Requirements (Part 2)			
115				
116	Subtotal Divisions 1-16		1,860,349.00	
117	General Contractor Overhead and Profit (10%)		186,034.90	
118	Bonding and Builders Risk (4%)		81,855.36	
119	Subtotal		2,128,239.26	

1448 Sistrunk Blvd. Commercial Development - Preliminary Probable Cost of Construction Estimate

October 30, 2018

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120	Contingency (5 %)		106,411.96	
	Construction Total		2,234,651.22	
	Additional Project Costs			
126	Architectural & Engineering Fees (8.59%)		191,956.54	
127	Testing (Allowance)		7,200.00	
128	Permit and Impact Fee (Allowance)		70,000.00	
129	Site Surveying		4,000.00	
130	Courier and Postage		1,500.00	
131	Printing		2,000.00	
	Project Grand Total		2,511,307.76	

Miguel Pilgram, Founder, The Pilgram Group

Real Estate Visionary, Business Leader and veteran Miguel Pilgram comes from 3 generations of Military Service with the United States Naval Forces. The principles of discipline and service to something greater than yourself are incorporated in his DNA. Pilgram's passion is reignited as he serves his community and he enjoys seeing his vision and brands come to life in South Florida.

After the Navy, he put his core competencies to use working security in the casinos across multiple continents. While working in Asia for a Chinese Malaysian Cruise line Pilgram was tapped to assist in the handover of the global security/surveillance program for Norwegian Cruise Line. He worked for NCL for a decade, becoming second in command of Global Security and Surveillance in 2007 for the Cruise Line. In 2010, Miguel formed The Pilgram Group (TPG). TPG, started out as a company that focused on renovating commercial, residential and maritime real estate, mostly in the Fort Lauderdale and surrounding areas, and tapping opportunities that specifically helped the community. Over the past several years, TPG has established a solid lifestyle brand that spans from Real Estate, to restaurants, musical entertainment and soon a mens shirt lines. The Pilgram Group Executive Suites, downtown Fort Lauderdale, serves as the company's corporate headquarters.

From his aptitude in assembling real estate holdings, to his creativity in renovating/repurposing properties as artistic cultural venues, to his passion for helping those who need a hand, he is a fresh and unique force in the South Florida business world.

Miguel Pilgram has been recognized by Go Riverwalk Magazine, The Greater Fort Lauderdale Chamber of Commerce, The Top 100 Power Leaders in Real Estate 2017 & 2019 SFBJ, Broward County NYSW Jazz Lounge "Outstanding Achievement in Urban Design", Proclamation Broward County

THE MARGLIP INVESTMENT GROUP

DESIGN2FORM ARCHITECTURE GROUP

The Memphis Blues Complex (Sistrunk Historic District)

Project Proposal

Wednesday, July 18, 2018

The Marglip Investment Group

Executive Summary

The Pilgram Group is a family owned company consisting of several different entities. Marglip Investment Group is one of these entities. Each has a specific focus on a certain aspect of the real estate business to include property acquisition, valuation, renovation, management and term lending for investments. In business since 2010, The Pilgram Group focuses on renovating commercial, residential and maritime real estate, mostly in the Fort Lauderdale area, and tapping opportunities that help the community grow and rebuild. In 2015, our company created the New York Subs and Wings brand, and launched a food truck to support the brand. Currently, Pilgram is placing his faith -- and his money -- in the Sistrunk and downtown areas of Fort Lauderdale with The Pilgram Group Headquarters and Executive Suites, an upscale eatery and jazz lounge, a fast - casual eatery and a clothing and accessories line on the horizon.

The focus of this presentation is the development of the Memphis Blues Complex. The implantation for the new location that will benefit the blight are of Sistrunk. The focus of the project is revitalization of the historic area and the financial benefited for the city as well as it citizens. The location will create jobs and drive tourism into the City of Fort Lauderdale.

Objective

This presentation was prepared for the Fort Lauderdale CRA Advisory Board, for consideration for the City's Property & Business Improvement Program, Development Incentive, Program Commercial Façade Improvement, Program and Street Scape Enhancement Program. The objective of this presentation is to explain the plan for Memphis Blues multi-level entertainment complex, restaurants and commercial business spaces which will be built by Marglip Investment Group.

The Marglip Investment group has created plans for a 3 building, multi-level entertainment complex that will encompass, live music, food, drinks and an inviting atmosphere. The complex will increase the tourism to the Sistrunk area by being the only business of its kind in the Fort Lauderdale area. Giving its customers the freedom to explore different time periods of Jazz, Funk and R&B all in the same location, the Memphis Blue Spot will become an instant tourist attraction. The development of the project, will enhance the area by providing job opportunities for the residents, increase entrepreneurship, create an attraction for the city, reinvest in the blight areas of the city and preserve the history of Sistrunk.

The Marglip Investment group has a competitive advantage; we understand the needs of the Sistrunk area. With all the rich tradition, heritage and history in Sistrunk, Marglip Investment Group understands the type of work and time required to bring the Sistrunk area back to its original glory. We are committed to being a community partner and investing in the citizens of Fort Lauderdale. As we approach the project, the creation jobs and opportunities within the Sistrunk community is a top priority. We want the environment to be one of inclusion and not to alienate the people of Sistrunk. With a three phase building plan, upon completion of the entire project approximately 80-90 jobs ranging from Managers to Host will be created for Broward County.

Marglip Investment Group has plans that will allow for the revitalization of the Sistrunk Area. The Creation of the Memphis Blues Complex to include a rooftop bar and live music area will be a great addition to the community. The proposal will further explain how allowing the expansion of the club will attract more tourism to the city, engage a more diverse clientele base, which in turn increases tax revenue for the city. The Marglip Investment Group aims to expand the dining and entertainment options in the Sistrunk area. With the new development project located on the corner of Sistrunk and NW 15th Ave. The Memphis Blues Restaurant and Bar is the feel of the Memphis in the heart of Fort Lauderdale.

Phase 1: New York Subs, Wings and Cheese Steaks (bottom level, building 1)/ Memphis Blues Spot (second level, building 1)

Phase 2: Memphis Blues Club (both levels)

Phase 3: Entertainment Complex with commercial rental spaces

Strategic Goals

The goal of the expansion on the Marglip brand is to engage the local community by providing quality entertainment in an inviting atmosphere. By aiming specifically in the Sistrunk area, NYSW will help the revitalization of the community by providing jobs and opportunity to the citizens of Fort Lauderdale while producing more tax revenue for the City. This will be accomplished by strategic partnership and leveraging personal relationships. The Pilgram group is focused on the betterment of the community and investing in people and their future.

Knowledge and Expertise

Miguel Pilgram

Real Estate Visionary and Business Leader Miguel Pilgram comes from a long history of Military Service with the United States Naval Forces. His Dad is a Vietnam vet, both he and his sister served in Desert Storm, and his brother also served in the Navy. The principles of discipline and service to something greater than yourself are incorporated in his DNA. Pilgram's strong work ethic and dedication often results in long, arduous twelve to sixteen-hour days. His passion is reignited as he serves his community and he enjoys seeing his vision and brand come



to life.

His military career started when he served as a Petty Officer in the US Navy in Desert Storm. While serving, he learned the an important skill that would be the key to his success today, which is to be “fully committed to what you are doing, and don’t leave anything to chance.”

After the Navy, he put his core competencies to use working security in the casinos across multiple continents. Having caught the travel bug, he jumped at the chance to work abroad for Star Cruises, a Chinese/Malaysian company. In 2002, Star Cruises purchased Norwegian Cruise Lines (NCL). Pilgram was tapped to assist in the handover of the global security/surveillance program. He worked for NCL for a decade, becoming second in command of Global Security and Surveillance in 2007 for the Cruise Line.

In 2010, Miguel formed The Pilgram Group (TPG). TPG, started out as a company that focused on renovating commercial, residential and maritime real estate, mostly in the Fort Lauderdale area, and tapping opportunities that help the community. Over the past several years, TPG has established a solid lifestyle brand that spans from eateries to executive suites. Pilgram is placing his bets -- and his life's savings -- in the Sistrunk and Downtown areas of Fort Lauderdale. The support and assistance of the Broward County Community Redevelopment Agency (CRA) has been instrumental in the acquisition of the Sistrunk property which is slated to open as a

restaurant in Spring 2019. The Pilgram Group Executive Suites, located downtown Fort Lauderdale, serves as the company's corporate headquarters.

He also opened the new downtown location of New York Subs and Wings, a "fast casual" restaurant that will bring the same food from the previous Oakland Park restaurant. This building also houses the NYSW Jazz Lounge, an exciting new food and entertainment concept which features both indoor and terrace seating, an indoor and outdoor bar, along with a dinner menu. The lounge provides live, hand selected entertainment presented through a wide range of jazz styles, every night except Monday. Pilgram's love for the arts, culture and fashion has influenced his latest endeavor, a men's clothing line set to launch in Spring 2018. Not surprisingly, Pilgram's community support mirrors his personal interests. He loves to become intricately involved with the organizations he supports, and gladly gives as much of his time and energy as he can. From his aptitude for assembling real estate holdings, to his creativity in renovating/repurposing them, to his passion for helping those who need a hand, he is a unique force in the South Florida business world.

Miguel Pilgram has been a visionary and a pillar in the community for many years. Whether it was his family's long standing commitment to patriotism through generations of military service, or his business ventures strategically focused in the heart of the Fort Lauderdale, Pilgram strives to give back to City of Fort Lauderdale. The creation of the Memphis Blues Club complex will be a continuation of Pilgram's mission to uplift and revitalize the Sistrunk area.

Recognition

- Go River walk Magazine
- The Rotary Club of Fort Lauderdale South
- The South Florida Times
- Broward County "Outstanding Achievement in Urban Design"

DESIGN2FORM Architects

Design2Form (D2F) is a Miami-based full service architectural, interior design, and project management firm serving the South Florida Tri-County Area. Founded in 2002, by the Owner and Principal Architect, Mr. Zamarr T. Brown, RA, LEED AP, Design2Form strives on putting forth the greatest effort on every project to produce sustainable, high-quality outcomes. Mr. Brown, along with his firm's key associates are experienced in a wide variety of projects including residential, commercial, educational, hospitality, industrial, religious, and civic facilities. Our firm is highly experienced in restoration, renovation, and rehabilitation projects; preservation work takes specific know-how, creativity and ingenuity to be successful that our firm possesses.

Our team strives for professionalism. With over 50 years of combined experience, we possess a wealth of knowledge to contribute to our projects. Our team is knowledgeable in public and private sector projects from the development and redevelopment of small single-site projects to medium-size neighborhood corridor projects.

Working in our communities is important to us. The firm has proudly had the opportunity to engage community leaders, agencies, business owners, residents, and our youth while working on these projects.

Our team is honored to have the opportunity to serve as their common voice and source of motivation and inspiration. D2F also has the privilege and distinction of having designed numerous culturally inspired projects including Afro-Centric and Caribbean architectural style designs.

The Design2Form team of LEED Accredited Professionals make every attempt to maintain environmental consciousness throughout all of our work. Our Eco-friendly approach takes into consideration the life cycle, consumption of resources, waste management, and the quality of life for all of our projects. In the greatest effort to be green, we aim to increase energy, water efficiency, durability, air quality, and use environmentally preferable products.

Our mission is to stand as a common thread in uniting ideas, concepts, budgets, and contexts. We approach each project with the client's objectives in mind, and we work with clients to make responsible decisions that are cost effective and sustainable. This approach allows our team to establish genuine, professional, and personal relationships.

Purpose:

With the building site for the new facility being centrally located in the Sistrunk community, the project will continue Pilgram's mission by encouraging traffic in the area to benefit the city. By offering rooftop dining and live entertainment, the new Memphis Blues Complex will be a tourist attraction as well as a meeting location for the citizens of Fort Lauderdale. The new location will employ community residence and increase tourism, which will ultimately benefit the City by increasing tax revenue.

The atmosphere of Memphis Blues Complex, located in Fort Lauderdale, will be like no other. It will have a classy and inviting atmosphere with an urban sensibility. While offering excellent food and outstanding service, Pilgram prides himself on providing versatility in his projects. The design and over all business model will make Memphis Blues Complex the perfect location to hold a variety of events. Whether its live performances, private parties, or just an everyday meeting place, Memphis Blues will be capable of meeting all the needs of its patrons.

Memphis Blues will provide a wide range of entertainment such as R&B, Latin music, Jazz, spoken word and Caribbean music. Memphis Blues will be a representation of the melting pot that makes up the culture of South Florida. It is the goal of Memphis Blues to make everyone feel welcome.

Population Data/ Target Market:

The NYSW Jazz Club aims attract clientele between the ages of 30-55 years old. The age demographic has a large disposable income and are typically well established within their

careers. Below is the demographic information for the City of Fort Lauderdale according to 2016.

Demographic of Fort Lauderdale

Target market there is another

NYSW is focused on serving the working community of Fort Lauderdale

Median Household income: \$52,813

Median age: 40.1 years

Population: 178,764

Races:

White 47.6%

Black 31.6%

Hispanic 17.3%

Two or more races: 1.7%

Asian 1.5%

Other Races 0.2%

American Indian Alone 0.08%

**Numbers were collected from city-data.com*

Business Environment

Fort Lauderdale is the largest of Broward County's 31 municipalities, spanning 36 square miles with scenic waterways and edged by the Atlantic Ocean. Once known as a tourism-based economy, the city has established itself as one of the most attractive places to start, relocate or expand a business. A wide range of industries are thriving in Fort Lauderdale, including technology, finance, insurance, real estate, film and television production, marine, avionics and manufacturing. It is home to one of the busiest seaports in the nation and one of the fastest-growing airports in the country. The downtown area is the location of Broward Community College, FAU, FIU, the award-winning Broward County main library, federal courthouse and school district offices. The Riverwalk houses the city's arts, cultural and historic district, and Las Olas Boulevard is a top notch destination for dining and shopping

Community Relationships and Other Partnership

Scheril Murray Powell



Scheril Murray Powell, Esq. is currently the President of consulting firm Green Sustainable Strong, LLC and Managing Partner at Scheril Murray Powell, P.A. She is In House Counsel for the EOP Foundations Medical Cannabinoid Research and Policy Institute. She is a graduate of Florida International University College of Law. She is a member of the Florida Bar, Dade County Bar Association, Broward County Bar Association, Palm Beach County Bar Association, and National Bar Association, and was selected by her peers to speak at the FIU Law Commencement Ceremony.

As an entrepreneur, Scheril is the President of Canna Headhunters, a staffing agency. She has been selected to present at a number of Conferences including, Canex Jamaica Conference, Cannada, Detroit's Canna Con, Florida Medical Marijuana Conference, and Canna-Ed Conference hosted by the Florida Cannabis Coalition. She is on the Advisory Board for CannaGather Florida and has been asked to speak at Jamaica's Pharmacological Board Mandatory Meetings and Jamaica Bureau of Standards meetings based on her international reputation as a Cannabis Expert.

She presented at the National Association of Black Journalists and National Association of Hispanic Journalists Joint Conference in August 2016 on the topic of: "Exposing the Truth: Getting Access to Audio and Video Evidence in Police Involved Shootings". Scheril is the Treasurer of the FIU College of Law Alumni Board. While at FIU Law, she was the Charter President of the Palm Beach ABA Student Organization and a member and coach of the Board of Advocates Negotiation Team.

In 2013, Scheril won the FIU Law Intramurals Negotiation Competition, also she and her partner won the ABA Southern Region Negotiation Competition. In 2014, she and her partner came in 2nd place in the Nelson Mandela International Negotiation Competition and she was awarded the distinction of Best Overall Negotiator for her efforts. Scheril served on the Black Law Student Association's National Board for two years and is passionate about eradicating sex trafficking and other social justice issues such as police brutality. She has interned at the State Attorney's office in the 15th Judicial Circuit of Palm Beach County and for two judges of the 17th Judicial Circuit of Broward County. In the summer of 2014, she served as an Anti-Defamation League Summer Associate.

She believes that practicing the law and advocacy for the disadvantaged go hand in hand. She is an activist and has dedicated her time and resources to promoting awareness, access to educational resources, and support for survivors of domestic violence and trafficking. She has a Facebook page called "Police Chronicles" which documents national police interactions with the community. She sits on the board of two non-profit organizations: Project Ship Foundation which guides the youth through the various "ships" of adolescence including "Leadership", "Citizenship", "relationship", "entrepreneurship", and "sportsmanship"; and Project 360 Degrees, an advocacy organization for survivors of sex trafficking. She mentors Pre-Law and Law School students of diverse backgrounds and has been a speaker at the Black and Hispanic Prelaw Conference, the Diversity Prelaw Conference, and the HBCU Prelaw Summit and Expo. Law is a second career for Scheril. She spent over a decade in the wireless industry working for T-Mobile, USA; T-Mobile, UK; RIM BlackBerry; and MetroPCS as a Customer Retention Strategist and Marketing Interface Manager rolling out training, technical change, cultural change, and process improvement projects Nationwide.

Scheril received her undergraduate Business Management degree from Florida Atlantic University with a minor in Marketing where she pledged Delta Sigma Theta Sorority, Inc. and served as the Student Government Senate Speaker for seven campuses. Scheril credits her hard working and strict Jamaican parents James and Judith Hall for her work ethic, tenacity, persistence, and commitment to excellence. She was taught at a young age that we all have a responsibility to each other and must be the example that tears down stereotypes while opening the door for others to follow in your footsteps. She stays motivated by remembering that her son Judah is watching how she lives her values and “walks the talk” in her daily activities. Scheril believes that every test is for a testimony that will glorify God. If He can do all that he has done for me...imagine his plans for you.

The Pilgrim group has formed strategic partnerships with the following companies:



A & A Painting Plus Inc.





Appendix A

Project Timeline

(Projected Start Date 2-3 months, September/October 2018)

<i>Phases of Project</i>	<i>Projected Date of Completion</i>
<i>1</i>	<i>8 Months</i>
<i>2</i>	<i>13 Months</i>
<i>3</i>	<i>18 Months (total completion)</i>

Revenue Projections from date of total completion

Phases	1-3 Months	3-6 Months	7-9 Months	10-12 Months
1	\$25,000- \$35,000 per month	\$35,000-\$45,000 per month	\$45,000- \$60,000 per month	\$60,000-\$80,000 per month
2	NA	NA	\$30,000-\$40,000	\$40,000-\$50,000 per month
3	NA	NA	NA	\$150,000 per month (total)

Projections are subject to change due to the increase in size of the location over the process of the project.

Once the project is running at full capacity, the projected monthly revenue for the entire facility is \$150,000 per month.

*These numbers are based on the performance of NYSW Jazz Club, which is owned by Miguel Pilgram currently.

**MARGLIP DEVELOPMENT, LLC
A WHOLLY OWNED AFFILIATE OF**

THE PILGRAM GROUP

PRO FORMA STATEMENTS OF INCOME

**FOR THE TEN YEAR PERIOD BEGINNING
DECEMBER 31, 2019 THROUGH DECEMBER 31, 2028**



ANTHONY BRUNSON P.A.

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS

To the Board of Directors
Marglip Development, LLC
Fort Lauderdale, Florida

Management is responsible for the accompanying pro forma statements of income of the Marglip Development, LLC (a wholly owned affiliate of The Pilgram Group) for the ten year period beginning December 31, 2019 through December 31, 2028, based on the criteria in Note 1. The pro forma adjustments are based on management's assumptions described in the accompanying footnotes. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the pro forma financial information nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, or provide any form of assurance on the pro forma financial information.

The objective of this pro forma financial information is to show what the significant effects on the pro forma statement of income might have been had the underlying transaction (or event) occurred at the scheduled date. However, the pro forma statement of income is not necessarily indicative of the results of operations that would have been attained had the above-mentioned transaction (or event) occurred at such scheduled date.

Fort Lauderdale, Florida
September 21, 2018

Fort Lauderdale Office

333 Las Olas Way | CU 4
Fort Lauderdale, FL 33301
T: (954) 361-6571



CLIENT FOCUSED: SOLUTION DRIVEN

E: info@abcpasolutions.com

Miami Office

801 Brickell Avenue | Suite 900
Miami, FL 33131
T: (305) 789-6673

MARGLIP DEVELOPMENT, LLC
INCOME STATEMENT FORECAST OF REVENUES AND EXPENSES
TEN YEARS PRO FORMA - COMBINED

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Revenues		10%	10%	5%	5%
Food - Restaurant	\$ 917,280	\$ 1,009,008	\$ 1,109,909	\$ 1,165,404	\$ 1,223,674
Beverage - Restaurant	475,020	522,522	574,774	603,513	633,689
Food - Roof Top Lounge	229,320	252,252	277,477	291,351	305,919
Drinks - Roof Top Lounge	401,856	442,042	486,246	510,558	536,086
Food - Blues Lounge	131,040	144,144	158,558	166,486	174,811
Drinks - Blues Lounge	516,672	568,339	625,173	656,432	689,253
Space Rental (Performing Artists)	93,600	102,960	113,256	118,919	124,865
Total Revenues	2,764,788	3,041,267	3,345,393	3,512,663	3,688,296
Cost Goods Sold					
Cost of food sold	669,760	736,736	810,410	850,930	893,477
Cost of drinks sold	550,316	605,348	665,882	699,176	734,135
Total Cost Goods Sold	1,220,076	1,342,084	1,476,292	1,550,107	1,627,612
Gross Income	1,544,712	1,699,183	1,869,102	1,962,557	2,060,684
Expenses		5.0%	5.0%	2.5%	2.5%
Salaries & Wages:					
Managers (3)	130,000	133,900	137,917	142,055	146,316
Shift Managers (2)	64,000	65,920	67,898	69,935	72,033
Shift Supervisors (3)	81,120	83,554	86,060	88,642	91,301
Chefs (2 Head + 2 Jr.)	153,920	158,538	163,294	168,193	173,238
Waiters (10 FTE)	171,600	176,748	182,050	187,512	193,137
Bar Tenders (3)	50,232	51,739	53,291	54,890	56,537
Bus Boys (3)	51,480	53,024	54,615	56,254	57,941
Payroll and other related taxes	70,097	72,200	74,366	76,597	78,895
Cost of Labor	772,449	795,622	819,491	844,076	869,398
Performing artist	46,800	51,480	56,628	59,459	62,432
Freight & delivery	12,201	13,421	14,763	15,501	16,276
Paper and disposable products	13,824	15,206	16,727	17,563	18,441
Liquor license	2,000	2,000	2,000	2,000	2,000
Entertainment license	3,000	3,000	3,000	3,000	3,000
Contract cleaning & maintenance	30,000	31,500	33,075	33,902	34,749
Business license and permits	600	600	600	600	600
Advertising and promotion	41,472	45,619	50,181	52,690	55,324
Rent	96,000	100,800	105,840	108,486	111,198
Electricity	9,000	9,450	9,923	10,171	10,425
Water	4,200	4,410	4,631	4,746	4,865
Gas	4,800	5,040	5,292	5,424	5,560
Security services	174,720	179,962	185,360	190,921	196,649
Telephone, cable and internet	12,240	12,852	13,495	13,832	14,178
Travel	12,600	13,230	13,892	14,239	14,595
Credit card merchant fees	55,296	60,825	66,908	70,253	73,766
Office supplies	3,780	3,969	4,167	4,272	4,378
Trash removal	6,000	6,300	6,615	6,780	6,950
Training	4,970	5,119	5,272	5,430	5,593
Professional fees:					
Legal	27,648	30,413	33,454	35,127	36,883
Accounting	27,648	30,413	33,454	35,127	36,883
Insurance	8,570	8,999	9,448	9,685	9,927
Operation Expenses	597,368	634,607	674,724	699,208	724,673
Total Expenses	1,369,816	1,430,229	1,494,215	1,543,284	1,594,071
Income before taxes and					
amortization/depreciation	174,896	268,954	374,886	419,273	466,613
Amortization (start up cost)	3,250	3,250	3,250	3,250	3,250
Depreciation (FF & equip.)	146,485	146,485	146,485	146,485	146,485
Net Income before taxes	25,161	119,220	225,152	269,538	316,878
Income taxes	5,284	25,036	47,282	56,603	66,544
Net Profit	19,877	94,183	177,870	212,935	250,334

See accountant's compilation report.

MARGLIP DEVELOPMENT, LLC
INCOME STATEMENT FORECAST OF REVENUES AND EXPENSES
TEN YEARS PRO FORMA - COMBINED

	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
Revenues	3%	3%	3%	3%	3%
Food - Restaurant	\$ 1,260,385	\$ 1,298,196	\$ 1,337,142	\$ 1,377,256	\$ 1,418,574
Beverage - Restaurant	652,699	672,280	692,449	713,222	734,619
Food - Roof Top Lounge	315,096	324,549	334,286	344,314	354,644
Drinks - Roof Top Lounge	552,169	568,734	585,796	603,369	621,471
Food - Blues Lounge	180,055	185,457	191,020	196,751	202,653
Drinks - Blues Lounge	709,931	731,229	753,166	775,761	799,034
Space Rental (Performing Artists)	128,611	132,469	136,443	140,536	144,752
Total Revenues	3,798,945	3,912,914	4,030,301	4,151,210	4,275,746
Cost Goods Sold					
Cost of food sold	920,281	947,889	976,326	1,005,616	1,035,784
Cost of drinks sold	756,159	778,844	802,209	826,276	851,064
Total Cost Goods Sold	1,676,440	1,726,733	1,778,535	1,831,892	1,886,848
Gross Income	2,122,505	2,186,180	2,251,766	2,319,318	2,388,898
Expenses	1.5%	1.5%	1.5%	1.5%	1.5%
Salaries & Wages:					
Managers (3)	150,706	155,227	159,884	164,680	169,621
Shift Managers (2)	74,194	76,419	78,712	81,073	83,505
Shift Supervisors (3)	94,040	96,862	99,767	102,760	105,843
Chefs (2 Head + 2 Jr.)	178,435	183,789	189,302	194,981	200,831
Waiters (10 FTE)	198,931	204,899	211,046	217,378	223,899
Bar Tenders (3)	58,233	59,980	61,779	63,632	65,541
Bus Boys (3)	59,679	61,470	63,314	65,213	67,170
Payroll and other related taxes	81,261	83,699	86,210	88,797	91,460
Cost of Labor	895,480	922,344	950,015	978,515	1,007,870
Performing artist	64,305	66,235	68,222	70,268	72,376
Freight & delivery	16,764	17,267	17,785	18,319	18,868
Paper and disposable products	18,995	19,565	20,152	20,756	21,379
Liquor license	2,000	2,000	2,000	2,000	2,000
Entertainment license	3,000	3,000	3,000	3,000	3,000
Contract cleaning & maintenance	35,361	35,984	36,617	37,262	37,919
Business license and permits	600	600	600	600	600
Advertising and promotion	56,984	58,694	60,455	62,268	64,136
Rent	113,179	115,196	117,249	119,339	121,468
Electricity	10,616	10,811	11,009	11,211	11,417
Water	4,954	5,044	5,137	5,231	5,327
Gas	5,643	5,728	5,814	5,901	5,990
Security services	202,548	208,625	214,884	221,330	227,970
Telephone, cable and internet	14,438	14,702	14,972	15,247	15,527
Travel	14,862	15,135	15,413	15,695	15,983
Credit card merchant fees	75,979	78,258	80,606	83,024	85,515
Office supplies	4,459	4,540	4,624	4,709	4,795
Trash removal	7,061	7,174	7,289	7,406	7,524
Training	5,761	5,934	6,112	6,295	6,484
Professional fees:					
Legal	37,989	39,129	40,303	41,512	42,757
Accounting	37,989	39,129	40,303	41,512	42,757
Insurance	10,105	10,286	10,470	10,658	10,849
Operation Expenses	743,593	763,035	783,014	803,544	824,642
Total Expenses	1,639,073	1,685,379	1,733,028	1,782,059	1,832,513
Income before taxes and amortization/depreciation	483,432	500,801	518,737	537,259	556,385
Amortization (start up cost)	3,250	3,250	3,250	3,250	3,250
Depreciation (FF & equip.)	146,485	146,485	146,485	146,485	146,485
Net Income before taxes	333,697	351,066	369,002	387,524	406,650
Income taxes	70,076	73,724	77,490	81,380	85,397
Net Profit	263,621	277,342	291,512	306,144	321,254

See accountant's compilation report.

MARGLIP DEVELOPMENT, LLC
NOTES TO THE PRO FORMA STATEMENTS OF INCOME
FOR THE TEN YEAR PERIOD BEGINNING
DECEMBER 31, 2019 THROUGH DECEMBER 31, 2028

Note 1 - Basis of Presentation

The pro forma statements of income are presented in accordance with Statements on Standards for Accounting and Review Services (SSARs) promulgated by the Accounting and Review Services Committee of the American Institute of Certificate Public Accountants(AICPA) and comply with the AICPA's code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care, when preparing the pro forma financial information and performing the compilation engagement.

Note 2 - The Memphis Blues Complex

The ten year pro proforma statement of operations represents Marglip Development, LLC's plans for the creation of the Memphis Blues Complex which includes a rooftop bar and live music area as well as a restaurant and bar. Marglip aims to expand the dining and entertainment options in the Sistrunk area. The development of the project, will enhance the area by providing job opportunities for the residents, increase entrepreneurship, create an attraction for the city, reinvest in a blight area of the city and preserve the history of Sistrunk.

Note 3 - Revenues

The revenue forecast represents the income stream associated with food and drinks of the restaurant, roof top lounge, blues lounge and space rentals for performing artists and community events.

The income stream captures an average of the anticipated meals and drinks sold each day from the various venues. Also included are admission fees for patrons for event activities.

Revenues are projected to increase by 10% in years 2-3, 5% in years 4-5, and 3% in years 6-10.

Note 4 - Cost of Sales

The cost of food and drinks are estimated at anticipated costs associated with menu sales prices.

Note 5 - Cost of Labor

Employees are paid at current market rates in the State of Florida, excluding tips. The projected rate for employees ranges from minimal wage to \$20 per hour. The venue is anticipating require 25 new hires over the course of its operations.

Payroll taxes and related expenses includes the employer responsibility for social security (6.2%), Medicare (1.45%), state re-employment taxes (up to 5.4% on the first paid \$7,000), federal unemployment taxes (6% on the first paid \$7,000), and workers compensation insurance. We estimate these amounts to be 15% of total gross wages. Labor cost are projected to increase by 3% annually.

MARGLIP DEVELOPMENT, LLC
NOTES TO THE PRO FORMA STATEMENTS OF INCOME
FOR THE TEN YEAR PERIOD BEGINNING
DECEMBER 31, 2019 THROUGH DECEMBER 31, 2028

Note 6 - Operating Expenses

Operating expenses are forecasted based upon anticipated actual cost of various expenses or base upon usage given the building's square footage or a percentage of anticipated revenues.

An illustration of costs is reflected as follows:

<u>Expense Items</u>	<u>Estimate Used</u>
Performing artist	50% of Artist Revenues at the Jazz Lounge
Freight & delivery	1% of cost of goods sold
Paper & disposables	0.5% of revenue from food and drinks
Liquor license	\$2,000 per year
Entertainment license	\$3,000 per year
Contract cleaning & maint.	Cleaning & upkeep of facilities, plus repairs & maint.
Business license and permits	Includes business license and annual inspection
Advertising and promotion	1.5 % of revenues
Rent	Market rate
Electricity	Estimated base on building size/usage
Water	Estimated base on building size/usage
Gas	Estimated base on expected usage
Security services	Based on two 8 hour shifts for at \$15/hr. For 52 weeks
Telephone, cable and internet	Estimated base on expected usage
Travel	Estimated based on expected usage
Credit card merchant fees	2% of revenues
Office supplies	Estimated based on expected usage
Trash removal	Estimated based on expected usage
Training	1% of gross salaries & wages
Professional fees	1% of revenues
Insurance	Estimated based on property and business activity

Expenses are projected to increase by 5% in years 2-3, 2.5% in years 4-5, and 1.5% in years 6-10.



Sistrunk Performing Arts Incubator

Vision Statement:

The Pilgram Group is a veteran, minority and family owned entrepreneurship specializing in acquisition and development of boutique style commercial and residential developments which bring Culture, Creative Spirit and Economic Stimulus to our communities. Our latest focus, after completing the NYSW Jazz Lounge in Downtown Fort Lauderdale, is the Historic Sistrunk Corridor. With its rich heritage in music, culture, entrepreneurial spirit and creativity; we're excited to bring our proven brand to Sistrunk's vibrant heritage and history. Our goal is further elevate the sistrunk corridor by creating a performing arts hub with emphasis on entrepreneurship, community engagement, cultural enrichment.

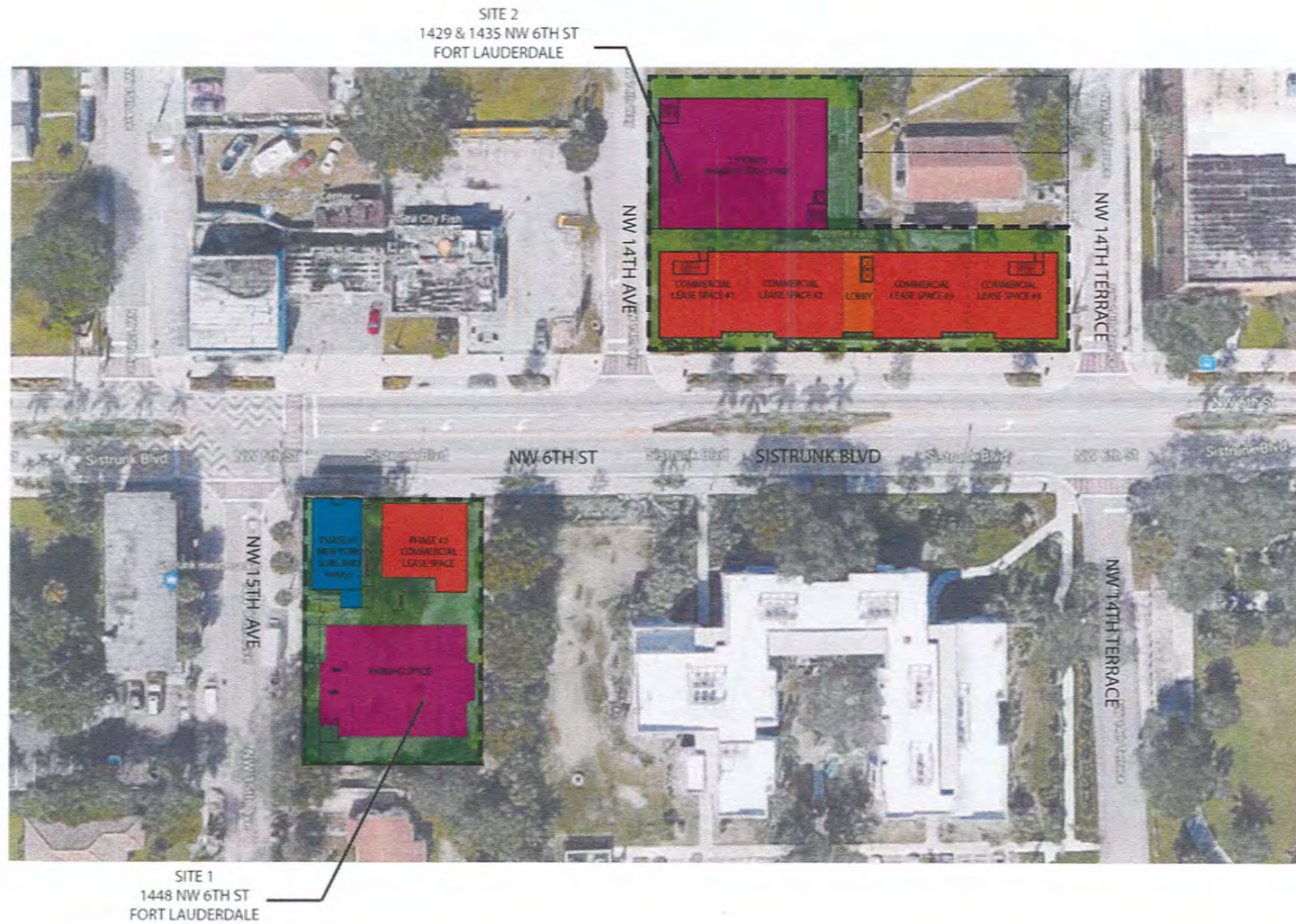
Phase I (1448 SW Sistrunk Blvd.) entails a complete renovation of the existing 2-story, 3,160 Sq. Ft. structure which will house the 2nd location of New York Subs & Wings eatery. Along with the renovation, the rooftop will be converted into an open air space lounge and bar area.

Phase II (1448 Sistrunk Blvd.) is a new 3-Story, 7,885 Sq. Ft. Commercial building housing an 1st floor and 2nd floor spaces will house an Arts Gallery, Dance Studio, and Music Space. The 3rd floor will accommodate 200 person entertainment (live music and performances) and a fourth floor partial open-air observation deck and lounge.

Phase III (1429-1435 Sistrunk Blvd.) proposes a new 4-story, 32,000 Sq. Ft. mixed-use structure with a rear parking garage and surface parking lot. The program for the building involves retail space on the ground floor, arts and culture incubator on the 2nd floor and loft style residences on the 3rd and 4th floor. Sustainable features for the development includes photovoltaic panels over the parking garage and a 4th floor garden. The garden area will also be an open-air, partially covered gathering area, to promote interaction amongst the building occupants.

SISTRUNK PERFORMING ARTS INCUBATOR

1429, 1435 & 1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



CAMPUS MASTER PLAN
N.T.S.

SISTRUNK PERFORMING ARTS INCUBATOR

Phase I and II

Phase I: 3,160 S.F.

Phase II: 7,885 S.F.

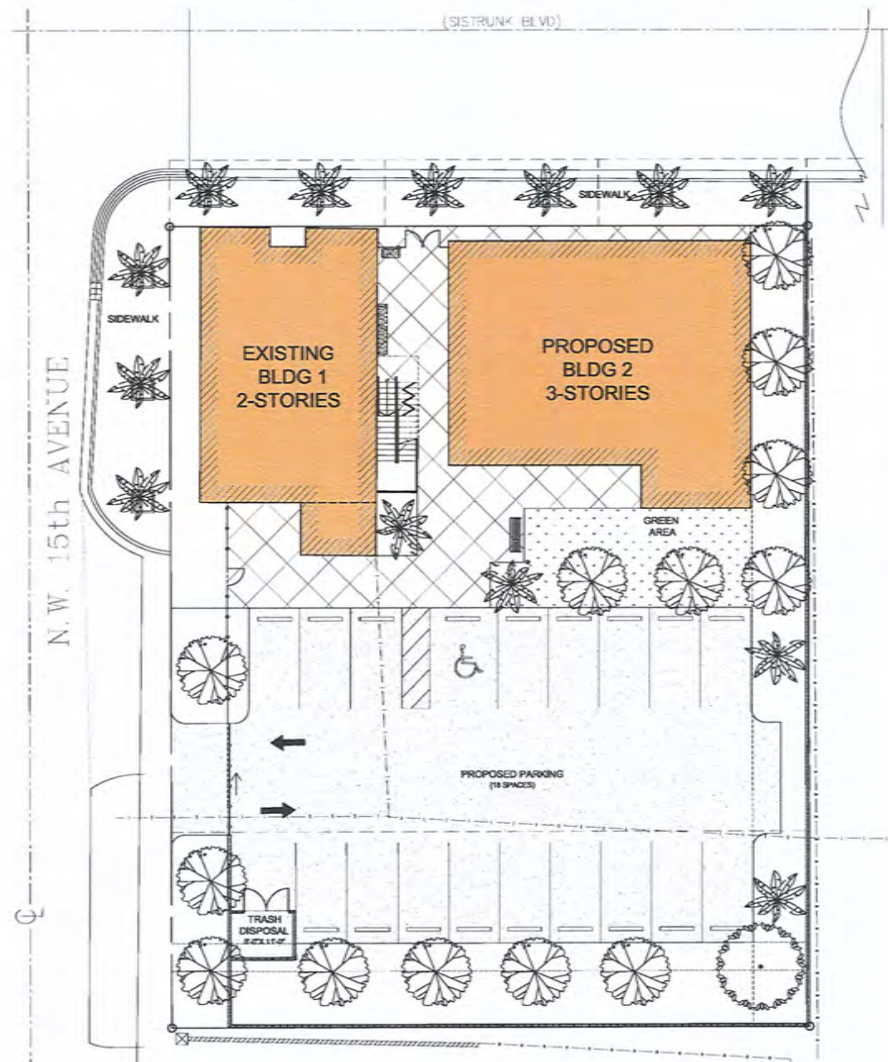
Total: 11,045 S.F.

Will Include:

Restaurant, Retail, Lounge and Rooftop Bar

SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



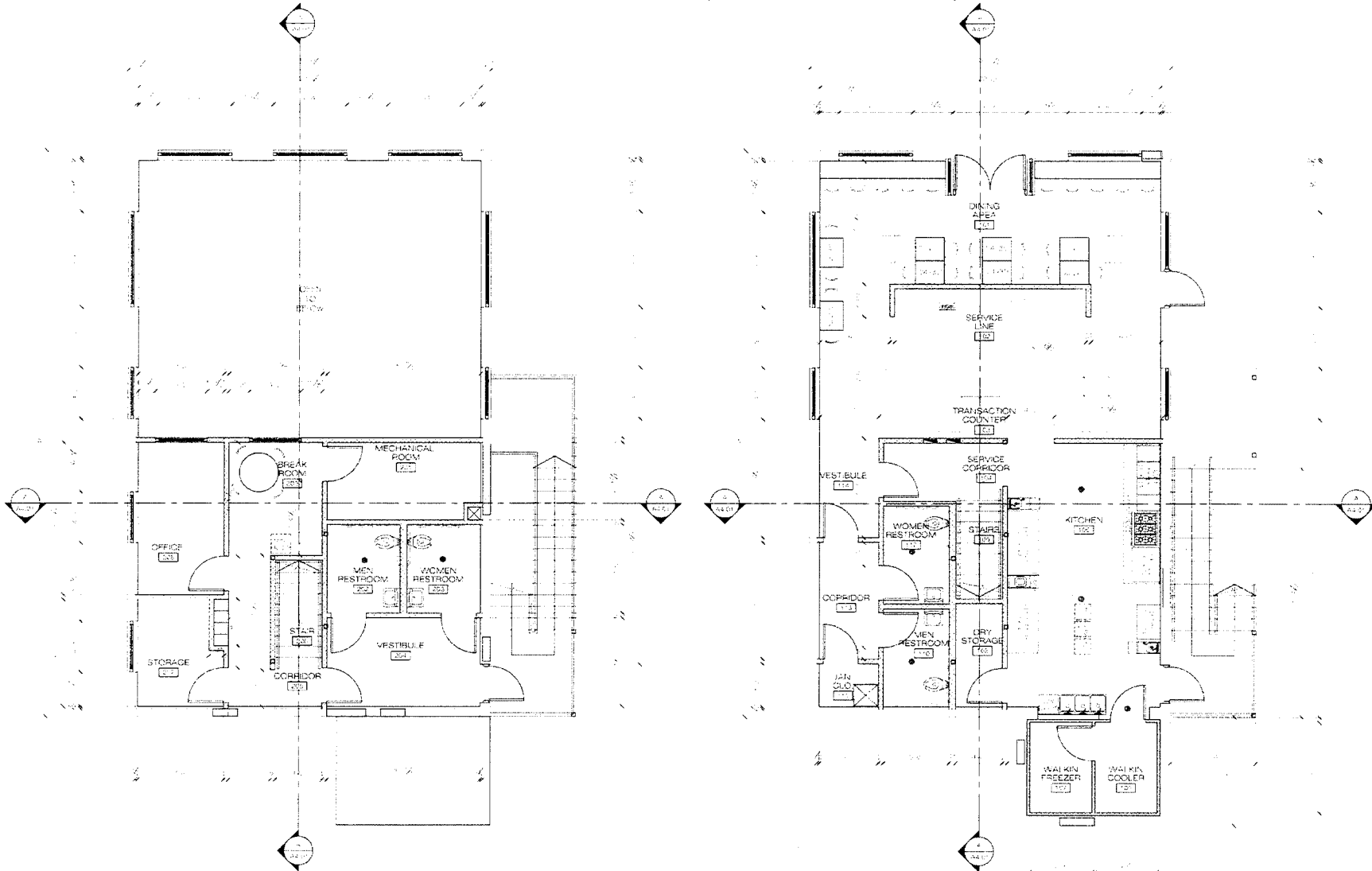
LEGEND
[Orange Box] COMMERCIAL LEASE SPACE

PROPOSED SITE PLAN PHASE 1 & PHASE 2
SCALE: 1"=10'

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SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311

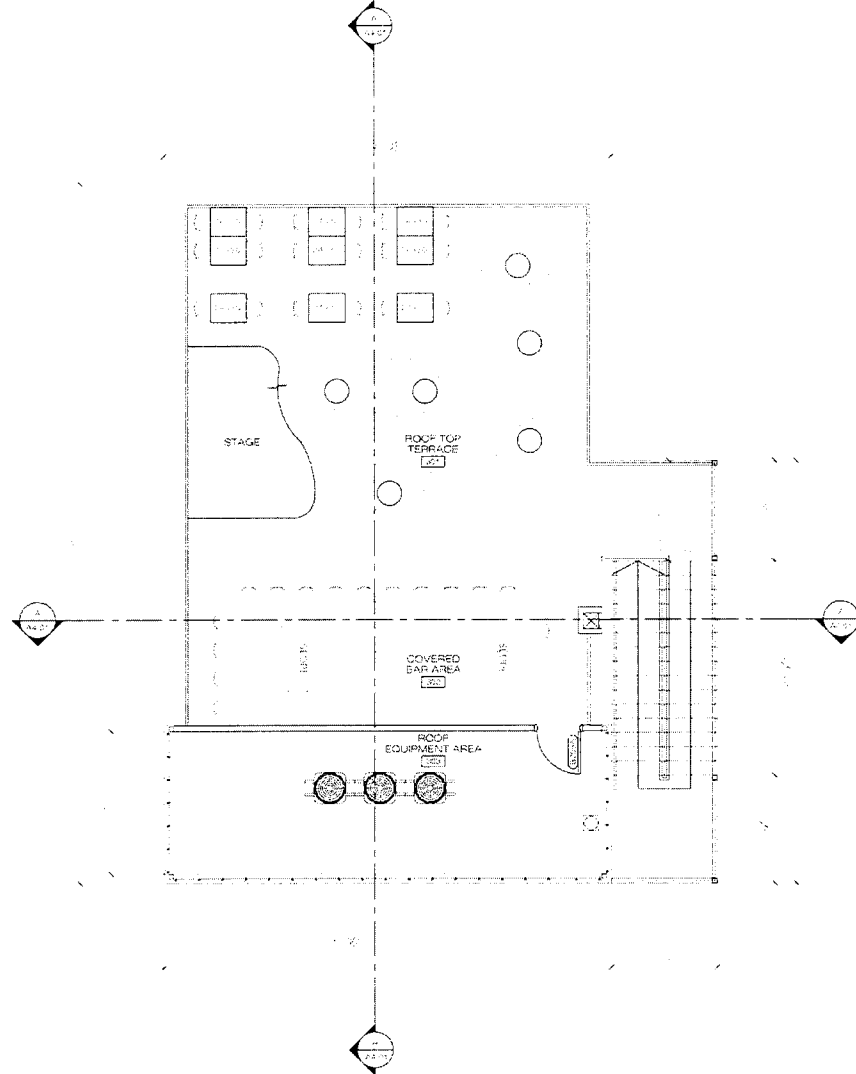


2 PROPOSED SECOND FLOOR PLAN

1 PROPOSED FIRST FLOOR PLAN

SISTRUNK PERFORMING ARTS INCUBATOR

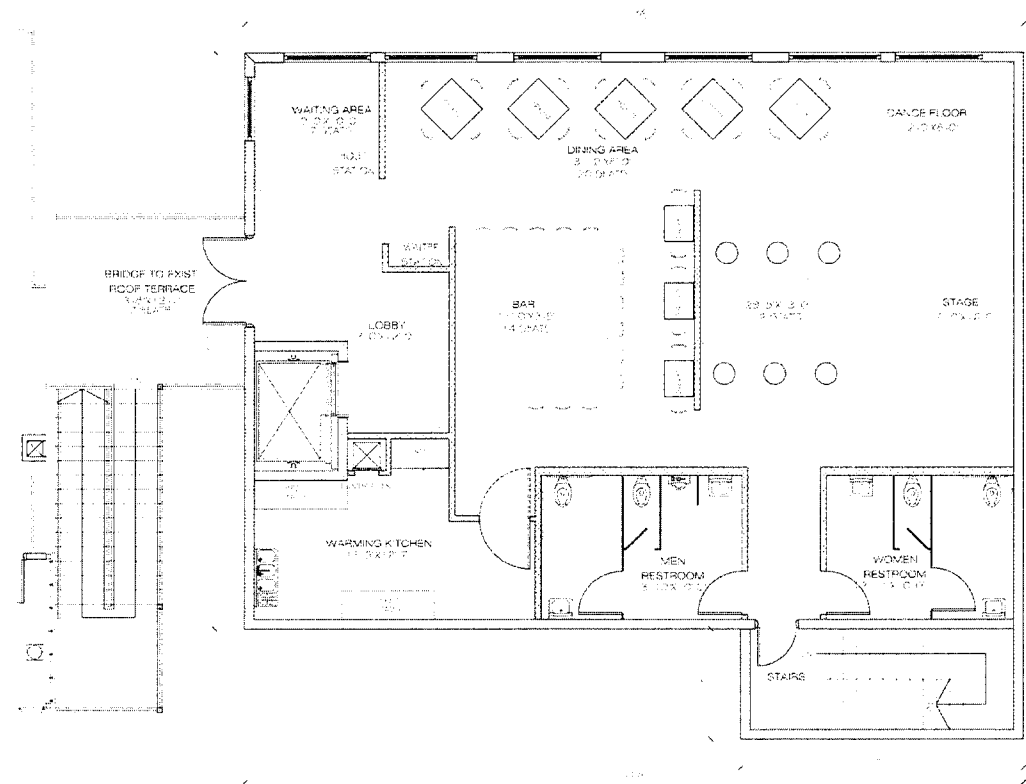
1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



1 PROPOSED ROOF PLAN (PHASE 1)
SCALE: 1/8" = 1'-0"

SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311

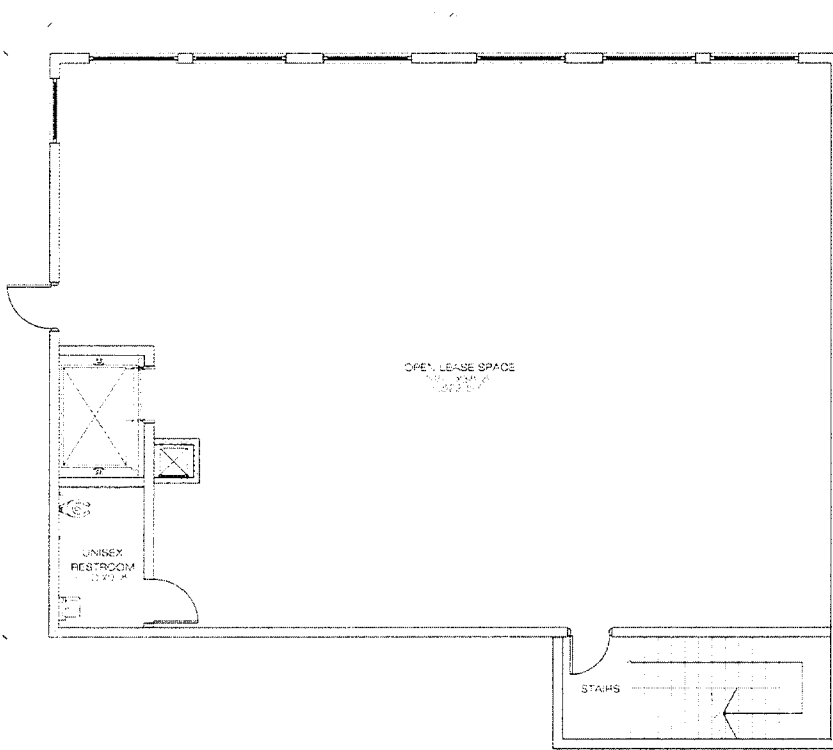


1 PROPOSED THIRD FLOOR PLAN (PHASE 2)

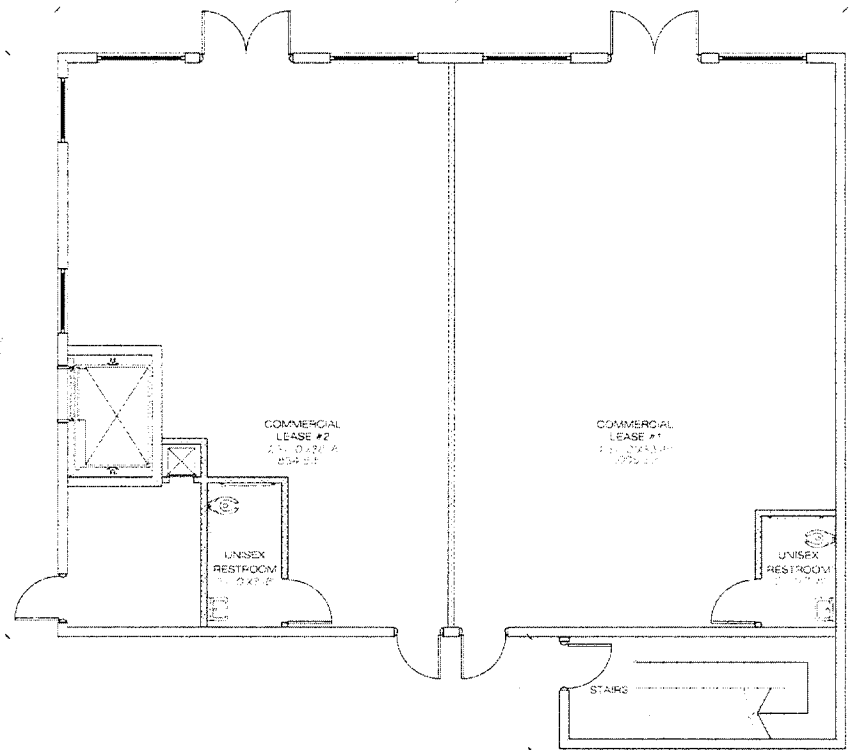


SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



2 PROPOSED SECOND & THIRD FLOOR PLAN (PHASE 2)



1 PROPOSED FIRST FLOOR PLAN (PHASE 2)



SISTRUNK PERFORMING ARTS INCUBATOR

1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



3D RENDERING
SCALE 1"=10'

SISTRUNK PERFORMING ARTS INCUBATOR

Phase III

1st Floor: 10, 052 S.F.

2nd Floor: 7,054 S.F.

3rd Floor: 8,117 S.F.

4th Floor: 8,403 S.F.

Total: 33,626 S.F.

Will Include:

**Retail, Performing Arts School, Artist Lofts ,
Entertainment Terrace, Parking Garage and Surface Parking Lot**

SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



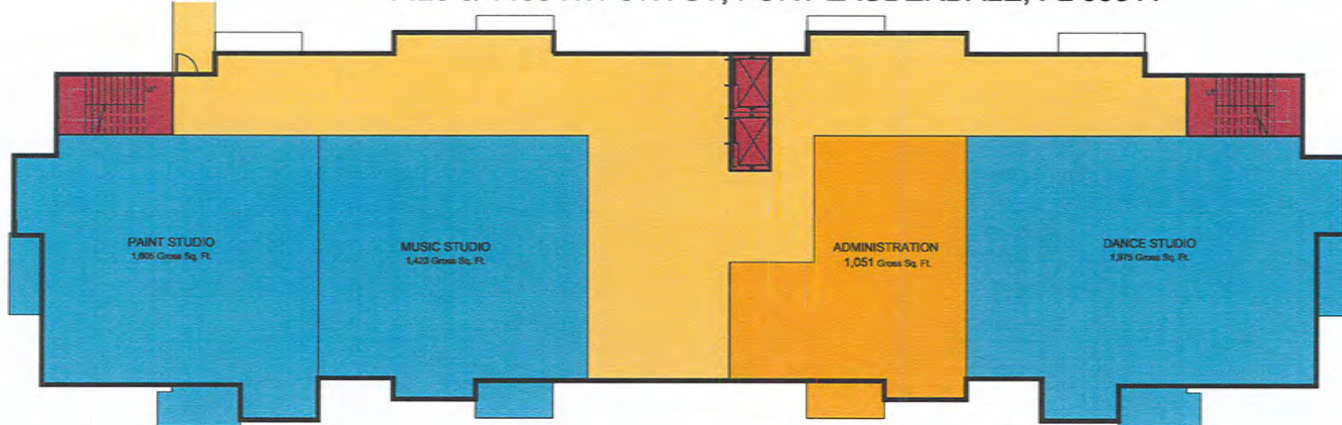
- LEGEND
- LOBBY & CIRCULATION
 - PARKING STRUCTURE
 - ADMINISTRATION
 - LIVING SPACE
 - ARTIST STUDIOS
 - STAIRS/ ELEVATORS
 - TERRACE
 - COMMERCIAL LEASE SPACE

SITE PLAN
SCALE: 1/16" = 1'



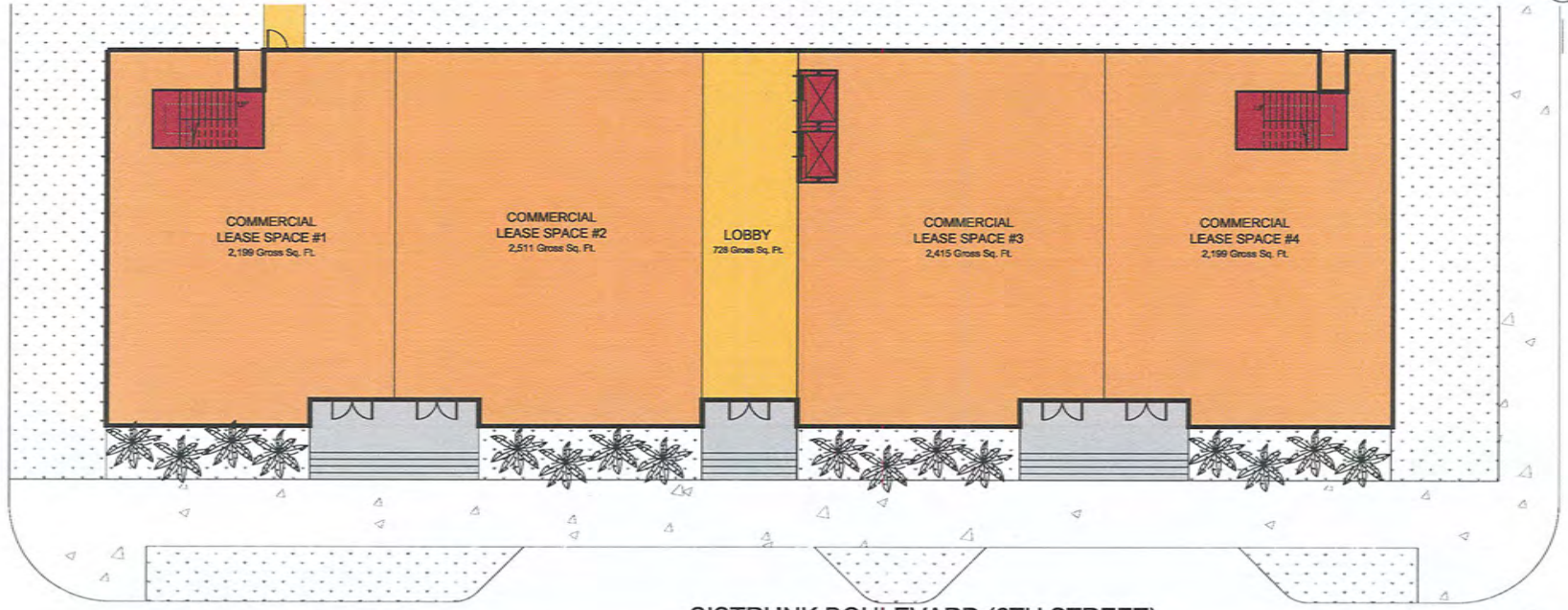
SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



- LEGEND
- LOBBY & CIRCULATION
 - PARKING STRUCTURE
 - ADMINISTRATION
 - LIVING SPACE
 - ARTIST STUDIOS
 - STAIRS/ ELEVATORS
 - TERRACE
 - COMMERCIAL LEASE SPACE

SECOND FLOOR MASSING PLAN
SCALE: 1/8"=1'



FIRST FLOOR MASSING PLAN
SCALE: 1/8"=1'

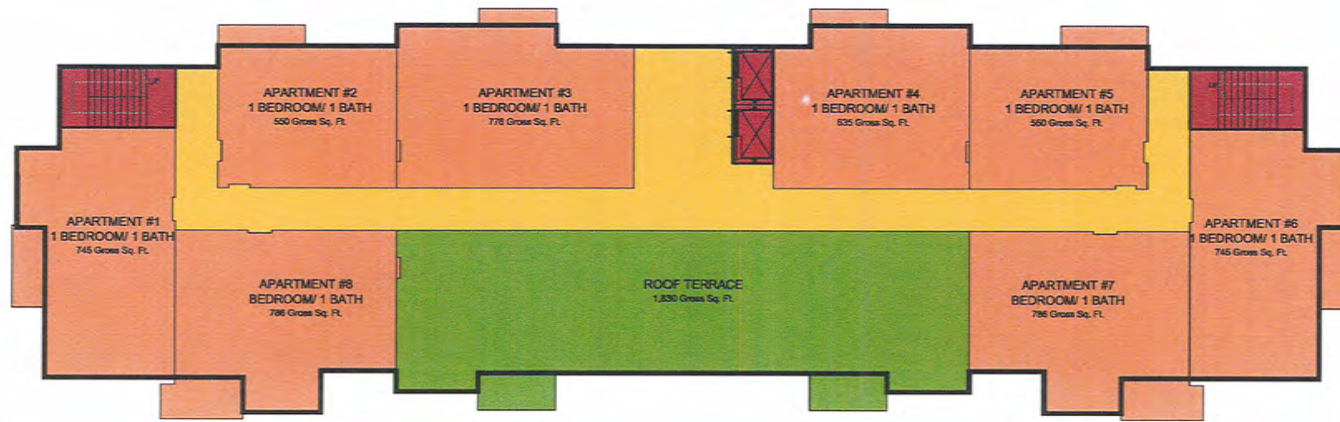
SISTRUNK BOULEVARD (6TH STREET)

SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311

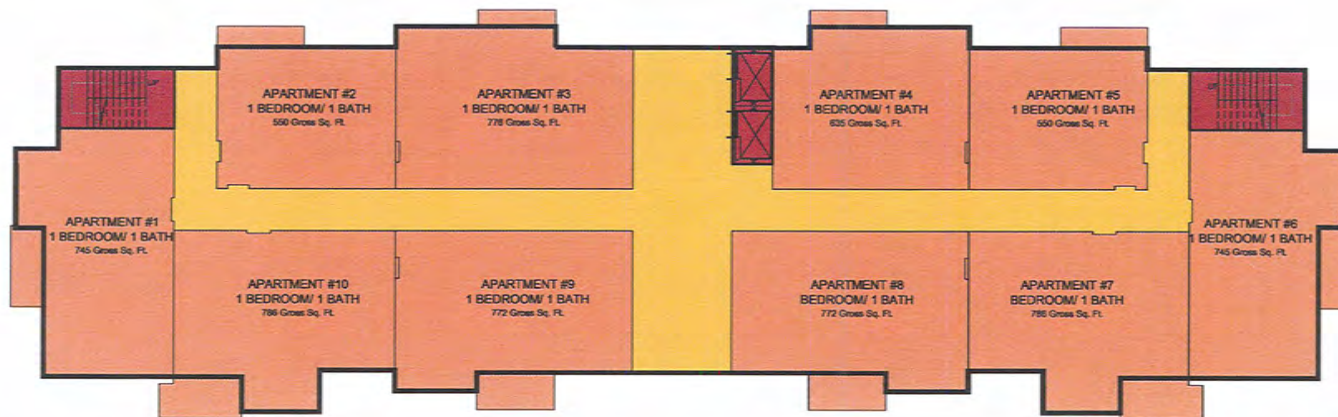
LEGEND

- LOBBY & CIRCULATION
- PARKING STRUCTURE
- ADMINISTRATION
- LIVING SPACE
- ARTIST STUDIOS
- STAIRS/ ELEVATORS
- TERRACE
- COMMERCIAL LEASE SPACE



FOURTH FLOOR MASSING PLAN

SCALE: $\frac{1}{8}"=1'$



THIRD FLOOR MASSING PLAN

SCALE: $\frac{1}{8}"=1'$

SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



3D RENDERING
N.T.S.

SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



3D RENDERING
N.T.S.

SISTRUNK PERFORMING ARTS INCUBATOR

1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



3D RENDERING
N.T.S.

MEMORANDUM

DATE: August 13, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Funding Request – Florida Irish Hospitality, LLC
CRA Property and Business Improvement Program - \$500,000
Molly Maguire's Pub and Eatery – 550 NW 7 Avenue

FUNDING REQUEST

Florida Irish Hospitality, LLC is requesting funding from the CRA in the amount of \$500,000 for equipment and build-out of Molly Maguire's Pub and Eatery to be located at 550 NW 7 Avenue in Shoppes at Arts Avenue at the southeast corner of Sistrunk Boulevard and NW 7th Avenue (Avenue of the Arts) in the Northwest Regional Activity Center. A copy of the Location Map and Proposal/Application for funding is attached as **Exhibits 1 and 2**.

BACKGROUND

The applicant is leasing all of Building "B" at Shoppes on Arts Avenue, consisting of 3 bays with a total floor area of 3,240 square feet and is requesting \$500,000 from the CRA to offset equipment and buildout cost. Total capital investment of the project is estimated at \$1.4334 million.

Project Budget

\$787,200	Buildout Construction
\$186,000	Equipment
\$125,000	Furniture and Fixture
\$ 203,220	Architect and Design Services and Intangible Expenses (Application, Impact and Permit Fees, Marketing, Uniforms, Training, Licenses, Web Site)
<u>\$132,000</u>	Food and Beverage Inventory and Working Capital
\$1,433,420	TOTAL

These estimates may be able to be reduced once more detailed plans and pricing is available and the project will be value engineered to help reduce cost.

The CRA Property and Business Improvement Program has a special emphasis in attracting new restaurants to the CRA and can be used for both interior and exterior renovations or new construction in addition to equipment and design services. The property is located in a CRA Focus area and eligible for up to 90% funding not to

exceed \$225,000. This limit can be increased in a Focus Area by the CRA Board on a case by case basis. It is justifiable to increase the funding limits on this project because the entire multi bay cold grey shell building is being leased and the buildout of each bay could be eligible for renovations and treated as a separate project. Funding will be provided on a reimbursement basis as a forgivable loan forgiven after 5 years secured by a UCC filing on the equipment and personal guarantees by the business owners James Campbell and Arthur Duffy. The landlord/owner of Shoppes on Arts Avenue is MJC AOA, LLC. Florida Irish Hospitality LLC has a 5 year lease with an option for an additional 5 year renewal. The landlord is providing a Tenant Improvement Allowance of \$5.00 per square foot for hard construction cost of the improvements and the lease term will not commence until the tenant has secured a Certificate of Occupancy from the City of Fort Lauderdale for the improvements. In addition, the landlord is providing a rent reduction of 50% of the rent amount for the first three months. The landlord requires that the ML Jones Construction Company, an affiliate of the landlord, be utilized for construction of the major tenant improvements such as plumbing, HVAC and electrical systems calculated on a cost basis plus 15% for general and administrative overhead and profit.

The Managers of Florida Irish Hospitality, LLC are James Campbell and Arthur Duffy. James Campbell is owner of Marine Hospitality, a premier yacht charter company that owns luxury yachts (Anticipation Luxury Yachts) that are rented for corporate functions, weddings, dinner parties and other events. Marine Hospitality also operates Riverfront Cruises and Tikki Queen Dinner Cruises along with a water taxi service called Water Shuttle. James Campbell also leases from the City of Fort Lauderdale the Historic River House (formerly the historic Bryan Homes Restaurant and Chart House) on the New River which he restored and operates as a banquet facility for fine dining in an elegant, historic setting (**Exhibit 3**). Arthur Dufy is owner of Adco Technology Solutions, a computer leasing company and has degrees in Accounting and Finance. Together they bring substantial knowledge and experience in business development and operations and in successful dining establishments and the hospitality industry. The new restaurant projects a profit the first year of operations.

James Campbell is co-chair of the annual Fort Lauderdale Saint Patrick's Day Parade and Director of the South Florida Irish American Chamber of Commerce. In 2017, a Fort Lauderdale institution and one of the most popular Irish pubs and restaurants Maguires Hill 16 closed its doors on Andrews Avenue in Flagler Village after fifty years when the property was purchased. Molly Maguires Pub and Eatery will provide an opportunity to bring that same experience back to the CRA that will appeal to locals and visitors alike. In addition, it will become a destination in the Northwest portion of the CRA that the CRA has been advocating for the creation of an entertainment district. Located less than five blocks north of the Performing Arts Center, two blocks from the new Comfort Suites approved for NW 7th Avenue (Avenue of the Arts) and three blocks from the 18 story Flagler Village Hotel under construction at 315 NW 1 Avenue, it is anticipated to draw visitors, theater goers, families and others looking for a unique dining experience. A successful and popular restaurant operation at this location will

increase the confidence of other operators in the area and spur additional development, attracting other restaurants and businesses to the NW portion of the area.

Molly Maguires Pub and Eatery is projected to create 24 new jobs and will target 20% to include CRA residents. This exceeds the federal standard of 1 job for every \$35,000 in public assistance which equates to 14 jobs. With approval of CRA funding, the project will commence in the Fall of 2019 and be completed in in the Spring of 2020 or earlier if possible.

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 and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

RECOMMENDATION

It is recommended CRA Advisory Board recommend to the CRA Board that the CRA approve a \$500,000 CRA Property and Business Improvement Program incentive to Florida Irish Hospitality, LLC for buildout and equipment for Molly Maguire's Pub and Eatery at 550 NW 7 Avenue.

Attachments

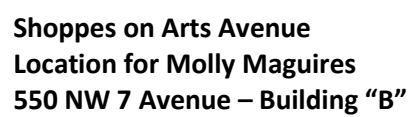
Exhibit 1: Location Map

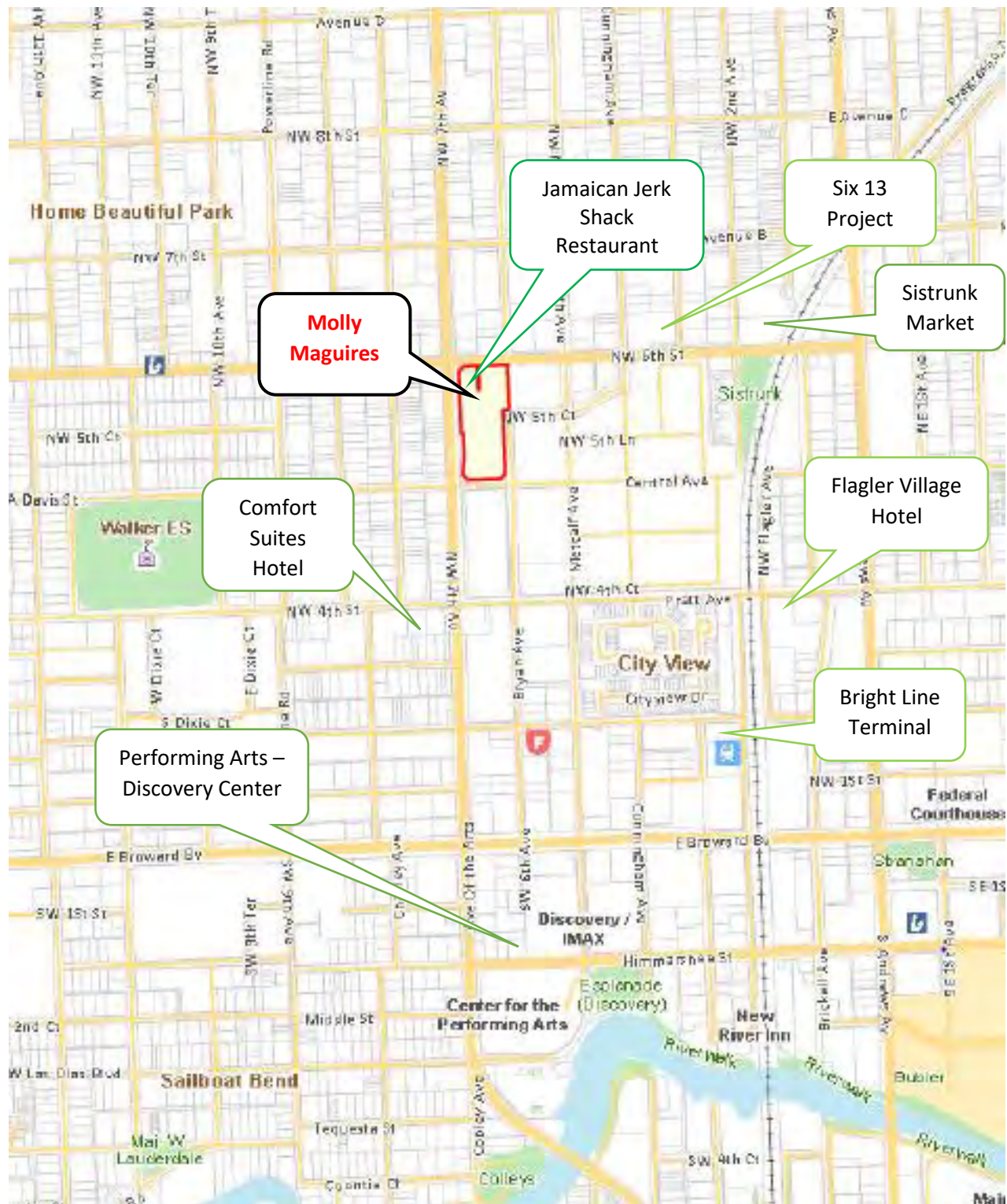
Exhibit 2: Proposal and Application for Funding

Exhibit 3: Additional Information

Molly Maguires
550 NW 7 Ave
Building "B"

Shoppes on
Arts Avenue





[Click here to display your 2018 Tax Bill.](#)

Site Address	510-570 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 23 0020
Property Owner	MJDC AOA LLC % MILTON JONES DEV CORP	Millage	0312
Mailing Address	540 NW 4 AVE FORT LAUDERDALE FL 33311	Use	11
Abbr Legal Description	NORTHWEST FORT LAUDERDALE COMMERCIAL PLAT 148-25 B PARCEL B & D TOGETHER WITH POR OF RD VACATED PER ORD C-92-14 & ORD C-10-49 TOGETHER WITH POR OF NORTH LAUDERDALE 1-48 D DESC AS BEING LOTS 47-52 LESS RD R/W & LESS POR DESC IN OR 48619/1731		

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
2019	\$1,216,300	\$4,232,540	\$5,448,840	\$5,190,900	
2018	\$1,216,300	\$3,697,530	\$4,913,830	\$4,719,000	\$98,275.57
2017	\$1,216,300	\$3,516,780	\$4,733,080	\$4,290,000	\$93,513.53

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,448,840	\$5,448,840	\$5,448,840	\$5,448,840
Portability	0	0	0	0
Assessed/SOH	\$5,190,900	\$5,448,840	\$5,190,900	\$5,190,900
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	\$5,190,900	\$5,448,840	\$5,190,900	\$5,190,900

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/24/2011	QC*-T	\$100	48263 / 1768	\$8.00	152,037	SF
				Adj. Bldg. S.F. (Card, Sketch)		36058
				Eff./Act. Year Built: 2013/2012		

* Denotes Multi Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



Shoppes on Arts Ave – Building “B”



Location of Molly Maguires Pub and Eatery

MOLLY MAGUIRES- INTERIOR DESIGN STYLE FOR ILLUSTRATION ONLY



EXHIBIT 2

City of Fort Lauderdale

**Northwest-Progresso-Flagler Heights
Community Redevelopment Agency
(NWPF CRA)**



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge James Campbell		Tel. No. (954) 290-6115		E-Mail Address James@MarineHospitality.com	
Primary Contact for this CRA Request James Campbell		Tel. No. (954) 290-6115		E-Mail Address James@MarineHospitality.com	
Name of Business Florida Irish Hospitality LLC		Tax I.D. No. 83-4503408		Company Website www.MollyMaguiresFLL.com	
Business Address 301 SW 3RD AVE		Tel. No. In Process		Fax No. N/A	
City Fort Lauderdale		State Florida		Zip Code 33312	
Commencement Date to Begin Project: 03/01/2020					
Completion Date for Project: 03/01/2020					
Check Appropriate Description ☐ Existing Business ☒ New Business		Project Type ☐ Expansion ☐ Relocation		Facility Description Existing Space 3,240 sq. ft. New Space _____ sq. ft.	
NAICS Code / Industry Type		Date of Incorporation LLC		State where the business was incorporated Florida	
Proposed Project Location/City Fort Lauderdale		Proposed Address 330 Himmarshee Street, Suite 110			
Property Control Number(s)		Property Owner			
Owner Tel. No. (include Area Code)		Is there a lien on the property? ☐ Yes ☐ No			
Bank(s) Where Business Accounts for Projects Are Held 1. Bank of America		2.			
Name of Participating Bank/Lender					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Project Purpose and Economic Impact					

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name	Complete Address	% Owned	From	To
James Campbell	301 SW 3rd. Ave Fort Lauderdale, FL 33312	50%	01/01/2019	
Name	Complete Address	% Owned	From	To
Arthur Duffy	350 S Northwest Hwy Suite 300 Park Ridge, IL 60068	50%	01/01/2019	
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY

- Please state the overall project cost: \$1,433,420.00
- Please state the overall project costs related to the CRA's assisted activity? \$500,000.00
- Please indicate the sources and uses of funds for the project on the following table.

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	\$500,000.00		
Company's current cash assets	N/A		
Owner equity (specify)	\$933,420.00		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources			
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	NO		
Real Property Acquisition	NO		
Utility and road infrastructure improvements	NO		
New construction of commercial and industrial buildings	NO		
Rehabilitation of commercial and industrial buildings	YES	\$787,200.00	
Purchase and installation of equipment and fixtures	YES	\$186,000.00	
Other (specify)	YES, INTANGIBLE EXPENSES	\$203,220.00	
Other (specify)	YES, WORKING CAPITAL	\$132,000.00	
Other (specify)	YES	\$125,000.00	
Total Uses		\$1,433,420.00	

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup (if applicable).
28. Copy of Environmental Report showing there are no Environmental issues (if applicable).
29. Copy of Appraisal Report (if applicable).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name:

Florida Irish Hospitality LLC

By:

Signature and Title

Date

06/22/19

By:

Guarantors:

Date

06/22/19

Signature and Title

Date

Signature and Title

Date

Signature and Title

Date

Signature and Title

Date

Signature and Title

Date

- Art Duffy Director - 50% shareholder and James Campbell Director - 50% shareholder
- Machine and Equipment - list to follow.
- 9 N.W. 4th Avenue, Suite A, Dania Beach, FL 33004
- Preliminary Project Schedule - 90 days from the construction start to finish
- An Irish Pub Bar and Eatery catering, to both tourists and local's alike. Replacing the original Maguire's Hill 16 Stewart of Fort Lauderdale.
- As per Lease
- Existing property is vacant
- Commercial zoning
- NO – Owner of lease
- New Construction
- 1.1 Million total capital investment
- Broward Count Assessed Value – N/A
- No Mortgage
- No Liens
- No Code Violations
- Not for Sale
- New Permeant Projects - As per included already
- Construction Commence Date - September 2019
- Completion Date Estimation – December 2019
- Proof of Funding - N/A
- Yes Insurance
- Previously Received Funding from CRA - NO



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

☐ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
☐ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ <u>500,000</u>
☐ STREETScape ENHANCEMENT PROGRAM	\$ _____
☐ DEVELOPMENT INCENTIVE PROGRAM	\$ _____
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Façade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I _____ attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

Property Owner or Business Owner

Signature of

Print Name

James Campbell

LIST OF ALL JOBS TO BE CREATED

JOB TITLE	# OF JOBS	BRIEF JOB DESCRIPTION	ANNUAL AVERAGE SALARY	INDUSTRY AVERAGE SALARY	EXPERIENCE/ EDUCATION/ SKILLS REQUIRED
GENERAL MANAGER	1	OVERALL RUNNING OF PROPERTY	75K	60-75K	SIMILAR EXPERIENCE OR COLLEGE DEGREE
ASSISTANT MANAGER	1	ASSISTS THE MANAGER	40K	30-40K	SIMILAR EXPERIENCE OR COLLEGE DEGREE
BOOKKEEPER	1	KEEPS BOOKS	25K	20-25K	SIMILAR EXPERIENCE
EXECUTIVE CHEF	1	IN CHARGE OF KITCHEN	75K	75K	SIMILAR EXPERIENCE
ASSISTANT CHEF	1	ASSISTS THE CHEF	40K	40K	SIMILAR EXPERIENCE
COOKS	2	COOK	35K	30K	SIMILAR EXPERIENCE
BARTENDER/ SERVER	8	MIXOLOGIST SERVE DRINKS	50K	50K	SIMILAR EXPERIENCE
CLEANER	2	EVERYDAY CLEANING OF PROPERTY	30K	30K	SIMILAR EXPERIENCE
KITCHEN PORTER	4	IN CHARGE OF KITCHEN CLEANLINESS, ASSIST COOK	30K	30K	SIMILAR EXPERIENCE
SECURITY	2	SAFETY FOR PATRONS, STAFF AND PROPERTY	30K	30K	SIMILAR EXPERIENCE
BAR BACK	2	STOCKING, INVENTORY, CLEANING BAR	20K	20K	SIMILAR EXPERIENCE

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L18000206420
FILED 8:00 AM
August 28, 2018
Sec. Of State
jafason**

Article I

The name of the Limited Liability Company is:

FLORIDA IRISH HOSPITALITY LLC

Article II

The street address of the principal office of the Limited Liability Company is:

330 HIMMARSHEE STREET
110
FT LAUD, FL. 33312

The mailing address of the Limited Liability Company is:

330 HIMMARSHEE STREET
110
FT LAUD, FL. 33312

Article III

Other provisions, if any:

OPERATING HOSPITALITY VENUES

Article IV

The name and Florida street address of the registered agent is:

JAMES H CAMPBELL
330 HIMMARSHEE STREET
110
FT LAUD, FL. 33312

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JAMES CAMPBELL

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
JAMES CAMPBELL
330 HIMMARSHEE STREET
FT LAUD, FL. 33312 US

L18000206420
FILED 8:00 AM
August 28, 2018
Sec. Of State
jafason

Article VI

The effective date for this Limited Liability Company shall be:

08/26/2018

Signature of member or an authorized representative

Electronic Signature: JAMES CAMPBELL

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	510-570 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 23 0020
Property Owner	MJDC AOA LLC % MILTON JONES DEV CORP	Millage	0312
Mailing Address	540 NW 4 AVE FORT LAUDERDALE FL 33311	Use	11
Abbr Legal Description	NORTHWEST FORT LAUDERDALE COMMERCIAL PLAT 148-25 B PARCEL B & D TOGETHER WITH POR OF RD VACATED PER ORD C-92-14 & ORD C-10-49 TOGETHER WITH POR OF NORTH LAUDERDALE 1-48 D DESC AS BEING LOTS 47-52 LESS RD R/W & LESS POR DESC IN OR 48619/1731		

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	County	School Board	Municipal	Independent	
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Portability	0	0	0	0	
Assessed/SOH	\$5,190,900	\$5,448,840	\$5,190,900	\$5,190,900	
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	\$5,190,900	\$5,448,840	\$5,190,900	\$5,190,900	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/24/2011	QC*-T	\$100	48263 / 1768	\$8.00	152,037	SF
				Adj. Bldg. S.F. (Card, Sketch)		36058
				Eff./Act. Year Built: 2013/2012		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
36058								



Image capture: Jun 2015 © 2019 Google

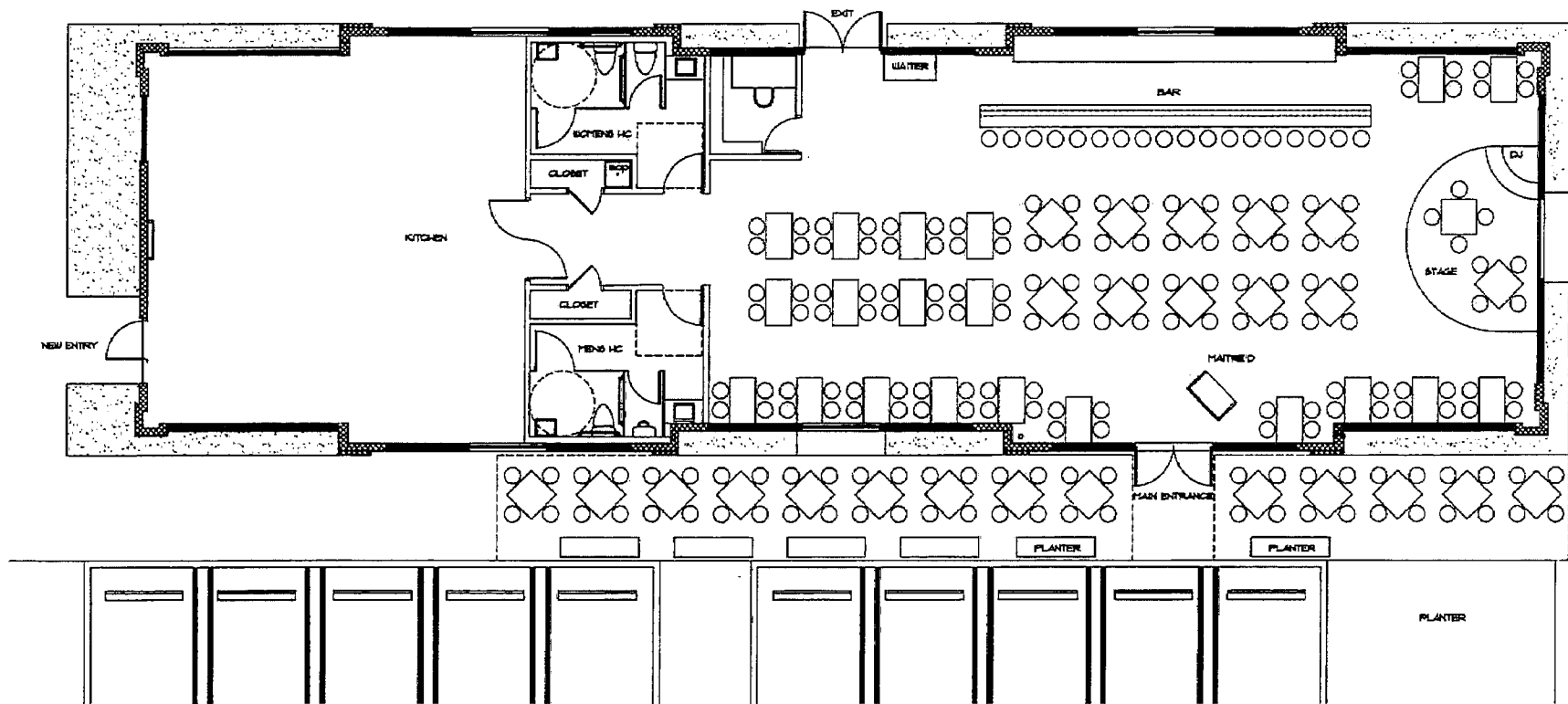


Street View - Jun 2015

3 K



Gal Trace Apartments NW 5th St



RESTAURANT FOR MOLLY MAGUIRE'S

INDOOR SEATING 146
OUTDOOR SEATING 56
TOTAL SEATING 202

FLOOR PLAN

MOINO FERNANDEZ ARCHITECTS

30-43346.8236

**MOLLY MAGUIRES PUB & EATERY
PRELIMINARY CONSTRUCTION BUDGET**

Division 2 Site Construction	\$	10,000
Division 3 Concrete	\$	30,000
Division 4 Masonry	\$	-
Division 5 Metals	\$	80,000
Division 6 Carpentry	\$	120,000
Division 7 Thermal & Moisture Protection	\$	30,000
Division 8 Windows & Doors	\$	10,000
Division 9 Finishes	\$	88,200
Division 10 Specialties	\$	15,000
Division 11 Equipment	\$	186,000
Division 12 Furnishings	\$	125,000
Division 13 Special Construction	\$	150,000
Division 14 Conveying Systems	\$	-
Division 15 Mechanical	\$	90,000
Division 16 Electrical	\$	85,500

Division Subtotals \$ **1,019,700**

Construction Phase Fee (On Site Staff)	\$	35,000
General Conditions	\$	35,000

Base Cost Subtotals \$ **1,089,700**

Builder's Risk	\$	5,500
Liability/WC/Auto Insurance	\$	3,000

**Total Preliminary Construction
Budget** \$ **1,098,200**

M. L. JONES CONSTRUCTION COMPANY

Nine North West 4th Avenue, Suite A
Dania Beach, Florida 33004
Office: 954.467.3072
Facsimile: 954.467.4044

August 9, 2019

Mr. James Campbell
Florida Irish Hospitality LLC
330 Himmarshee Street, Suite 110
Fort Lauderdale, Florida 33312

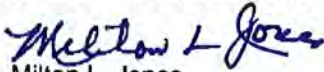
Re: Molly Maguire's Pub & Eatery

Dear James:

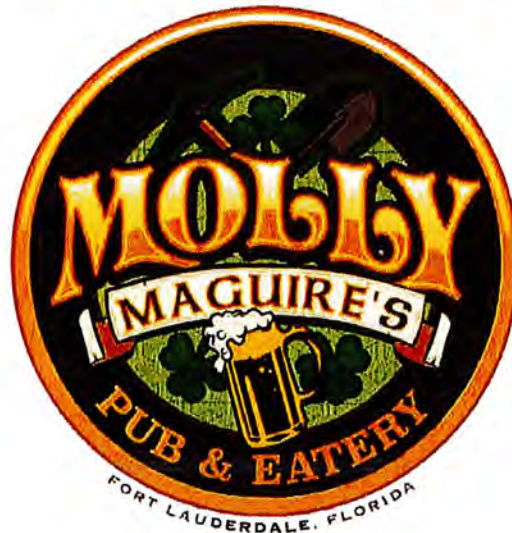
You have requested that I review a Preliminary Construction Budget of \$1,098,200 for the restaurant Molly Maguire's Pub & Eatery presented on Moino/Fernandez Architects, Inc., letterhead and to be built at Shoppes On Arts Avenue, 550 NW 7th Avenue, Fort Lauderdale, Florida. Although no building plans were provided nor reviewed, the budget for interior build out of a restaurant with standard finishes seems to be within the industry standards of cost. Ultimately the cost will be dictated by the design, machinery, materials and finishes selected. If there is anything further, please do not hesitate to contact me.

Sincerely,

M. L. Jones Construction Company


Milton L. Jones
President

Strategic & Tactical Business Plan For:



MOLLY MAGUIRE'S PUB & EATERY

A traditional Irish Pub experience in Fort Lauderdale, Florida.

*An authentic Irish 'Social Club' with above average food
& a homey gathering space for locals & visitors alike.*

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2. Confidentiality Agreement

This agreement is to acknowledge that the information provided by *Molly Maguire's Pub & Eatery* in this business plan is unique to this business and confidential; therefore, anyone reading this plan agrees not to disclose any of the information in this business plan without the express written permission of *Molly Maguire's Pub & Eatery*. It is also acknowledged by the reader of this business plan that the information furnished in this business plan, other than information that is in the public domain, may cause serious harm or damage to *Molly Maguire's Pub & Eatery* and will be kept in the strictest confidence.

Upon request, this document is to be immediately returned to *Molly Maguire's Pub & Eatery*.

Signature: _____

Name (typed or printed): _____

Date: _____

This is the business plan for *Molly Maguire's Pub & Eatery*. The presentation of this business plan does not imply an offering of securities.

3. EXECUTIVE SUMMARY

There is an opportunity in Fort Lauderdale, Florida to open and operate an innovative successful neighborhood Irish bar and restaurant with a unique flair. James Campbell & Arthur Duffy recognize this opportunity and have decided to go forward with their new company named *Molly Maguire's Pub & Eatery*. The company will penetrate the market in the business of operating a conveniently located bar and restaurant that specializes in serving above average food in an attractive and comfortable environment designed to appeal to a diverse clientele of locals & visitors alike. James Campbell and Arthur Duffy also recognize the opportunities for offering a courteous and knowledgeable staff of well-trained personnel dedicated to providing exceptional customer service. *Molly Maguire's Pub & Eatery* will work to make its operations more productive while at the same time controlling expenses.

The money required getting the company organized and structured has been provided by James Campbell and Arthur Duffy, who are investing \$1,433,420.00 to establish this new business. The funds will be allocated to take care of all the requirements for a venture of this nature including fixtures and fittings build out architect and interior design ,engineering and planning and start up labor costs including training and initial inventory.

This business is based on two vital components:

1. Excellent management that has a mastery of choosing the right customer satisfaction product and the right service at the right time with a mastery of knowing what its total market is and how to keep gaining a greater share of that market with both locals & visitors to Fort Lauderdale.
2. Providing an excellent product or service that is not only well accepted now but also whose acceptance and use will continue to grow at an accelerated rate into the future.

Molly Maguire's Pub & Eatery will coordinate worker productivity with increasing market demand to ensure continued company growth and development. Its approach emphasizes the individual participation of every employee and member of this organization and the total process of building the company to acquire an ever-increasing market share in South Florida.

By guiding and helping to train employees with knowledge and awareness, it will build a solid foundation for achieving its most ambitious goals. *Molly Maguire's Pub & Eatery* realizes that this is an ideal time to establish this business in this expanding industry & up and coming neighborhood and move forward in a steady progression over the next five years.

Some of the highlights of its strategy are here briefly summarized:

- ✓ *Molly Maguire's Pub & Eatery* has superior talent and experience for the Fort Lauderdale marketplace.
- ✓ Profitability is assured by its preparation of knowing what the market requirements are presently and what they are to be in the next several years.
- ✓ With its strategy and budget in place, sales are expected to multiply rapidly, and the company expects to move in on the leaders in the Irish Pub industry.

3.1 OBJECTIVES

Molly Maguire's Pub & Eatery has definite objectives to fulfill its desire to participate and achieve an ever-growing market share of the exciting industry that it is entering. What follows is a summary of the key objectives of *Molly Maguire's Pub & Eatery*:

1. Penetrate the market in the business of operating an Irish bar and restaurant in a trendy, upcoming neighborhood with easy access to art, music and cultural events.
2. Develop employee capabilities to ensure a strong foundation for participation in a rapidly growing company.
3. Increase sales and revenue at a rate no less than 12% per year.

3.2 MISSION STATEMENT

Molly Maguire's Pub & Eatery is a company that will strive to excel in the business of operating a conveniently located Irish bar and restaurant that specializes in selling and serving beer, wine, and cocktails along with above average food in a clean and comfortable environment designed to appeal to a diverse clientele of locals & visitors alike. What makes *Molly Maguire's Pub & Eatery* different and special is that *Molly Maguire's Pub & Eatery* will offer a courteous and knowledgeable staff of well-trained personnel dedicated to providing exceptional customer service.

3.3 KEYS TO SUCCESS

Molly Maguire's Pub & Eatery is confident of the following attributes that it demonstrates as keys to its success:

1. James Campbell and Arthur Duffy's abilities to recognize and define the best course of action in moving *Molly Maguire's Pub & Eatery* forward in the ever-changing Fort Lauderdale restaurant scene
2. The consistent raising of productivity
3. Diligent effort to regularly lower overall cost
4. Recruitment of experienced and talented employees (mostly from local neighborhoods)
5. Ability to effectively market what *Molly Maguire's Pub & Eatery* provides

4. COMPANY SUMMARY

Molly Maguire's Pub & Eatery will begin its construction & development operation in August 2019. The inspiration for the company was the realization that there is a need for a company that can provide a conveniently located restaurant with a dedicated management team who possess an extensive amount of industry knowledge and experience. The company will be headquartered in the city of Fort Lauderdale in the state of Florida.

4.1 COMPANY OWNERSHIP

Molly Maguire's Pub & Eatery is set up as a Limited Liability Company. The ownership is held by James Campbell and Arthur Duffy, who hold 100%. All questions relative to ownership should be directed to *Molly Maguire's Pub & Eatery*.

4.2 COMPANY HISTORY

Molly Maguire's Pub & Eatery is proud of the accomplishments of the people that have made up this company. *Molly Maguire's Pub & Eatery* is particularly proud of the fact that we possess a dedicated management team that demonstrates honesty, integrity and professionalism in all aspects of operations. The company is also proud of the fact that all our associates are carefully prescreened to ensure the highest standard of quality and we consistently strive to provide a superior level of service designed to exceed the expectations of our clients.

4.3 START-UP SUMMARY

The money required getting the company organized and structured has been provided by James Campbell and Arthur Duffy, who are investing \$800,000.00 to establish this new business. The money will be allocated to take care of all the requirements.

4.4 COMPANY LOCATIONS AND PREMISES

Molly Maguire's Pub & Eatery will maintain its headquarters where its management staff will be in the city of Fort Lauderdale in the state of Florida. At no time will management allow a situation to exist where the company is supporting locations or premises that are not essential to the most effective operation of the company.

Fort Lauderdale, Florida Demographics

As of 2010, those of Hispanic or Latino ancestry accounted for 13.7% of Fort Lauderdale's population.

Out of the 13.7%, 2.5% were Cuban, 2.3% Puerto Rican, 1.7% Mexican, 1.1%

Colombian, 0.9% Guatemalan, 0.8% Salvadoran, 0.6% Honduran, and 0.6% were Peruvian. As of 2010, those of African ancestry accounted for 31.0% of Fort Lauderdale's population, which includes African Americans. Out of the 31.0%, 10.0% were West Indian or Afro-Caribbean American (6.4% Haitian, 2.5% Jamaican, 0.4% Bahamian, 0.2% Other or Unspecified West Indian, 0.2% British West Indian, 0.1% Trinidadian and Tobagonian, 0.1% Barbadian), 0.6% were Black Hispanics, and 0.5% were Sub-Saharan African. As of 2010, those of (non-Hispanic white) European ancestry accounted for 52.5% of Fort Lauderdale's population. Out of the 52.5%, 10.3% were Irish, 10.1% German, 8.1% Italian, 7.1% English, 3.0% Polish, 2.1% French, 1.9% Russian, 1.7% Scottish, 1.2% Scotch-Irish, 1.0% Dutch, 1.0% Swedish, 0.6% Greek, 0.6% Hungarian, 0.5% Norwegian, and 0.5% were French Canadian. As of 2010, those of Asian ancestry accounted for 1.5% of Fort Lauderdale's population. Out of the 1.5%, 0.4% were Indian, 0.3% Filipino, 0.3% Other Asian, 0.2% Chinese, 0.1% Vietnamese, 0.1% Japanese, and 0.1% were Korean. In 2010, 7.1% of the population considered themselves to be of only American ancestry (regardless of race or ethnicity.) 0.6% were of Arab ancestry, as of 2010.

As of 2010, there were 74,786 occupied households, while 19.7% were vacant. 17.7% had children under the age of 18 living with them, 30.4% were married couples living together, 12.3% have a female head of household with no husband present, and 52.4% were non-families. 39.4% of all households were made up of individuals and 11.1% had someone living alone who was 65 years of age or older (4.8% male and 6.3% female.) The average household size was 2.17 and the average family size was 3.00. In 2010, the city population was spread out with 17.6% under the age of 18, 8.1% from 18 to 24, 28.4% from 25 to 44, 30.6% from 45 to 64, and 15.3% who were 65 years of age or older. The median age was 42.2 years. For every 100 females there were 111.8 males. For every 100 females age 18 and over, there were 113.1 males. As of 2010, the median income for a household in the city was \$49,818, and the median income for a family was \$59,238. Males had a median income of \$46,706 versus \$37,324 for females. The per capita income for the city was \$35,828.

5. PRODUCT DESCRIPTION

Molly Maguire's Pub & Eatery is proud of its main product line and the features and benefits that make up its attractiveness to this ever-growing market. The main features and benefits of its core products to its customers include that we offer an affordable menu comprised of beer, wine, and cocktails along with above average food choices served in a clean and comfortable environment designed to appeal to a diverse clientele. Some of the strengths and capabilities of its core products as it pertains to shelf life, durability and availability include that all of our meals are made to order and prepared fresh daily using superior quality ingredients, and we offer a vast selection of beers and prestigious wines featuring hand crafted cocktails.

5.1 SERVICE DESCRIPTION

Molly Maguire's Pub & Eatery is proud of its main service line and the features and benefits that make up its attractiveness to this ever-growing market. The main features and benefits of its main service to its customers include that all employees are thoroughly trained by experienced professionals with considerable expertise in the hospitality industry. Some of the strengths and capabilities of its main service as it pertains to potential market, ease of administration and availability include that we maintain high standards of quality control over the preparation of our products and train our staff the importance of responding to customer requests in a prompt and efficient manner.

5.2 COMPETITIVE COMPARISON

Molly Maguire's Pub & Eatery has done extensive research and investigation of all the aspects of the competitiveness of the existing market in which it will be participating. *Molly Maguire's Pub & Eatery* management team is fully aware of the major competitors who include:

- Waxy's Pub
- Stout Bar & Grill

Molly Maguire's Pub & Eatery recognizes these major competitors as a prime focus because they have been evaluated using criteria of price and value. This company knows that the advantages that it has over its competition include that *Molly Maguire's Pub & Eatery* provides a superior level of service designed to exceed the expectations of our clients. This study of its competition has given the company a mastery of the effects of regulatory agencies, business share, pricing strategies, cut-throat or permissive posturing, as well as strengths and weaknesses of the management teams who head up the companies that make up the competition.

5.3 SALES LITERATURE

Molly Maguire's Pub & Eatery is prepared to highlight all the most important benefits and features in a packet of sales literature. This information will present a compelling point of view as well as a detailed explanation why the consumer should exchange their hard-earned dollars for the company's essential products and services. The sales literature will be complete in every way and will answer the questions of who, what, why, when and where of what the company is presenting.

5.4 SOURCING AND FULFILLMENT

Molly Maguire's Pub & Eatery is totally prepared in the preparation for ease and completion of fulfillment requirements. All aspects of fulfillment have been considered, evaluated and highlighted for assuring both customers and pertinent employees that fulfillment will never be a major concern.

5.5 TECHNOLOGY

Molly Maguire's Pub & Eatery has positioned itself in a way to take full advantage of all the technology available for its industry. Management has determined that when necessary that state of the art software and appropriate hardware will be implemented to assist all employees in gaining maximum productivity. The company will be utilizing accounting procedures both off-line and online to monitor weekly, monthly, quarterly and annual results of all aspects of operations. This is a key to continued success in today's environment.

5.6 FUTURE PRODUCTS AND FUTURE SERVICES

Molly Maguire's Pub & Eatery is currently using its experience and talent to position itself in future markets with the appropriate future products and future services. Its current product and service lines, which include operating a neighborhood bar and restaurant, are sufficient in today's demanding market and will fare very well in future years as well. In addition to this, the company is developing enhancements as well as creating new products and services to keep its position in the marketplace ever expanding.

6.0 MARKET ANALYSIS SUMMARY

Molly Maguire's Pub & Eatery has done an exhaustive study of the state of its industry. This 'Irish Pub' industry is one of the most exciting industries in the United States. It presents an ever-increasing market, a very healthy bottom line, and excellent opportunities for growth. The outside world demands a conveniently located Irish restaurant and lounge with a dedicated management team who possess an extensive amount of industry knowledge and experience. *Molly Maguire's Pub & Eatery* has all this to offer and its management team will keep its finger on the pulse of market demands. This industry is filling the needs of the consumer by performing an essential service that contributes directly to the stability of the nation's economy through the creation of jobs and economic stimulus. Therefore, *Molly Maguire's Pub & Eatery* fits perfectly for meeting the demands of its industry.

6.1 MARKET SEGMENTATION

Molly Maguire's Pub & Eatery is very much aware of the importance of market analysis as it pertains to market segmentation. At the current time management feels that the market for *Molly Maguire's Pub & Eatery* is very large and growing. The reason for this conclusion about market segmentation is after careful study of its current and potential customer base. The company strongly feels that the market requires a conveniently located Irish restaurant with a solid management team who possess a vast knowledge of trends in the industry and offers superior-quality food, exceptional customer service, and a clean and relaxing atmosphere. By offering an affordable menu comprised of beer, wine, and cocktails along with above average food choices served in a clean and comfortable environment where people can relax and have fun, *Molly Maguire's Pub & Eatery* should be able to capture its market.

6.2 TARGET MARKET AND SEGMENT STRATEGY

Molly Maguire's Pub & Eatery aims to understand each reason why a consumer buys a product or service. In its total analysis there is a study of everything that affects a person's behavior, their cultural background, their economic status, their educational background, as well as all factors that relate to their behavior. *Molly Maguire's Pub & Eatery* strives to target that segment of the market that is in the ideal position to need its service, afford its service, and be able to act on buying its service immediately. This company is always able to determine these results from such sources as existing customers, suppliers, bankers, trade groups, and industry trade journals.

6.2.1 MARKET NEEDS

Molly Maguire's Pub & Eatery evaluates its market primarily from the standpoint of what the needs are of the individual consumer. This can be a very varied thing. *Molly Maguire's Pub & Eatery* knows that the needs of its consumers in relationship to what it offers are primarily because it provides an affordable menu of healthy and delicious food served in a charming atmosphere by a highly trained staff of hospitality professionals. *Molly Maguire's Pub & Eatery* understands that to master this area its management team needs to constantly be tapping into those sources of information that reveal the true motivations of the consumer.

6.2.2 MARKET TRENDS

Molly Maguire's Pub & Eatery is very confident and excited about the timing of the business in its industry. It is the company's position that this is the ideal time to be on the move in this ever-growing market. Evaluating different factors and events that make up a pattern in identifying all aspects of that pattern secure them in an enviable position of providing what is needed in the marketplace at this time. The company is always watching the big picture and continues to monitor any pattern or trend daily.

6.2.3 MARKET GROWTH

Molly Maguire's Pub & Eatery recognizes that it is participating in a very large industry with a great growth rate. Its projected growth will be set at a rate greater than the industry average. *Molly Maguire's Pub & Eatery* implementation of its business strategy will lend itself to fast paced development and dominance of a significant market share. The company has determined the growth of its market based on an ever-increasing customer base, and dollar volume base as well.

6.3 INDUSTRY & BUSINESS ANALYSIS

Molly Maguire's Pub & Eatery knows that in the final analysis it can only do well if overall sales are there and expenses are capped at a reasonable level. Its position in this industry is that the other companies do some of the things correctly but not as many as it feels that it can do to become a market leader.

For example, it has found that some of the other companies operate substandard quality establishments with limited menu options and substandard personnel who demonstrate a lack of professionalism. *Molly Maguire's Pub & Eatery* on the other hand, operates in an advantageously different manner as outlined by establishing an upscale yet approachable establishment with an affordable menu comprised of beer, wine, and cocktails along with above average food choices featuring the added value of an experienced team of hospitality professionals who consistently provide highly personalized customer service designed to ensure complete client satisfaction.

6.3.1 INDUSTRY & BUSINESS PARTICIPANTS

Industry and business participants include such companies as Waxy's Pub, Stout Bar & Grill. The primary weaknesses are that some of these other companies operate establishments with limited menu options and substandard personnel who demonstrate a lack of professionalism. *Molly Maguire's Pub & Eatery* on the other hand, operates in an advantageously different manner as outlined by establishing an upscale yet approachable establishment with an affordable menu comprised of beer, wine, and cocktails along with above average food choices featuring the added value of an experienced team of hospitality professionals who consistently provide highly personalized customer service designed to ensure complete client satisfaction. This is how *Molly Maguire's Pub & Eatery* distinguishes itself.

6.3.2 DISTRIBUTING A PRODUCT & SERVICE

Because of the nature of this business the company has learned that the best places to locate its establishments are in easily accessible high traffic, up & coming areas with good visibility. This is because there are many advantages to distributing its products in this way. Those advantages include the fact that the company will generate more revenue.

6.3.3 COMPETITION AND BUYING PATTERNS

Molly Maguire's Pub & Eatery is excited about its position in relationship to its competition. The management of the company has discovered some innovative and creative ways of acquiring all the components that make up its product line. The need for a low-based cost that transcends to a lower net cost prior to sale and therefore transcends into a greater profit is what keeps *Molly Maguire's Pub & Eatery* on the cutting edge of continuously competing on a favorable basis. Such things as inventory control, source of components, fast turnover, production schedules, all contribute to a healthy aspect of competing with other companies.

6.3.4 MAIN COMPETITORS

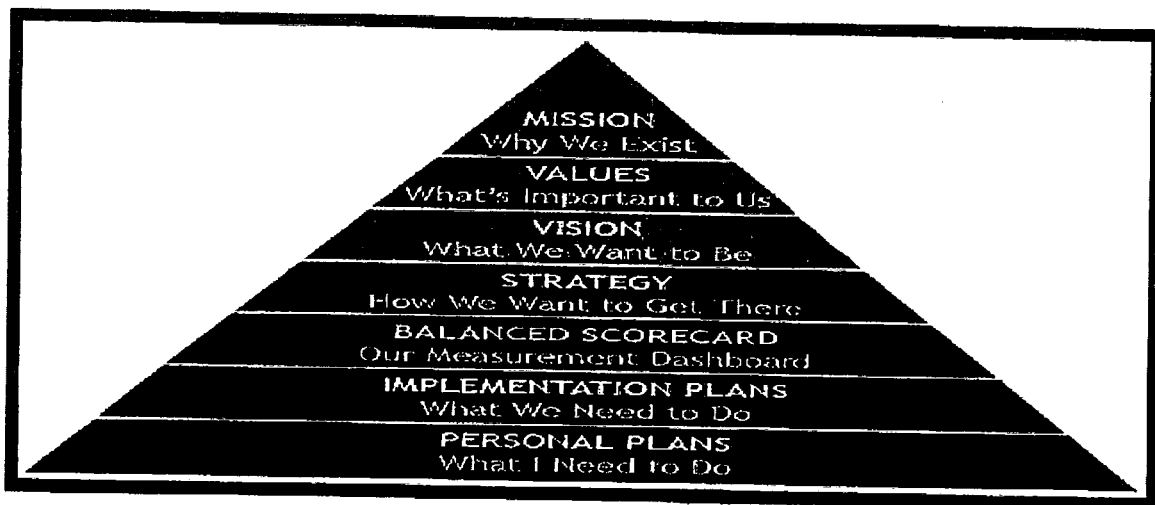
Molly Maguire's Pub & Eatery recognizes the following main competitors that affect its industry. *Molly Maguire's Pub & Eatery* has chosen them because of their level of participation, stability, and marketing. The main competitors include: Waxy's Pub & Stout Bar & Grill.

7. STRATEGY AND IMPLEMENTATION

Molly Maguire's Pub & Eatery centers its strategy on the premise that the company resonates with the consumer because it offers a contemporary restaurant with a relaxed atmosphere designed to cater to a diverse clientele of locals & visitors in a clean and safe environment. Always keeping that in mind, it has its management constantly focus on productivity being high and of course expenses remaining very modest. *Molly Maguire's Pub & Eatery* is diligent in dissecting every aspect of this business to make each component productive and contributive to the goal of a highly profitable relationship with its customers.

7.1 STRATEGY PYRAMID

Molly Maguire's Pub & Eatery knows that it's wise to understand the framework from initial goal back to the essential implementation. The purpose of the pyramid here is to place at the very top an individual emphasis that is the focus of a strategy for the company, such as introduction of a new product line.



Picture if you will, the next level down the individual actions or tactics necessary to implement the emphasis or strategy. Finally, at the bottom of its pyramid are the individual programs necessary to support all actions that contribute to achieving the emphasis or goal.

7.2 VALUE PROPOSITION

Molly Maguire's Pub & Eatery adheres to value-based marketing in its conceptual outlook. The value-based benefits of the company that it strives for consumers to acknowledge include that it provides a place geared to the demands of our guests where the wait staff is very knowledgeable and know the regular guests by name and can remember their favorite menu selections. In this way *Molly Maguire's Pub & Eatery* is very sensitive to the communication of what it is proposing to its customers as well as living up to the promise behind what it does. The company demonstrates that it backs up what it does with a 100% customer satisfaction attitude.

7.3 COMPETITIVE EDGE

Molly Maguire's Pub & Eatery is decisive about staying ahead of its competition. The company knows that this is an everyday every hour re-evaluation of what is going on in its marketplace. Its current key advantages in relationship to competitive edge include that we possess a dedicated management team that demonstrates honesty, integrity and professionalism in all aspects of operations.

7.4 MARKETING STRATEGY

Molly Maguire's Pub & Eatery is aware of all the different choices in relationship to marketing strategy. Because of its research and recommendations from management it has chosen to market what it does through online Internet exposure through search engine optimization, social media, PR campaign, local advertisements, industry contacts, and by word of mouth. It has chosen this strategy because costs are minimal, effectiveness is extremely high and branding recognition is enhanced.

7.4.1 POSITIONING STATEMENT

Molly Maguire's Pub & Eatery takes the position that its primary focus of what it does in the marketplace is to provide an affordable restaurant with excellent food and a charming atmosphere. This is how *Molly Maguire's Pub & Eatery* distinguishes itself in the marketplace.

7.4.2 PRICING STRATEGY

Molly Maguire's Pub & Eatery has after careful consideration decided to align its pricing at a lower level in comparison to its competition. This fits in perfectly with where the company sees itself positioned in the total marketplace and communication with its customer base as far as getting appropriate value and still maintaining sufficient motivation for high volume.

7.4.3 PROMOTION STRATEGY

The management of *Molly Maguire's Pub & Eatery* believes very strongly in press releases to significantly get the word out of the value of what it does. While this will always be a focus of its efforts, this is only one part of its promotional strategy. On a consistent basis the company will promote what it does through online Internet exposure through SEO, social media, PR campaign, local advertisements, industry contacts, and by word of mouth. This, along with all the individual selling efforts of its staff demonstrates a dynamic way for it to build the penetration of what it does in the marketplace.

7.4.4 DISTRIBUTION STRATEGY

Molly Maguire's Pub & Eatery focuses on all three aspects of distribution concerns, that is, coverage, control and costs.

These aspects can all be complex. *Molly Maguire's Pub & Eatery* is certain that it has made the wisest decision in relationship to its coverage and control and cost for its distribution strategy. The coverage and control that it's striving for is achieved by its various marketing programs. Its cost structure is geared to enhance its distribution based upon its positioning in the marketplace.

7.4.5 MARKETING PROGRAMS

Molly Maguire's Pub & Eatery knows that its marketing programs need to tell an excellent story that is compelling, detailed and highlights many of its capabilities. The company knows that its consumers hear its voice loud and clear through every aspect of the company, staff, reputation, and quality control. The company strives to be indispensable to the consumer. Its marketing programs work to identify this company, highlight competitive advantages, show appreciation for customer feedback, take advantage of marketing resources, and demonstrate that the company is knowledgeable, energetic, and enthusiastic.

7.5 SALES STRATEGY

As stated earlier, *Molly Maguire's Pub & Eatery* is focusing its sales strategy on the implementation of marketing programs, which include online Internet exposure through SEO, social media, PR campaign, local advertisements, industry contacts, and by word of mouth.

7.5.1 SALES FORECAST

Molly Maguire's Pub & Eatery has developed a method for not only developing its sales forecast but also the ability to stand behind the numbers.

The company expects to do the following sales over the year 2020: \$1,250,000; the next year 2021: \$1,575,000; the next year 2022: \$1,855,000; the next year 2023: \$2,145,000; and over the following year 2024: \$2,395,000. This company knows full well that to make its business plan happen, everything must make sense.

At *Molly Maguire's Pub & Eatery*, the company is grounded in making reasonable assumptions that it feels very confident it can accomplish. Its strategies are state of the art, clear, and precise.

7.5.2 SALES PROGRAMS

Molly Maguire's Pub & Eatery has sales programs that assure that its revenue forecasts are realized completely and on schedule. The persons on its dedicated management team directly responsible for sales performance are James Campbell and Arthur Duffy. To make this real the company has set deadlines with amounts as well as budget restrictions for a highly profitable sales program. With its comprehensive marketing program and competitive positioning, *Molly Maguire's Pub & Eatery* is confident in concrete terms to see its sales milestones and deadlines become realities.

7.6 STRATEGIC ALLIANCES

Molly Maguire's Pub & Eatery is constantly working to build a network of key individuals and companies that work as alliances to accomplish its major strategies. The company management is strongly encouraged to develop relationships with all individuals that may have a favorable relationship with any of its working teams. These alliances are to strengthen and broaden the foundation of the company and the assurance that its market share and profitability will continually increase.

7.7 EXPLAINED MILESTONES

Molly Maguire's Pub & Eatery is very pleased with the accomplishments of the company and the participants of the company. The company is very proud of its loyal wonderful staff and the staff's dedication to reach all forecasts and milestones on which the staff sets its course. The goals for the company include securing the financing required to establish the operation, establishing a solid client base, and reaching the total sales projected.

8. MANAGEMENT SUMMARY

Management is the core and nucleus of any organization. It's not just personnel and individuals' resumes but so much more that encompasses vision, talent, harmony, beliefs, and commitment. *Molly Maguire's Pub & Eatery* is led by James Campbell and Arthur Duffy, the key players of the management team who provide all the talent necessary to complete every aspect of this business plan.

8.1 ORGANIZATIONAL STRUCTURE

Molly Maguire's Pub & Eatery knows how important the organizational structure is to the success of a company. Each position with this company has a detailed job description as well as a defined relationship to the whole. At the very head of the company are James Campbell, Owner/Operator and Arthur Duffy, Chief Financial Office/Owner.

From other management positions to department heads, the structure of the organization is detailed and complete. Authority is properly positioned to achieve maximum effectiveness of each organizational structure.

8.2 MANAGEMENT TEAM

What follows are the top positions of *Molly Maguire's Pub & Eatery*, their names, and a brief description of their qualification as it pertains to the successful management and development of this company's goals.

❖ *James Campbell, Owner/Operator*

❖ *Arthur Duffy, Chief Financial Officer/Owner*

8.3 MANAGEMENT TEAM GAPS

Molly Maguire's Pub & Eatery recognizes that in any growing company often management personnel must wear more than one hat. As a result, often a gap or gaps may exist until the company is developed enough to have a specific person for every task required. *Molly Maguire's Pub & Eatery* currently has everything covered and feels very confident that each task is assigned to a very competent member of its management team. The company will always be sensitive to this issue and prevent any weakness by having and planning a contingency program that overlaps job responsibilities.

8.4 PERSONNEL PLAN

Molly Maguire's Pub & Eatery defines its total work force to protect the success of its business plan. All aspects of the business have been sufficiently analyzed to determine each position required to run a fully functioning operation that can complete all the strategies and programs to be undertaken.

9. FINANCIAL PLAN

Molly Maguire's Pub & Eatery has developed its financial plan with the awareness that cash and the bottom line are key components of any successful company. Revenues for the company will come from charges and fees generated from operating a neighborhood bar and restaurant. The opportunity to increase revenues is being fully taken advantage of as outlined in its overall marketing strategy. To assure that bottom line adequately follows increases in revenue every cure possible is being taken to control all areas of expenses and overhead. The basis of its financial plan is solid growth, increase in revenues, and controlled expenses.

9.1 IMPORTANT ASSUMPTIONS

Molly Maguire's Pub & Eatery makes every effort not to assume any aspect of its operation other than having hard factual data to back up any forecast. The entire management team is constantly reminded to base all programs on highly researched statistical information with the slightest possible margin of variation. One of the reasons that the leadership of *Molly Maguire's Pub & Eatery* chose the industry that it is in was to minimize as many variables in the business community as possible.

9.2 KEY FINANCIAL INDICATORS

Molly Maguire's Pub & Eatery recognizes that the most important financial indicators are cash and bottom line. This company will be constantly monitoring the flow of revenue to the company as well as the expense requirements that deplete the company of its cash. *Molly Maguire's Pub & Eatery* will always try to improve the ratio of revenue and expenses to generate a healthier bottom line in addition to a healthier cash base.

9.3 EXPLAINED PROJECTED PROFIT AND LOSS

Molly Maguire's Pub & Eatery sales are forecasted to be increasing on a regular basis. Gross margin is also expected to increase on a regular basis. Breaking down the profit and loss projections and monitoring them on a regular basis is essential to the foundation of the company.

9.4 EXPLAINED PROJECTED CASH FLOW

As stated earlier, *Molly Maguire's Pub & Eatery* will focus its attention on bottom line and cash. Its projected cash flow is very positive. With forecasted increasing revenues and controls on overhead and expenses it will look to see an increasing bottom line as well as increasing cash.

9.5 EXPLAINED PROJECTED BALANCE SHEET

The projected balance sheet for *Molly Maguire's Pub & Eatery* highlights total assets, total liabilities, as well as capital. With projected cash flow already established the company balance sheet exemplifies a company whose revenues are increasing as well as its bottom line in cash. The leadership of this company offers its financials as proof positive of the workings of this business plan.

9.6 EXPLAINED LONG TERM PLANS

Molly Maguire's Pub & Eatery believes that its long-term prospects for a very successful company are excellent. The industry chosen, and the strong foundation of the company lend itself to nothing but positive results in the long-term future. With a market sensitive management team and excellent systems in place to monitor competitive shifts or changes *Molly Maguire's Pub & Eatery* is ideally positioned to continue its successful plan on through the next decade.

10. WEB PLAN SUMMARY

Molly Maguire's Pub & Eatery observes the increasing importance of the Internet in all that the worldwide web encompasses. This company not only is a participant in the worldwide web but also with its management team will continually strive to have a competitive edge by a significant presence and plans for exposure on the worldwide web. Because of the ever-increasing sophistication of the American Consumer and the ever-increasing participation on the Internet by the American Consumer, *Molly Maguire's Pub & Eatery* will apply all its resources to be the industry leader in utilization of the Internet and its commerce.

10.1 WEB MARKETING STRATEGY

Molly Maguire's Pub & Eatery recognizes that there are many parts to a company success and its involvement in the Internet. The first part is a fully functioning presentable web site that resonates with the consumer and the personnel of the company. To that end, the management team has assigned the evolving development and maintenance of the web site for *Molly Maguire's Pub & Eatery*. The second part is a concerted program of search engine optimization to assure that penetration of the marketplace is vast and consistent. Association of company identity and web site presence shall be an integral part of all company promotional activities and materials. The third part is to utilize the company web site in all aspects of sales processing and customer service. The fourth part is to utilize all capabilities on the worldwide web for company banking, training, and procedures.

10.2 DEVELOPMENT REQUIREMENTS

Molly Maguire's Pub & Eatery sees that the expertise of someone involved with the worldwide web is very specific. The management team is committed to providing ongoing training for members of the company. In addition to ongoing training, the company will commit an appropriate amount of company resources sensitive to revenues generated by the web site presence. In addition, as it relates to productivity personnel will have access to computer capabilities that tie in the web presence with all its internal company workings. The development of these programs will be the direct responsibility of an assigned person from its management team.

Molly Maguires Pub and Eatery															
Operating Projection															
Years One through Ten															
	Assumptions		Year One of Operations												FIRST YEAR
	Amount	Factor	March	April	May	June	July	August	September	October	November	December	January	February	TOTAL
REVENUE															
Food Revenue			110,000	70,000	70,000	49,000	49,000	45,000	45,000	45,000	60,000	100,000	70,000	60,000	773,000
Bar Sales			100,000	60,000	60,000	51,000	52,000	52,000	52,000	52,000	52,000	75,000	60,000	52,000	718,000
Total Revenue		100.0%	210,000	130,000	130,000	100,000	101,000	97,000	97,000	97,000	112,000	175,000	130,000	112,000	1,491,000
Food Cost of Sales		60.0%	66,000	42,000	42,000	29,400	29,400	27,000	27,000	27,000	36,000	60,000	42,000	36,000	463,800
Bar Cost of Sales		25.0%	25,000	15,000	15,000	12,750	13,000	13,000	13,000	13,000	13,000	18,750	15,000	13,000	179,500
Total COGS		43.3%	91,000	57,000	57,000	42,150	42,400	40,000	40,000	40,000	49,000	78,750	57,000	49,000	643,300
Net Revenue		56.7%	119,000	73,000	73,000	57,850	58,600	57,000	57,000	57,000	63,000	96,250	73,000	63,000	847,700
OPERATING EXPENSES															
Labor			40,000	36,000	32,000	30,000	30,000	30,000	32,000	32,000	36,000	40,000	36,000	32,000	406,000
Marketing		5.0%	10,500	6,500	6,500	5,000	5,050	4,850	4,850	4,850	5,600	8,750	6,500	5,600	74,550
Operating Supplies		1.7%	3,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,000	2,000	2,000	26,000
Repairs and Maintenance		0.2%	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Machinery & Equipment		1.0%	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
Rent	10,000	Month	15,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	125,000
Utilities	1,500	Month	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Insurance	1,250	Month	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Bank Fees		1.0%	2,100	1,300	1,300	1,000	1,010	970	970	970	1,120	1,750	1,300	1,120	14,910
Total Operating Expenses		4.0%	74,850	60,050	56,050	52,250	52,310	52,070	54,070	54,070	58,970	67,750	60,050	54,970	697,460
EBITDA			44,150	12,950	16,950	5,600	6,290	4,930	2,930	2,930	4,030	28,500	12,950	8,030	150,240
Depreciation and Amortization			9,152	9,152	9,152	9,152	9,152	9,152	9,152	9,152	9,152	9,152	9,152	9,152	109,820
NET INCOME			34,998	3,798	7,798	(3,552)	(2,862)	(4,222)	(6,222)	(6,222)	(5,122)	19,348	3,798	(1,122)	40,420

Molly Maguires Pub and Eatery											
Operating Projection											
Years One through Ten											
	<i>Assumptions</i>		YEARS 2 THROUGH 10								
	<i>Amount</i>	<i>Factor</i>	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
REVENUE											
Food Revenue			811,650	852,233	894,844	939,586	986,566	1,035,894	1,087,689	1,142,073	1,199,177
Bar Sales			753,900	791,595	831,175	872,733	916,370	962,189	1,010,298	1,060,813	1,113,854
Total Revenue		<i>100.0%</i>	1,565,550	1,643,828	1,726,019	1,812,320	1,902,936	1,998,083	2,097,987	2,202,886	2,313,030
Food Cost of Sales		<i>60.0%</i>	486,990	511,340	536,906	563,752	591,939	621,536	652,613	685,244	719,506
Bar Cost of Sales		<i>25.0%</i>	188,475	197,899	207,794	218,183	229,093	240,547	252,575	265,203	278,463
Total COGS		<i>43.3%</i>	675,465	709,238	744,700	781,935	821,032	862,084	905,188	950,447	997,969
Net Revenue		<i>56.7%</i>	890,085	934,589	981,319	1,030,385	1,081,904	1,135,999	1,192,799	1,252,439	1,315,061
OPERATING EXPENSES											
Labor			418,180	430,725	443,647	456,957	470,665	484,785	499,329	514,309	529,738
Marketing		<i>5.0%</i>	78,278	82,191	86,301	90,616	95,147	99,904	104,899	110,144	115,652
Operating Supplies		<i>1.7%</i>	26,780	27,583	28,411	29,263	30,141	31,045	31,977	32,936	33,924
Repairs and Maintenance		<i>0.2%</i>	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560	4,697
Machinery & Equipment		<i>1.0%</i>	14,832	15,277	15,735	16,207	16,694	17,194	17,710	18,241	18,789
Rent	<i>10,000</i>	<i>Month</i>	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Utilities	<i>1,500</i>	<i>Month</i>	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486
Insurance	<i>1,250</i>	<i>Month</i>	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
Bank Fees		<i>1.0%</i>	15,656	16,438	17,260	18,123	19,029	19,981	20,980	22,029	23,130
Total Operating Expenses		<i>4.0%</i>	716,423	736,044	756,348	777,360	799,106	821,612	844,908	869,023	893,987
EBITDA			173,662	198,545	224,970	253,025	282,798	314,387	347,891	383,416	421,074
Depreciation and Amortization			109,820	109,820	109,820	109,820	109,820	109,820	109,820	109,820	109,820
NET INCOME			63,842	88,725	115,150	143,205	172,978	204,567	238,071	273,596	311,254

[illegible]

Years One through Ten

	Pre-Opening	YEARS 1 THROUGH 10									
	TOTAL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
ASSETS											
Current Assets											
Cash	-	100,240	89,764	88,069	89,377	93,857	101,685	88,047	103,140	97,169	95,352
Inventory	40,682	40,682	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Total Current Assets	40,682	140,922	129,764	128,069	129,377	133,857	141,685	128,047	143,140	137,169	135,352
Fixed Assets											
Building Improvements	787,200	787,200	787,200	787,200	787,200	787,200	787,200	787,200	787,200	787,200	787,200
Equipment	186,000	186,000	186,000	186,000	186,000	186,000	186,000	186,000	186,000	186,000	186,000
Furniture & Fixtures	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total Fixed Assets	1,098,200	1,098,200	1,098,200	1,098,200	1,098,200	1,098,200	1,098,200	1,098,200	1,098,200	1,098,200	1,098,200
Less: Depreciation	-	(109,820)	(109,820)	(109,820)	(109,820)	(109,820)	(109,820)	(109,820)	(109,820)	(109,820)	(109,820)
Net Fixed Assets	1,098,200	988,380	988,380	988,380	988,380	988,380	988,380	988,380	988,380	988,380	988,380
Total Assets	1,138,882	1,129,302	1,118,144	1,116,449	1,117,757	1,122,237	1,130,065	1,116,427	1,131,520	1,125,549	1,123,732
LIABILITIES AND MEMBERSHIP											
Current Liabilities											
Accounts Payable	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Accrued Expenses	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Total Current Liabilities	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Long Term Liabilities											
	-										
Membership Equity											
Contributions	1,088,882	1,088,882	1,088,882	1,088,882	1,088,882	1,088,882	1,088,882	1,088,882	1,088,882	1,088,882	1,088,882
Cumulative Withdrawals	(50,000)	(125,000)	(175,000)	(225,000)	(275,000)	(325,000)	(400,000)	(450,000)	(525,000)	(600,000)	
Retained Earnings	-	40,420	63,842	88,725	115,150	143,205	172,978	204,567	238,071	273,596	311,254
Net Income	-	40,420	63,842	88,725	115,150	143,205	172,978	204,567	238,071	273,596	311,254
Total Membership Equity	1,088,882	1,079,302	1,068,144	1,066,449	1,067,757	1,072,237	1,080,065	1,066,427	1,081,520	1,075,549	1,073,732
Total Liabilities and Membership Equity	1,138,882	1,129,302	1,118,144	1,116,449	1,117,757	1,122,237	1,130,065	1,116,427	1,131,520	1,125,549	1,123,732

Fund Use Analysis	M1	M2	M3
Capital Expenditures			
Buildout Costs	\$787,200	\$0	\$0
Equipment	\$186,000	\$0	\$0
Furniture and Fixtures	\$125,000	\$0	\$0
Total Fixed Assets	\$1,098,200	\$0	\$0
Intangible Assets			
Marketing Budget	\$50,000	\$0	\$0
Uniforms and Training	\$20,000	\$0	\$0
Arch /Interior /Web	\$77,000	\$0	\$0
Website	\$5,000	\$0	\$0
Total Intangible Assets	\$152,000	\$0	\$0
Working Capital			
Inventory (Food and Beverages)	\$40,682	\$0	\$0
Working Capital (3-Months Operating and F	\$162,539	\$0	\$0
Total Working Capital Budget	\$203,220	\$0	\$0
Total Infusion Required	\$1,453,420	\$0	\$0
Equity Investment	\$1,453,420		
Credit Line	\$0		
Debt	\$0		
Total Cumulative Assets			
Fixed Assets			
Real Estate -- Land	\$0	\$0	\$0
Real Estate -- Buildings	\$787,200	\$787,200	\$787,200
Intangible Assets	\$0	\$0	\$0
Equipment	\$186,000	\$186,000	\$186,000
Furniture and Fixtures	\$125,000	\$125,000	\$125,000
Vehicles	\$0	\$0	\$0
Other	\$0	\$0	\$0
Total Cummalative Assets	\$1,098,200	\$1,098,200	\$1,098,200
Intangible Assets			
Initial Marketing	\$50,000	\$50,000	\$50,000
Research and Development	\$20,000	\$20,000	\$20,000
Other Intangible Assets	\$77,000	\$77,000	\$77,000
Website	\$5,000	\$5,000	\$5,000

Professional Fees	\$0	\$0	\$0
Other Intangible Assets	\$0	\$0	\$0
Total Intangible Assets	\$152,000	\$152,000	\$152,000

JAMES CAMPBELL

301 SW 3rd Ave, Fort Lauderdale, FL 33312 • (954) 314-8699 • James@marinehospitality.com

Professional Summary

Anticipation Yacht Charters LLC, Owner 2004- Current

James Campbell owns and operates one of the leading yacht charter companies in Fort Lauderdale that specializes in private events such as weddings, corporate functions, dinner parties and cocktail cruises for anywhere from 50 to 600 guests.

Anticipation Yacht Charters's Chef will provide any type of menu the guests request, along with a full bar and entertainment.

Riverfront Cruise, Owner 2004- Current

Riverfront Cruise is a sightseeing cruise touring The Venice of America in Fort Lauderdale. The tour has been operating for over 30 years four times a day. Guests are greeted aboard and welcome to visit our snack bar with food and a full bar.

Tikki Queen Dinner Cruise, Owner 2018- Current

Tikki Queen Dinner Cruise is the only public dinner cruise in Fort Lauderdale. It offers an exotic menu and libations aboard our yacht during the three hour cruise.

Water Shuttle 2014- Current

Water Shuttle offers public transportation on the water. Guests are welcome to book one of our vessels and be transported to their destination.

The Old River House 2016- Current

James Campbell leases The Old River House, also known as the historic Bryan Homes, from the City of Fort Lauderdale. He restored the property and currently leases it for upscale banquets and events.

James Campbell has over 40 years in the hospitality industry including bars, restaurants and catering events.

JAMES CAMPBELL

301 SW 3rd Ave, Fort Lauderdale, FL 33312 • (954) 314-8699 • James@marinehospitality.com

Professional Summary

Astute Business Owner with 25 years of experience in operations management, competitive analysis and financial management. Self-motivated professional successful in seizing opportunities for expansion and innovation in the hospitality industry. Offering 30-year background in increasing profits, reducing costs and transforming customer service standards. Experienced in leading and supervising team of 25 plus employees.

Skills

- Staff management
- Business operations
- Financial management
- Budgeting
- Strategic planning
- Contract Management
- Business development
- Customer relations
- Employee scheduling
- Human resources management
- Effective leader

Work History

Owner, 01/2005 to Current

Riverfront Cruise And Anticipation Yacht Charters LLC – Fort Lauderdale , FL

- Built and strengthened productive and valuable industry partnerships to drive collaboration, engagement and revenue stream development.
- Recruited, hired and trained initial personnel, working to establish key internal functions and outline scope of positions for new organization.
- Evaluated suppliers to assess quality, timeliness and compliance of deliveries, maintain tight cost controls and maximize business operational efficiency.
- Established, optimized and enforced business policies to maintain consistency and high-quality standards across company operations.
- Established and administered annual budget with effective controls to prevent overages, minimize burn rate and support sustainability objectives.
- Reduced personnel turnover and promoted employee development by recruiting team-oriented candidates and implementing new training practices.
- Managed day-to-day business operations, including accounting, finance, HR, marketing and public

ARTHUR DUFFY



ART.DUFFY@ADCOTS.COM



773-255-9900

2051 SE THIRD STREET
DEERFIELD BEACH FL 33441

ADCO TECHNOLOGY SOLUTIONS PRESIDENT

Arthur Duffy graduated Southern Illinois University in 1982 with a degree in Accounting and Finance. He completed his master's in management from Northwestern's Kellogg School of Management in 1989.

Arthur Duffy has been in the computer leasing business since 1989 and the owner and President of ADCo Technology Solutions since November of 1999. ADCo Technology Solutions (ADCO-TS) is an equipment leasing company that provides structured financing solutions to public and private corporations within the middle market. ADCO-TS works directly with the end users in a broad cross section of equipment types and industries.

Transactions are generally between \$10,000 and \$25,000,000 with larger transactions accommodated through syndication.

The Equipment Finance product line includes:

- * Senior Debt.
- * Finance Lease.
- * Tax Lease.

Arthur Duffy has been a full time Florida resident since 1999 and a south Florida resident since 2005. He sits on various boards including the Maguire University Board of Regents, Windy City Technology Consulting, the AIA Athletic Club and the Fort Lauderdale St. Patrick's Family Festival and Parade Committee.

Arthur Duffy is an avid runner with over 21 marathons to his credit with over 2,000 road races on his running resume.



Shoppes On Arts Avenue

540 NW 7th Avenue
Fort Lauderdale, Florida 33311

Description

Shoppes On Arts Avenue is a new 35,190 square foot shopping center to be completed in year 2012. The Shoppes are strategically located near the United States Postal Service Office, North Broward Hospital District's Seventh Avenue Urgent Care Facility, Broward County Governmental Center, Broward County's Performing Arts Center, Fort Lauderdale's City Hall and a flourishing community just minutes away from downtown Fort Lauderdale. Come join Save A Lot, the anchor tenant at Shoppes On Arts Avenue, Fort Lauderdale's most exciting retail development. We are currently completing letters of intent with other retailers and restaurants.

Building Details

Name: Shoppes On Arts Avenue

Leasable Sq. Ft.:

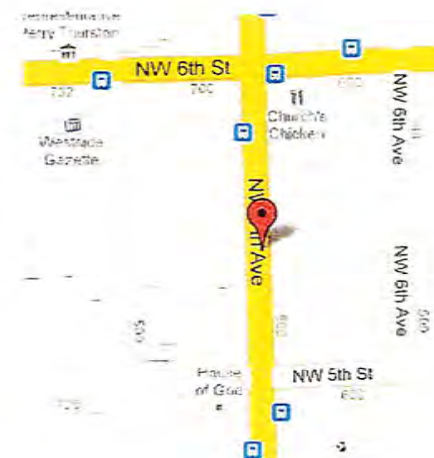
Building A: 10,000 sq. ft.

Building B: 3,240 sq. ft.

Building C: 2,490 sq. ft.

Building D: 3,780 sq. ft.

Type and Use: Retail

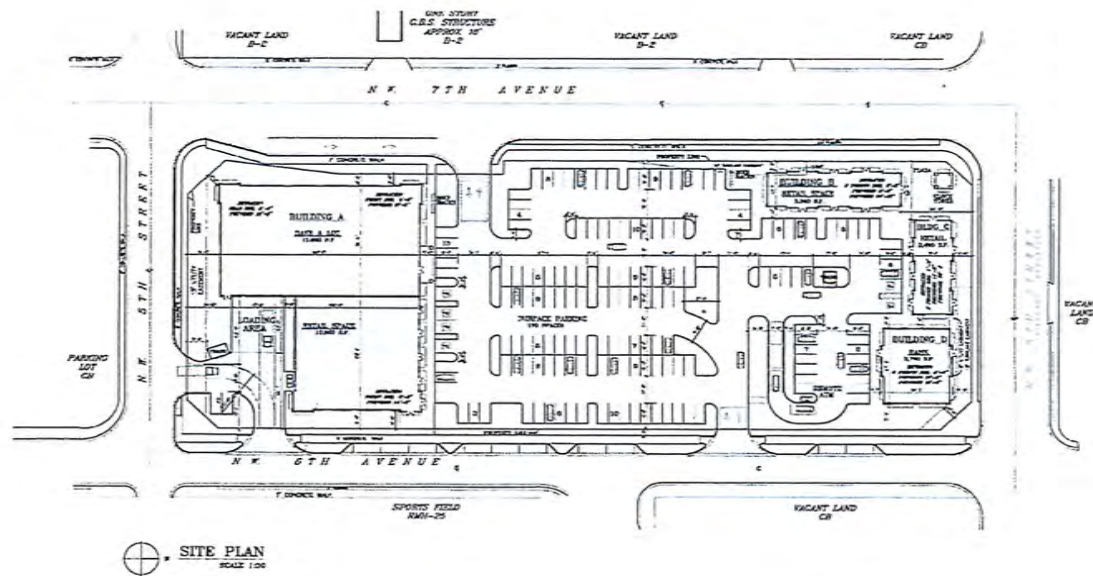


Request More Information

Milton Jones, Jr.

regaltcrce@aol.com

(954) 467-1800 or (954) 849-6966



Moiño / Fernandez architects

Mr. James Campbell
550 NW 7th Avenue
Fort Lauderdale, Florida 33311

Re: ARCHITECTURE & ENGINEERING PROPOSAL
Project: MOLLY MAGUIRE'S PUB & EATERY
550 NW 7th Avenue
Ft.Lauderdale, Florida 33326

July 8, 2019

Dear Mr. Campbell:

I am pleased to offer this proposal for Architectural & Engineering Service for the new Molly Maguire's restaurant project at the Shoppes on Arts Avenue in Ft. Lauderdale, Florida. As part of this proposal we are submitting for review a preliminary plan layout with kitchen equipment and specifications, and preliminary construction budget.

Scope of Work

Our Scope of Work will include the following:

1. Design Phase

We will produce a design floor plan and elevations for your review and approval addressing the design parameters and applicable codes. We will Coordinate with the Interior Designer during this phase.

2. Construction Documents

We will produce construction documents for permit and construction to include architectural, mechanical, electrical, plumbing and structural engineering (for rooftop unit connections and minor storefront adjustments) as needed.

3. Bidding and Permitting

We will assist you in procuring bid estimates from General Contractors, and will respond to Building Department review comments as needed.

4. Construction Administration

We will respond to Requests for Information (RFI's) from the General Contractor during construction, and will perform weekly site visits to confirm the design intent is maintained.

Compensation

The above described work will be billed as follows:

DRAWING PHASE

Deposit	\$5,000
At Design Completion	\$6,000
At 50% Construction Documents	\$8,000
At 100% Construction Documents	\$9,000
At Permit	\$1,000
Total Drawing Phase	\$29,000

CONSTRUCTION ADMIN PHASE

Total Prorated During Construction	\$8,000
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MOINO / FERNANDEZ ARCHITECTS, INC., AA-C001918

2130 SW 13 Avenue Miami, Florida 33145
(954) 536-8235 phone

Additional Compensation and Reimbursables

The following are additional and reimbursable items:

1. Printed sets and any other printing needed to produce the work.
2. Updated surveys or any other testing required.
3. Shipping and courier services.
4. Additional site visits by Architect or Engineers to be billed at hourly rate of \$125/hour.
5. Design changes to Construction Documents after the Design phase has been completed will be billed at \$125/hour.

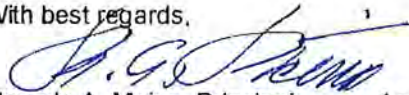
Other

PURSUANT TO FLORIDA STATUTE 558.0035, CLIENT AND ARCHITECT AGREE THAT AN INDIVIDUAL SHAREHOLDER, PARTNER, PRINCIPAL, EMPLOYEE, CONSULTANT OR ARCHITECT OF MF ARCHITECTS SHALL BE NOT BE HELD INDIVIDUALLY LIABLE OR RESPONSIBLE FOR DAMAGES RESULTING FROM NEGLIGENCE OCCURRING WITHIN THE COURSE AND SCOPE OF PROFESSIONAL SERVICES RENDERED UNDER THIS AGREEMENT.

WITH RESPECT TO ANY CONTROVERSY SUBJECT TO LITIGATION, OWNER AND ARCHITECT, FOR THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, HEREBY (A) AGREE THAT NEITHER OF THEM SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, ACTION, PROCEEDING, COUNTERCLAIM OR OTHER LITIGATION PROCEDURE BASED UPON OR ARISING OUT OF OR OTHERWISE RELATING TO THIS AGREEMENT OR THE DEALINGS OR RELATIONSHIPS BETWEEN AND AMONG ARCHITECT IN CONNECTION THEREWITH, (B) IRREVOCABLY WAIVE ANY AND ALL RIGHTS TO ANY SUCH JURY TRIAL, AND (C) AGREE THAT NEITHER OF THEM SHALL SEEK TO CONSOLIDATE ANY SUCH LAWSUIT, ACTION, PROCEEDING, COUNTERCLAIM OR OTHER LITIGATION PROCEDURE AS TO WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER LAWSUIT, ACTION, PROCEEDING, COUNTERCLAIM OR OTHER LITIGATION PROCEDURE AS TO WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THIS SECTION HAS BEEN FULLY REVIEWED BY OWNER AND ARCHITECT, EACH OF WHOM HAS BEEN REPRESENTED BY COUNSEL. THIS SECTION SHALL NOT BE SUBJECT TO ANY EXCEPTIONS, AND NO SUCH PERSON HAS IN ANY WAY AGREED WITH OR REPRESENTED TO ANY OTHER PERSON THAT THIS SECTION WILL NOT BE FULLY ENFORCED IN ALL INSTANCES. THE OWNER CONFIRMS THAT NEITHER THE ARCHITECT NOR ANY OF HIS CONSULTANTS HAS OFFERED ANY FIDUCIARY SERVICE OF A FINANCIAL NATURE TO THE OWNER, AND THAT NO FIDUCIARY RESPONSIBILITY OF A FINANCIAL NATURE SHALL BE OWED TO THE OWNER BY THE ARCHITECT OR ANY OF HIS CONSULTANTS AS A CONSEQUENCE OF ENTERING INTO THIS AGREEMENT.

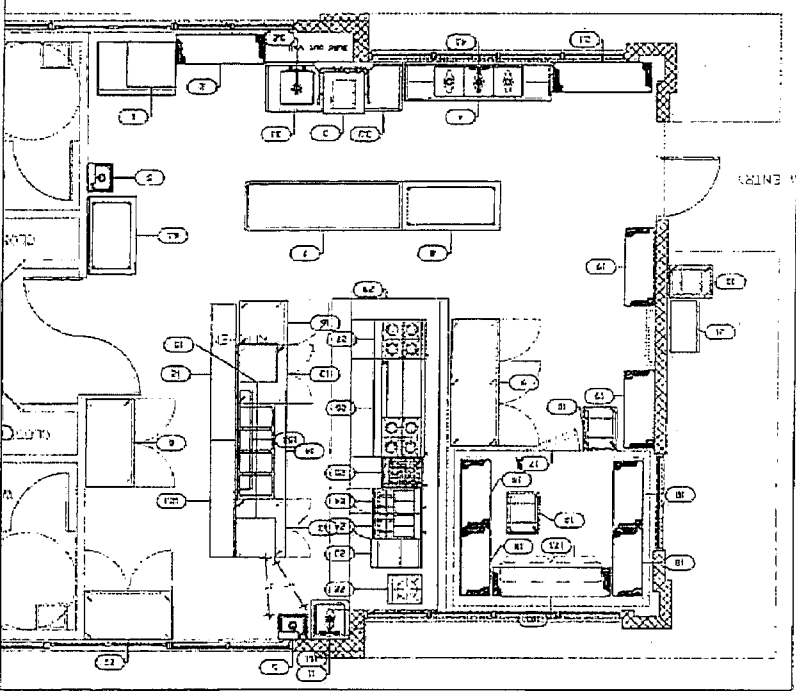
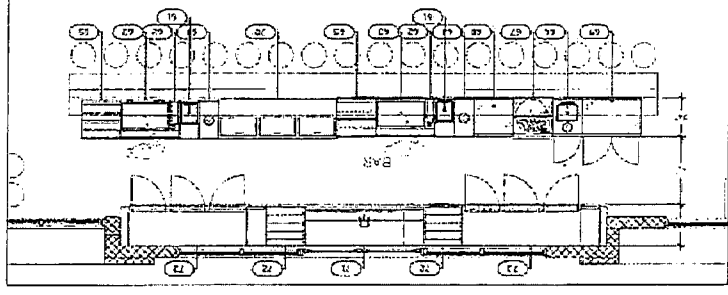
Please let us know if you have any questions. We look forward to serving you on your project, and are certain you will be happy with the final product.

With best regards,


Marcelo A. Moino, Principal
AR # 11733

Accepted by: _____

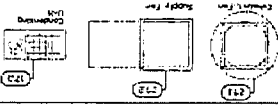
MOINO / FERNANDEZ ARCHITECTS, INC., AA-C001918
2130 SW 13 Avenue Miami, Florida 33145
(954) 536-8235 phone



EQUIPMENT LAYOUT

All Dimensions to be verified on the job site.
Actual locations from floor drains, and any venting
equipment to be determined by Engineer.
Mechanical, Plumbing & Electrical to be checked and verified
by Customer's MEP Engineer.
Remote Condensing Units to be located by architect.
Exhaust & Supply Fans to be located by architect.

Exhaust & Supply Fans to be located by
architect on roof



ITEM NO.	DESCRIPTION	MODEL NO.	QTY	REMARKS
1	CLIMATE CONTROL UNIT	CLIMATE CONTROL UNIT	1	
2	CLIMATE CONTROL UNIT	CLIMATE CONTROL UNIT	1	
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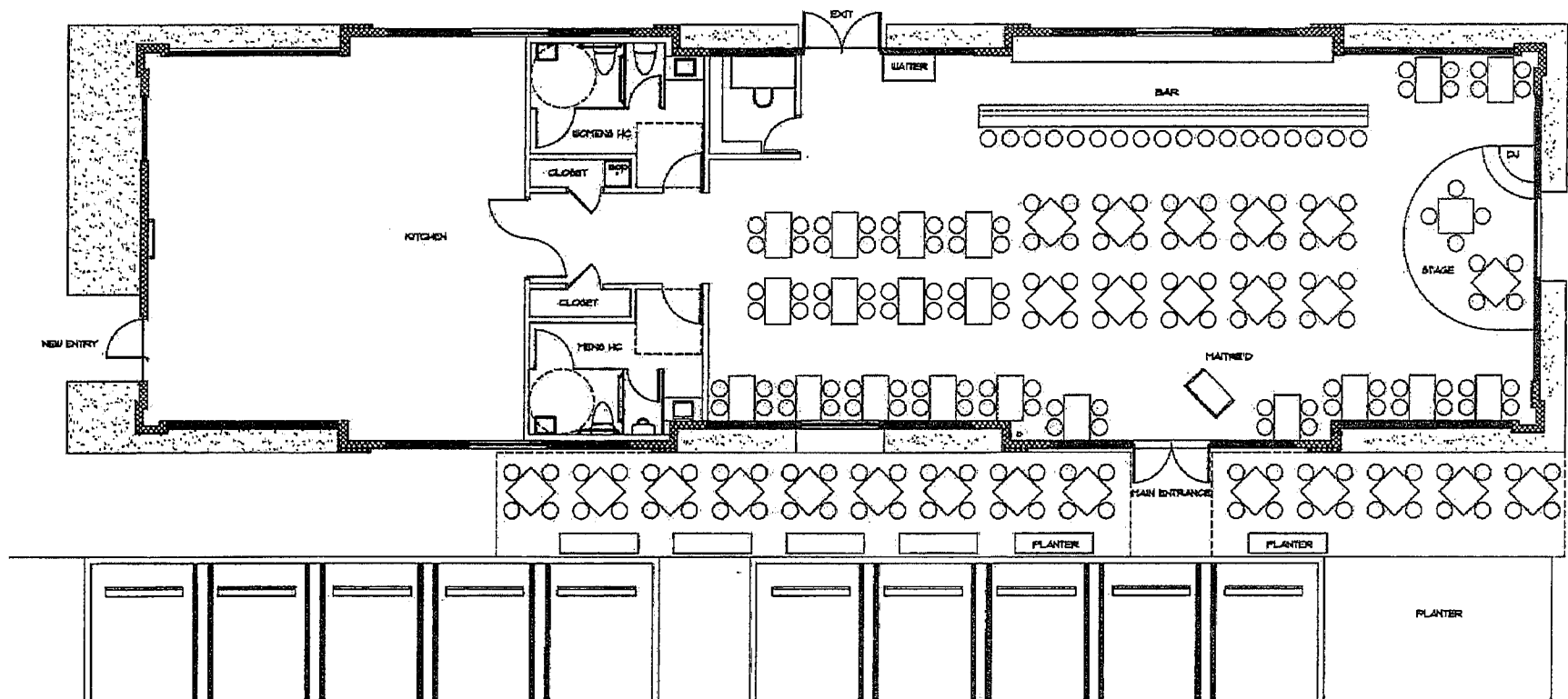
Sheet
MK-1

Scale
3/8" = 1'-0"
Drawn By
Dayne Gaundlett
Sep 26, 2013

NO.	REVISION/DATE	BY
1	10-12-13	DMH
2	10-12-13	DMH
3	10-12-13	DMH
4	10-12-13	DMH

Uni-Source Supply
International Inc.
2055 W 73rd Street, Miami, FL 33016
Ph: (305) 826-8696 Fax: (305) 826-9131

Restaurant
Main Kitchen & Bar
Ft. Lauderdale, Florida



RESTAURANT FOR MOLLY MAGUIRE'S

INDOOR SEATING 146
OUTDOOR SEATING 86
TOTAL SEATING 202

FLOOR PLAN

MOINO FERNANDEZ ARCHITECTS

10-1336-8235

**MOLLY MAGUIRES PUB & EATERY
PRELIMINARY CONSTRUCTION BUDGET**

Division 2 Site Construction	\$	10,000
Division 3 Concrete	\$	30,000
Division 4 Masonry	\$	-
Division 5 Metals	\$	80,000
Division 6 Carpentry	\$	120,000
Division 7 Thermal & Moisture Protection	\$	30,000
Division 8 Windows & Doors	\$	10,000
Division 9 Finishes	\$	88,200
Division 10 Specialties	\$	15,000
Division 11 Equipment	\$	186,000
Division 12 Furnishings	\$	125,000
Division 13 Special Construction	\$	150,000
Division 14 Conveying Systems	\$	-
Division 15 Mechanical	\$	90,000
Division 16 Electrical	\$	85,500

Division Subtotals \$ **1,019,700**

Construction Phase Fee (On Site Staff)	\$	35,000
General Conditions	\$	35,000

Base Cost Subtotals \$ **1,089,700**

Builder's Risk	\$	5,500
Liability/WC/Auto Insurance	\$	3,000

**Total Preliminary Construction
Budget** \$ **1,098,200**

MOINO / FERNANDEZ ARCHITECTS, INC., AA-C001918

2130 SW 13 Avenue Miami, Florida 33145
(954) 536-8235 phone

Uni-Source Supply

International, Inc.

2055 WEST 73RD STREET, HIALEAH, FLORIDA 33016

PH: (305) 826-8696 FAX: (305) 826-9131

Web: www.Uni-SourceSupply.com E-mail: Sales@Uni-SourceSupply.com

9/26/2013

Foodservice Budget

Main Kitchen & Bar

Equipment	\$ 122,545.13
Inland Freight (estimate)	\$ 4,901.81
Walk-In Install (assemble boxes, hang evap's & locate compressors)	\$ 1,560.00
Remote refrigeration Lines (run, charged, tested & commissioned)	\$ 4,050.00
Hood Installation (includes all ducting, permits, certification)	\$ 12,312.00
Equipment Install (Assemble, set-in-place, supervise final hookup)	\$ 7,000.00
Equipment Commissioning	\$ 1,000.00
Total	\$ 153,368.94

Foodservice Budget Total

	\$ 153,368.94
Broward Sales Tax 6% (Equip & Freight Only)	\$ 10,735.83
Grand Total	\$ 164,104.76

Terms: Equipment: 50% With Order, Balance of Equipment with Freight due at time of shipment.

Installation Fee: 50% at time of Installation, 30% upon completion, 20% upon Start-up and Handover.

Equipment Installation Notes:

Installation by Professional Kitchen Installers Group Inc. (PKI)

- 1- Receive 1 lot of kitchen equipment with S/S fabrication.
- 2- Assemble and set in place all kitchens equipment, level it and mark, the appropriate floor location.
- 3- Set in place all S/S fabrication level it and mark floor location.
- 4- Set in place dish machine, level and adjust to correct height for soil and clean dish tables
- 5- Assemble and set in place 1 lot of shelving.
- 7- Pick-up all garbage and place in the dump.

All Plumbing & Electrical connection by GC except refrigeration lines

Once all plumbing and electrical connections are made by the GC, we will provide Factory Authorized start-ups for all equipment. This includes checking all connections, lighting and adjusting pilots on gas equipment, and verifying proper installation & operation. This will be done by the each individual manufacturers factory authorized service agent, or the factory representative.

Uni-Source will provide a binder with all equipment manuals and a complete list of Factory Representatives and Service agencies for all equipment.

Uni-Source Supply

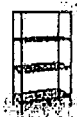
9/26/2013

CREOLINA

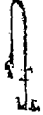
Quotation

Project: Restaurant

From: Uni-Source Supply Int'l. Inc.
Dayne Gauntlett
2055 W. 73rd St.
Hialeah FL 33016-
(305) 826-8696 (Phone)

Item	Qty	Description	Sell	Sell Total
1	1 ea	ICE CUBER  Hoshizaki Model No. KM-901MAH Packed: ea Ice Maker, Cube-Style, air-cooled, self-contained condenser, approximately 874-lb capacity/24 hours, stainless steel finish, crescent cube style, R-404A refrigerant, 208-230v/60/1-ph, 11.4 amps	\$3,898.80	\$3,898.80
	1 ea	3 wire with neutral for 115v, standard		
	1 ea	B-800SF Ice Bin, top-hinged front-opening door, approximately 600-lb ice storage capacity, for top-mounted ice makers, stainless steel exterior, painted legs included, protected with H-GUARD Plus Antimicrobial Agent	\$1,282.50	\$1,282.50
	1 ea	HS-2034/HS-2032 Top Kits, (HS-2034, 14") & (HS-2032, 4"), accommodates 30" wide ice machine	\$164.16	\$164.16
	1 ea	H9320-51 Water Filtration System, single configuration	\$153.90	\$153.90
	1 pk	H9655-06 Replacement Water Filter Cartridge (6 pack)	\$297.54	\$297.54
			<i>Extended Total: \$5,796.90</i>	
2	1 ea	WIRE SHELVING UNIT  Nexel Model No. 18546N Packed: ea Starter Shelving Unit, wire, (4) shelves, (4) posts & plastic shelf clips, 54"W x 18"D x 63"H, blue metallic epoxy powder coated zinc-chromate plated finish with chemical conversion under coat, Nexelon™ is protected by Nexgard, an anti-microbial protection	\$195.17	\$195.17
2.1	1 ea	WIRE SHELVING UNIT Nexel Model No. 18606N Packed: ea Starter Shelving Unit, wire, (4) shelves, (4) posts & plastic shelf clips, 60"W x 18"D x 63"H, blue metallic epoxy powder coated zinc-chromate plated finish with chemical conversion under coat, Nexelon™ is protected by Nexgard, an anti-microbial protection	\$202.46	\$202.46

Restaurant

Item	Qty	Description	Sell	Sell Total
3	1 ea	DISHWASHER, DOOR TYPE  Jackson WWS, Inc. Model No. TEMPSTAR Packed: ea TempStar™ Dishwasher, Door Type, high temperature electric tank heat with built-in booster, universal (straight-thru/corner) type, approx 58 racks/hour capacity (0.90 gallons per rack), stainless steel exterior, electro mechanical controls, Sani-Sure, dishtable not included, ENERGY STAR® 1 ea 70 degree rise booster heater 1 ea Voltage to be verified with jobsite	\$10,916.64	\$10,916.64
3.1	1 ea	SOILED DISHTABLE  Advance Tabco Model No. DTS-S70-36L Packed: ea Straight-Soil Dishtable, left-to-right, 10-1/2"H backsplash, with pre-rinse sink, stainless steel legs, with crossrails, 35" long, 16/304 series stainless steel 1 ea SPECIFY DISH MACHINE BRAND & MODEL to ensure proper fit, refer to attached document (AQNet or AQ360 only) or consult www.advancetabco.com for compatibility listing. Certain dish machines require modifications at additional cost not shown here	\$1,065.90	\$1,065.90
3.2	1 ea	PRE-RINSE  Krowne Metal Model No. 17-108WL Packed: ea Krowne Royal Series Pre-Rinse Assembly w/Wall Bracket, Wall-Mounted, 8" Centers, Spring Action Flexible Gooseneck, 35" High w/15" Overhang, 1/2" NPT Female Inlets, 1.2GPM spray head, chrome plated brass base, built in check valves, wall bracket and mounting kit included, NSF, CSA, Low Lead Compliant, interchangeable with T&S Brass and Encore	\$233.93	\$233.93
3.3	1 ea	CLEAN DISHTABLE  Advance Tabco Model No. DTC-S70-24R Packed: ea Dishtable, clean, straight design, left-to-right operation, 10-1/2"H backsplash, 3" rolled front & side rims, stainless steel legs, with crossrails, 23"W x 30"D x 34"H, 16/304 stainless steel 1 ea SPECIFY DISH MACHINE BRAND & MODEL to ensure proper fit, refer to attached document (AQNet or AQ360 only) or consult www.advancetabco.com for compatibility listing. Certain dish machines require modifications at additional cost not shown here	\$590.12	\$590.12

Restaurant

Item	Qty	Description	Sell	Sell Total
4	1 ea	THREE (3) COMPARTMENT SINK Advance Tabco Model No. FC-3-1818-18RL Packed: ea  Fabricated NSF Sink, 3-compartment, 18" right & left drainboards, bowl size 18" x 18" x 14" deep, 16 gauge 304 series stainless steel, tile edge splash, rolled edge, faucet holes on 8" centers, stainless steel legs, 1" adjustable stainless steel bullet feet, NSF, overall 24" F/B x 90" L/R	\$1,079.95	\$1,079.95
4.1	1 ea	LOW LEAD COMPLIANT FAUCET Krowne Metal Model No. 14-814L Packed: ea  Krowne Royal Series Faucet, splash-mounted, 8" centers, swing spout, 14" long, replaceable cartridge valve assembly, NSF, CSA (Best), low lead compliant	\$104.14	\$104.14
5	2 ea	HAND SINK Advance Tabco Model No. 7-PS-80 Packed: ea  Hand Sink, wall model, 14" wide x 10" front-to-back x 5" deep bowl, 20 gauge 304 series stainless steel, splash mounted faucet, lever drain with overflow, P-trap, soap & towel dispenser, wall bracket, NSF & CSA listed	\$637.12	\$1,274.24
6	1 ea	REACH-IN REFRIGERATOR, 2 SECTIONS  True Food Service Equipment Model No. T-49 Packed: ea Refrigerator, Reach-in, two-section, stainless steel doors, stainless steel front, aluminum sides, white aluminum interior with stainless steel floor, (6) adjustable PVC-coated wire shelves, interior lighting, 4" castors, 1/2 HP, 115v/60/1, 9.1 amps, 9' cord, NEMA 5-15P, MADE IN USA, cUL, UL-Energy, NSF, CE, ENERGY STAR® 1 ea Self-contained refrigeration standard 1 ea 4" Swivel castors, standard (adds 5" to OA height) 1 ea Left door hinged left, right door hinged right standard	\$2,903.25	\$2,903.25
6.1	1 ea	WORK TABLE Advance Tabco Model No. KMS-304 Packed: ea  Work Table, 30" wide top, with splash at rear only, 48" long, with adjustable undershelf, stainless steel frame & shelf, 16 gauge 304 series stainless steel top, 5" backsplash, stainless steel bullet feet	\$639.54	\$639.54

9/26/2013

Uni-Source Supply Int'l. Inc.

CREOLINA

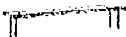
Restaurant

Item	Qty	Description	Sell	Sell Total
7	1 ea	DISHTABLE SORTING TABLE	\$944.29	\$944.29
		Advance Tabco Model No. SR-96 Packed: ea Sorting Table, with 3" raised edge, 30" wide top, without splash, 96" long, with crossrails, stainless steel construction, 16 gauge 304 series stainless steel top		
	1 ea	DTA-40 Drain Hole, for sorting tables	\$52.81	\$52.81
	1 ea	K-5 Drain, twist operated, 2" NPT & 1-1/2" IPS outlet connections	\$100.78	\$100.78
	1 ea	K-4 Support Bracket, for lever drains on sinks	\$20.83	\$20.83
	1 st	TA-255 Casters, heavy duty, 400 lb capacity per wheel - set of 4	\$206.88	\$206.88
	1 ea	TA-25B Brakes, on all casters	\$74.13	\$74.13
	8 ft	DTA-79 Double Sided Slant Tubular Rack Sorting Shelf, table mounted (minimum 3 ft) (sold per linear foot)	\$175.87	\$1,406.96
			<i>Extended Total: \$2,806.68</i>	
8	1 ea	WORK TABLE	\$564.93	\$564.93
		Advance Tabco Model No. MS-305 Packed: ea Work Table, 30" wide top, without splash, 60" long, with adjustable undershelf, stainless steel frame & shelf, 16 gauge 304 series stainless steel top, stainless steel bullet feet		
9	1 ea	REACH-IN FREEZER, 3 SECTIONS	\$5,029.33	\$5,029.33
		True Food Service Equipment Model No. T-72F Packed: ea Freezer, Reach-in, -10° F, three-section, stainless steel doors, stainless steel front, aluminum sides, white aluminum interior with stainless steel floor, (9) adjustable PVC-coated wire shelves, interior lighting, 4" castors, 1 HP, 115v/60/1, 12.0 amps, NEMA 5-20P, 9' cord, MADE IN USA, ENERGY STAR®		
	1 ea	Self-contained refrigeration standard		
	1 ea	4" Swivel castors, standard (adds 5" to OA height)		
	1 ea	Left door hinged left, center & right doors hinged right, standard		
10	3 ea	BUN PAN RACK	\$264.20	\$792.60
		Channel Manufacturing Model No. 402A Packed: ea Bun Pan Rack, standard, 70-1/4"H, 4" spacing, capacity (15) 18" x 26" bun pans, front loading, welded, aluminum construction, 5" swivel plate casters		
	3 ea	024 Corner Bumpers, set of 4	\$49.76	\$149.28
	3 ea	ELC-69 Rack Cover, 68" - 72"H, front & side load (FLYER LIST PRICING)	\$33.35	\$100.05
			<i>Extended Total: \$1,041.93</i>	

Restaurant

Item	Qty	Description	Sell	Sell Total
11	1 ea	ONE (1) COMPARTMENT SINK  Advance Tabco Model No. FC-1-1818 Packed: ea Fabricated NSF Sink, 1-compartment, no drainboards, bowl size 18" x 18" x 14" deep, 16 gauge 304 series stainless steel, tile edge splash, rolled edge, faucet holes on 8" centers, stainless steel legs, 1" adjustable stainless steel bullet feet, NSF, overall 24" F/B x 23" L/R	\$431.69	\$431.69
11.1	1 ea	FAUCET Krowne Metal Model No. 14-810L Packed: ea Krowne Royal Series Faucet, splash-mounted, 8" centers, swing spout, 10" long, replaceable cartridge valve assembly, NSF, CSA (Best), low lead compliant	\$103.11	\$103.11
12	1 ea	DISH CABINET  Advance Tabco Model No. DC-157 Packed: ea Dish Cabinet, 84" long, 15" wide, 35-1/2" high, 14 ga. stainless steel top, 18 ga. stainless steel body, open base with mid-shelf, adjustable stainless steel bullet feet	\$1,306.70	\$1,306.70
12.1	1 ea	DISH CABINET Advance Tabco Model No. DC-156 Packed: ea Dish Cabinet, 72" long, 15" wide, 35-1/2" high, 14 ga. stainless steel top, 18 ga. stainless steel body, open base with mid-shelf, adjustable stainless steel bullet feet	\$1,253.40	\$1,253.40
13	2 ea	REACH-IN UNDERCOUNTER REFRIGERATOR, 2 SECTION  True Food Service Equipment Model No. TUC-36 Packed: ea Undercounter Refrigerator, 33-38° F, (4) shelves, stainless steel top & sides, white aluminum interior with 300 series stainless steel floor, (2) stainless steel doors, 5" castors, front breathing, 1/6 HP, 115v/60/1, 4.7 amps, 7' cord, NEMA 5-15P, cUL, UL-Energy, NSF, CE, ENERGY STAR®, MADE IN USA 2 ea Self-contained refrigeration standard 2 ea Alternative hinging available, please contact factory 2 ea 5" Castors, standard	\$1,754.50	\$3,509.00
14	1 ea	HOT FOOD SERVING COUNTER  Duke Manufacturing Model No. E304 Packed: ea Aero-hot Steamtable Hot Food Unit, 58-3/8"L, electric, (4) 12"x20" hot food wells w/exposed elements, infinite controls, stainless steel top w/1/2" thick x 7" wide poly carving board, stainless steel open base w/undershelf, legs & feet 1 ea Voltage to be determined - SPECIFY AT TIME OF ORDER	\$1,550.40	\$1,550.40

Restaurant

Item	Qty	Description	Sell	Sell Total
15	1 ea	OVERSHELF Advance Tabco Model No. OTS-12-132 Packed: ea  Shelf, table mounted, single deck, 12" wide, 132" long, 18 gauge 430 series stainless steel, not adjustable, old style	\$484.98	\$484.98
	1 ea	OTS-12-84 Shelf, table mounted, single deck, 12" wide, 84" long, 18 gauge 430 series stainless steel, not adjustable, old style	\$348.84	\$348.84
	1 ea	Front of table shelf location		
	1 ea	TA-71 Heat lamp mounting provision (specify brand & model of heat lamp)	\$44.57	\$44.57
	1 ea	Front of table shelf location		
	2 ea	TA-102 Extension, 24" x 24", for microwave shelf	\$156.49	\$312.98
Extended Total: \$1,191.37				
15.1	1 ea	HEAT LAMP  Nemco Model No. 6151-60 Packed: ea Bar Heater, infinite control, 60-1/4" x 7" x 2-3/4", calrod heating element, indicator light, aluminum shell, 120v/60/1ph, 1400 watts, 11.7 amps, UL, cUL, NSF	\$197.20	\$197.20
15.2	2 ea	MICROWAVE OVEN  Sharp Model No. R-23GTF Packed: ea Microwave Oven, 1600 watts, all stainless, s/s door cavity & outer wrapper, dual magnetron system, programmable timer, durable side-hinged see-thru door, Express Defrost™, 10 computerized touch pads, 20-pad cap., SelectaPower™, 3-stage cooking, double quantity, 230/208v/60/1-ph, 13 amp, NEMA 6-15P, NSF-4, UL	\$1,101.24	\$2,202.48
16	1 ea	REACH-IN REFRIGERATOR, 1 SECTION  True Food Service Equipment Model No. T-23 Packed: ea Refrigerator, Reach-in, one-section, stainless steel door, stainless steel front, aluminum sides, white aluminum interior with stainless steel floor, (3) adjustable PVC-coated wire shelves, interior lighting, 4" castors, 1/3 HP, 115v/60/1, 7.6 amps, 9' cord, NEMA 5-15P, cUL, UL-Energy, NSF, CE, ENERGY STAR®, MADE IN USA	\$2,182.10	\$2,182.10
	1 ea	Self-contained refrigeration standard		
	1 ea	4" Swivel castors, standard (adds 5" to OA height)		
	1 ea	Door hinged right standard		
17	1 ea	WALK-IN FREEZER Arctic Industries Model No. CUSTOM Packed: ea Walk-In Freezer	\$9,549.79	\$9,549.79

Restaurant

Item	Qty	Description	Sell	Sell Total
17.1	1 ea	EXAPORATOR Arctic Industries Model No. TBD Packed: ea Evaporator		<Included>
17.3	1 ea	CONDENSING UNIT Arctic Industries Model No. TBD Packed: ea Condensing Unit		<Included>
18	4 ea	WIRE SHELVING UNIT Nexel Model No. 18426N Packed: ea Starter Shelving Unit, wire, (4) shelves, (4) posts & plastic shelf clips, 42"W x 18"D x 63"H, blue metallic epoxy powder coated zinc-chromate plated finish with chemical conversion under coat, Nexelon™ is protected by Nexgard, an anti-microbial protection	\$165.98	\$663.92
18.1	1 ea	WIRE SHELVING UNIT Nexel Model No. 18726N Packed: ea Starter Shelving Unit, wire, (4) shelves, (4) posts & plastic shelf clips, 72"W x 18"D x 63"H, blue metallic epoxy powder coated zinc-chromate plated finish with chemical conversion under coat, Nexelon™ is protected by Nexgard, an anti-microbial protection	\$229.82	\$229.82
19	2 ea	WIRE SHELVING UNIT Nexel Model No. 18486N Packed: ea Starter Shelving Unit, wire, (4) shelves, (4) posts & plastic shelf clips, 48"W x 18"D x 63"H, blue metallic epoxy powder coated zinc-chromate plated finish with chemical conversion under coat, Nexelon™ is protected by Nexgard, an anti-microbial protection	\$178.75	\$357.50
20	1 ea	REACH-IN FREEZER, 2 SECTIONS  True Food Service Equipment Model No. T-49F Packed: ea Freezer, Reach-in, -10° F, two-section, stainless steel doors, stainless steel front, aluminum sides, white aluminum interior with stainless steel floor, (6) adjustable PVC-coated wire shelves, interior lighting, 4" castors, 3/4 HP, 115v/60/1, 11.0 amps, 9' cord, NEMA 5-20P, MADE IN USA, ENERGY STAR® 1 ea Self-contained refrigeration standard 1 ea 4" Swivel castors, standard (adds 5" to OA height) 1 ea Left door hinged left, right door hinged right standard	\$3,824.56	\$3,824.56
21	1 ea	CART, UTILITY Rubbermaid Model No. FG9T6571BEIG Packed: 6 ea Utility Cart, (3) shelves, 31-1/2" x 16-1/4" x 36" H, 100 pound capacity, open base, 3" diameter swivel casters, beige	\$159.36	\$159.36

Restaurant

Item	Qty	Description	Sell	Sell Total
22	1 ea	STOCK POT RANGE Imperial Model No. ISPA-18 Packed: ea Stock Pot Range, gas, (1) three ring burner, manual controls, open front cabinet base, cast-iron top grate, stainless steel front and sides, 6" adjustable legs with adjustable feet, 90,000 BTU, ETL, NSF	\$940.40	\$940.40
	1 ea	Gas type to be specified		
23	1 ea	SPREADER PLATE Imperial Model No. IR-18-SPR Packed: ea Restaurant Series Spreader Plate, 18" wide top, open cabinet base with bottom shelf, stainless front, work surface, landing ledge, sides, backguard, and high shelf, NSF	\$631.35	\$631.35
24	2 ea	FRYER Imperial Model No. IFS-40 Packed: ea Fryer, gas, 40 lb. fat capacity, snap action thermostat with millivolt temperature control circuit, stainless steel frypot, stainless steel front and sides, 105,000 BTU, CSA, NSF, CE	\$2,546.60	\$5,093.20
	2 ea	Gas type to be specified		
25	1 ea	CHARBROILER APW Wyott Model No. GCB-18I Packed: ea Champion Charbroiler, gas, countertop, 18" W x 25" D (O.A.), thin-line cast iron grates removable in 6" sections, heavy duty s/s radiants, s/s front, balance aluminized steel, 4" adjustable legs, 60,000 BTU	\$814.94	\$814.94
	1 ea	Gas to be specified		
	1 ea	SSS-18C Cookline Equipment Stand, heavy duty, 18"W x 24"D, stainless steel top shelf with 1-3/4" lip, galvanized steel adjustable bottom shelf, galvanized steel adjustable legs with 5" casters, NSF	\$264.79	\$264.79
				<i>Extended Total: \$1,079.73</i>
26	1 ea	RANGE, 60" RESTAURANT, GAS Imperial Model No. IR-4-G36 Packed: ea Restaurant Series Range, 60", gas, 36" griddle on left, (4) 32,000 BTU open burners, two 26-1/2" standard ovens, stainless front, landing ledge, sides, backguard, and high shelf, 258,000 BTU, ETL, CE, CSA	\$4,969.69	\$4,969.69
	1 ea	Gas type to be specified		
	1 ea	One convection oven & one standard oven add "C" to model number	\$1,656.03	\$1,656.03
	1 ea	120v/60/1, 5 amps, 6' cord & plug, standard (oven)		
	1 ea	Griddle on left (std)		
	1 ea	Stainless steel backguard with shelf standard		
				<i>Extended Total: \$6,625.72</i>

Restaurant

Item	Qty	Description	Sell	Sell Total
27	1 ea	RANGE, 24" RESTAURANT, GAS  Imperial Model No. IR-4 Packed: ea Restaurant Series Range, 24", gas, (4) 32,000 BTU open burners, thermostatic controls, standard 20"W oven base, safety pilot, shut-off valve, stainless front, sides, backguard, landing ledge and high shelf, 6" legs with adjustable feet, 155,000 BTU, NSF, CE, CSA 1 ea Gas type to be specified 1 ea Stainless steel backguard with shelf standard	\$2,117.75	\$2,117.75
28	1 ea	MOP SINK  Advance Tabco Model No. 9-OP-20 Packed: ea Mop Sink, floor mounted, 20" L-R, 16" F-B, 6" high water level, free flow drain with 2" IPS outlet, stainless steel construction 1 ea K-240 Service Faucet	\$515.99 \$275.68	\$515.99 \$275.68
				<i>Extended Total: \$791.67</i>
29	1 ea	HOOD Captive-Aire Model No. HOOD Packed: ea Exhaust Hood with Fire System, Controls. 5424ND-2-PSP-F - 8ft 0" Long Exhaust-Only Wall Canopy Hood with Front Perforated Supply Plenum with Built-in 3" Back Standoff - 430 SS Where Exposed - Fire Cabinet on the Left Side (Additional charges may apply for cabinet if not sold with fire system) - FILTER - 16" tall x 16" wide Kleen-Gard Stainless Steel Baffle Filter with Handles and Bottom Hanging Hook, UL Classified - FILTER - 16" tall x 20" wide Kleen-Gard Stainless Steel Baffle Filter with Handles and Bottom Hanging Hook, UL Classified - Incandescent Light Fixture-High Temp Assembly, Includes Clear Thermal and Shock Resistant Globe (L55 Fixture), Bulbs By Others - EXHAUST RISER - Factory installed 10" X 15" - SUPPLY RISER - 12"x 28" Supply Riser with Volume Dampers - 1/2 Pint Grease Cup New Style, Flanged Slotted - FIELD WRAPPER 17.00" High Front, Left - BACKSPLASH 80.00" High X 204.00" Long 430 SS (Includes End Caps & Divider Bars) - Electrical Package Installation in Utility Cabinet by Plant. 5424ND-2-PSP-F - 7ft 9" Long Exhaust-Only Wall Canopy Hood with Front Perforated Supply Plenum with Built-in 3" Back Standoff - 430 SS Where Exposed - FILTER - 16" tall x 16" wide Kleen-Gard Stainless Steel Baffle Filter with Handles and Bottom Hanging Hook, UL Classified	\$11,298.07	\$11,298.07

Restaurant

Item	Qty	Description	Sell	Sell Total
		- FILTER - 16" tall x 20" wide Kleen-Gard Stainless Steel Baffle Filter with Handles and Bottom Hanging Hook, UL Classified - Incandescent Light Fixture-High Temp Assembly, Includes Clear Thermal and Shock Resistant Globe (L55 Fixture), Bulbs By Others - EXHAUST RISER - Factory installed 16" Diameter - SUPPLY RISER - 12"x 24" Supply Riser with Volume Dampers - 1/2 Pint Grease Cup New Style, Flanged Slotted - FIELD WRAPPER 18.00" High Front - RIGHT END STANDOFF 3" Wide 54" Long - RIGHT SIDESPLASH 80.00" High X 54.00" Long 430 SS (Includes End Caps & Divider Bars) ANSUL-3.0/3.0 Ansul 6 gallon Fire System in Utility Cabinet (includes pre-piped hood(s) with detection, tank(s), release mechanism, microswitches and pull station). Includes piping for hoods: 1, 2. SC-111110FP 120V 1 Phase w/ 1 Exhaust Fan, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fan(s) On/Off Thermostatically Controlled. Room temperature sensor shipped loose for field installation. Includes 2 Duct Thermostat kits. - Thermistor CABLE - 18/2 AWG GREEN WHITE, plenum rated. USED for thermistor duct stat. Per Foot Price. - Digital Prewire Lighting Relay Kit. Includes hood lighting relay & terminal blocks. Allows for up to 1400W of lighting each.		
29.1	1 ea	EXHAUST FAN Captive-Aire Model No. TBD Packed: ea Exhaust Fan NCA18FA Belt Drive Centrifugal Upblast Exhaust Fan with 20.75" wheel Exhaust Fan handles 3731 CFM @ -1.500" wc ESP, Fan runs at 1087 RPM. Exhaust Motor: 2.000 HP, 1 Phase 115 V, 60Hz, 25.0 FLA, ODP (Open Drip Proof) - Grease Cup for kitchen-duty centrifugal exhaust fans, Box Dimensions 15-3/4 L X 5-1/16 W X 3-3/4 H (18 GA.) (Includes Down Spout) - EF-1 Curb CRB26.5x26E On Fan # 1 Flat Curb - Hinged Base for Curb. Standard Hinge attached to curb. Used on Fans with wheels 20 inches or smaller. 12 GA Galvanized. - Vented Base for Curb	\$1,364.77	\$1,364.77

Restaurant

Item	Qty	Description	Sell	Sell Total
29.2	1 ea	SUPPLY FAN Captive-Aire Model No. TBD Packed: ea Supply Fan A2-G12 Untempered Supply Unit with 12" Blower in Size #2 Housing Supply Fan handles 3038 CFM @ 0.500" wc ESP, Fan runs at 680 RPM. Supply Motor: 1.000 HP, 1 Phase 115 V, 60Hz, 14.0 FLA, ODP (Open Drip Proof) Down Discharge - Air Flow Right -> Left - Sloped Filtered Intake for Size #2 Modular Untempered Supply Unit. 26.813" Wide X 53.625" Long X 31.313" High. Includes 2" MV EZ Kleen Metal Mesh Filters. - SF-1 Curb CRB31X15 On Fan # 2 Flat Curb	\$1,093.49	\$1,093.49
61	2 ea	BLENDER STATION  Glastender Model No. BSA-12 Packed: ea Blender Station, with dump sink, 12" w x 24" deep, w/splash, 4" splash mount faucet (low lead compliant) with goose neck spout, stainless steel construction, lift-out plastic perforated sink strainer	\$679.73	\$1,359.46
62	2 ea	SODA GUN HOLDER & TUBING CHASE  Glastender Model No. SHA-6 Packed: ea Soda Gun Holder & Tubing Chase, 6" Length, 19" Deep, for Wunder-Bar® soda gun (10-button or smaller)	\$236.49	\$472.98
63	2 ea	ICE BIN  Glastender Model No. IBA-30-CP10 Packed: ea Ice Bin, 30" W x 19" D, 7" splash, 84-lbs. ice capacity, stainless steel construction, 10 circuit cold plate	\$1,308.66	\$2,617.32
	2 ea	SSR-36 Speed Rail, 36", single tier, stainless steel	\$94.39	\$188.78
			<i>Extended Total: \$2,806.10</i>	
64	2 ea	DRY WASTE CHUTE  Glastender Model No. DWB-12 Packed: ea Underbar, dry waste unit, 12" wide x 24" deep, 6" dia. waste chute, stainless steel construction, no legs	\$263.17	\$526.34
65	2 ea	BOTTLE DISPLAY  Glastender Model No. LDA-24S Packed: ea Liquor Display Unit, free standing design, 24"-long x 24" front to back, four levels, aligns with 19" deep units with single speed rail	\$615.09	\$1,230.18

Restaurant

Item	Qty	Description	Sell	Sell Total
66	1 ea	UNDERBAR SINK UNITS  Glastender Model No. SWB-18-DW Packed: ea Underbar Wet Waste Sink Unit, with one sink compartment, 18" long, 24" deep, with backsplash, 9 1/4" x 11 1/2" x 6" deep, gooseneck faucet (low lead compliant), lift-out plastic perforated sink strainer, s/s construction, dry waste chute, cabinet base w/door	\$950.59	\$950.59
67	1 ea	GLASS WASHER  Glastender Model No. GW24 Packed: ea Glass Washer, underbar type, low temperature, chemical sanitizing, 2 minute and 15 second cycle, rotary design, 24" x 24" foot print cabinet, clockwise rotation, removable sliding cover & drainboard top, side notched design for chemical containers, automatic detergent, sanitizer, rinse aid dispensers, stainless steel finish, NSF, UL (1 year parts & labor warranty, standard)	\$4,309.20	\$4,309.20
	1 ea	120v/60/1-ph, 3.5 Amp		
68	1 ea	GLASS RACK  Glastender Model No. DBGR-24-RS Packed: ea Workboard, underbar storage cabinet, glass rack open with 1 roll-out intermediate shelf and 1 roll-out bottom shelf, 24" long x 24" deep, drainboard top, stainless steel construction	\$988.55	\$988.55
69	1 ea	STORAGE CABINET  Glastender Model No. DBCB-36 Packed: ea Workboard, underbar storage cabinet, with doors & shelf, 36" long x 24" deep, drainboard top, stainless steel construction	\$981.37	\$981.37
70	1 ea	BOTTLE COOLER  Glastender Model No. ST72-S Packed: ea Flat Top Bottle Cooler, deep-well, 72"W x 24"D x 34-1/2"H, self-contained refrigeration, 30°F (-1°C) to 40°F (4°C) temperature range, (3) top sliding doors with locks, (594) long neck bottle capacity (24.75 cases), (4) vertical wire partitions, stainless steel exterior, interior & top, automatic defrost cycle & condensate evaporator, stainless steel bullet feet, R134a, 6' cord & plug, 1/4 HP, 6.5amps, NSF, cETLus	\$2,817.40	\$2,817.40
	1 ea	NOTE: This is a manufactured to order unit and is NOT returnable		
	1 ea	120V/60/1-ph, 6' cord & plug, std.		

Restaurant

Item	Qty	Description	Sell	Sell Total
71	1 ea	DRAFT BEER COOLER	\$3,071.84	\$3,071.84
		Glastender Model No. KC72-S Packed: ea		
		Draft Beer Cooler, 2-section, 72"W x 25-1/4"D x 36"H, self-contained refrigeration, 34°F (1°C) to 40°F (4°C) temperature range, holds (3) 1/4 barrel kegs or (3) 1/2 barrel kegs, stainless steel top with (1) stainless steel 3-faucet column & drip pan, galvanized steel interior with stainless steel floor, black vinyl-clad front & sides, digital control with auto-defrost, automatic condensate evaporator, stainless steel bullet feet, R134a, 6' cord & plug, 1/3 HP, 10.2amps, 120v/60hz/1-ph, NSF, cETLus		
	1 ea	Refrigeration compartment on left		
	1 ea	Black vinyl clad left & right sides, standard		
	1 ea	Stainless doors & front	\$100.04	\$100.04
	1 ea	Left door hinged left		
	1 ea	Right door hinged left		
	1 ea	(1) 1" base height, standard		
				<i>Extended Total: \$3,171.88</i>
72	2 ea	STATIONARY AMBIENT BACKBAR CABINET	\$826.44	\$1,652.88
		Glastender Model No. BLD-24-S Packed: ea		
		Backbar Liquor Display Cabinet, 24" long, 35" high, (3) 5" high steps w/ABS covers, built-in light, on/off switch, stainless steel interior & exterior sides, 115v/60/1-ph, 5 amps, 6' grounded cord, NSF		
	2 ea	NOTE: This is a manufactured to order unit and is NOT returnable		
	2 ea	No legs on base standard		
	2 ea	No top standard		

9/26/2013

Uni-Source Supply Int'l. Inc.

CREOLINA

Restaurant

Item	Qty	Description	Sell	Sell Total
73	2 ea	REFRIGERATED BACKBAR CABINET	\$2,995.92	\$5,991.84
		Glastender Model No. BB84 Packed: ea		
		Refrigerated Backbar Storage Cabinet, 3-section, 84"W x 25-1/4"D x 36"H, self-contained refrigeration, holds (23.7) cases of 12oz bottles or (4) half barrel kegs or (216) 750mL wine bottles, 34°F (1°C) to 40°F (4°C) temperature range, galvanized steel sub-top, black vinyl-clad steel exterior front & sides, (4) 180° swing doors with stainless steel handles, (2) adjustable coated shelves & (1) bottom coated rack per door, all stainless steel interior with radius corners, automatic defrost timer & condensate evaporator, 1/2" plastic threshold scuff plate, 6' cord & plug, 1/4 HP, 6.5amps, NSF, cETLus		
	2 ea	120V/60/1-ph 6.5 amps, 6' cord & plug, std.		
	2 ea	(L) Refrigeration compartment on left side		
	2 ea	(1) 1" high base		
	2 ea	(X) Stainless glass door	\$546.35	\$1,092.70
	2 ea	(N) No finished top		
	2 ea	(L) Left door hinged left		
	2 ea	(L) Center door hinged left		
	2 ea	(L) Right door hinged left		
			<i>Extended Total: \$7,084.54</i>	
Total				\$122,545.13

Acceptance: _____

Date: _____

Printed Name: _____

Uni-Source Supply

International, Inc.

2055 WEST 73rd STREET, HIALEAH, FLORIDA 33016

PH: (305) 826-8696 FAX: (305) 826-9131

Web: www.Uni-SourceSupply.com E-mail: Sales@Uni-SourceSupply.com



KH DESIGN, INC
2117 HOLLYWOOD BLVD SUITE 5
HOLLYWOOD, FLORIDA 33020
WWW.KARENHANLON.COM
LICENSE # IB26001604

Molly Maguire's Fort Lauderdale, FL DESIGN SERVICES – Hourly Fee

KH Design Mailing Address:
1150 S. Northlake Dr. Hollywood, FL 33019

Fee Schedule: (All payments due when invoiced)

Retainer: \$2,800 (will be applied to hourly work)
Additional retainer will be required should hourly fees exceed original retainer amount.

Scope Includes:

Exterior Renderings with Finishes

Hourly Fees:

Head Designer:	\$195/hour
Asst. Designer:	\$95/hour
CAD: (if Required)	\$85/hour
Site Visits:	\$175/hour
Travel:	\$75/hour
Presentation Boards	\$195/hour (if required)

PDF & CAD Plans to be Provided by the GC or Architect-of-Record

Exclusions to Scope:

Architectural, Engineering work or General Contracting work by Owner
Energy/Electrical Locations and Calculations by Owner
Architectural Code Requirements & Permitting by Owner

Reimbursable Expenses: Samples, Reproduction & Scanning, Overnight Mail/Courier, parking (as required). Charged at 100%.

I, _____, agree to pay all fees and reimbursable expenses upon the receipt of invoices per the Scope of this Agreement. Payments are due upon invoicing.

Signed _____ Date _____
James Cambell - Owner



KH DESIGN, INC
2117 HOLLYWOOD BLVD SUITE 5
HOLLYWOOD, FLORIDA 33020
WWW.KARENHANLON.COM
LICENSE # IB26001604

DESIGN AGREEMENT

Molly Maguire's Pub & Eatery

(with Purchasing)

This document is a Design Agreement (the "Agreement") entered into this ____ day of _____, 2018, by and between KH Design, Inc., a Florida Corporation whose Corporate Address is 2117 Hollywood Blvd. Suite 5, Hollywood, Florida 33020. **KH Design, Inc.**

MAILING ADDRESS: 1150 S. Northlake Drive Hollywood, FL 33019 and Florida Irish Hospitality, LLC whose corporate address is: 330 Himmarshee St. Ft. Lauderdale, FL 33312

Property Address: 550 NW 7th Ave, Ft. Lauderdale, FL

Scope of Work:

KH Design, Inc. shall provide Design Services for the Interior & Exterior.

PROJECT PHASES

Phase I – Space Plan. CAD drawings to be provided to KH Design prior to the commencement of this project by Architect-of-Record. KH Design, Inc. will create a space plan for Client's approval. Equipment, if incorporated must be provided in CAD format by the equipment designer to KH Design, Inc. Floor Plans must be approved in writing by Client before KH Design, Inc. will proceed to Phase 2.

Phase II – Reflected Ceiling Plan Design. From the Approved Floor Plan KH Design, Inc. will provide a "Design" Reflected Ceiling Plan (RCP). The design RCP will demonstrate lighting, visible mechanical features and ceiling forms for all areas. The Circuiting Plan that incorporates new lighting will be handled by the Electrical Engineer. Energy code compliance is the responsibility of the Licensed Engineer and/or lighting consultant hired by the client to interpret local code requirements. The lighting consultant (if required) must coordinate the dimming system with the Electrical Engineer to ensure proper compatibility. KH Design, Inc. is not responsible for energy calculations or for determination of compliance. The lighting consultant, hired by the client (if necessary) will coordinate the dimming system with the Electrical Engineer to ensure proper compatibility. The lighting consultant must provide recessed lighting, strip lighting and effect lighting specifications as well as dimmer specifications if required. The MEP engineers are to accommodate all Design Elements. The approved plan should be coordinated by the architect with the Engineers' input. The RCP plan must be approved in writing by client before KH Design, Inc will proceed to Phase 3.

Phase III – Presentation. The Presentation will consist of Floor Plans, Select Interior Elevations, Selections for: Furnishings, Fabrics, Decorative Lighting and Finishes. A Preliminary Cost Estimate will be provided. Installation, Freight, Millwork and Taxes are not included in the cost estimate. After approval, any changes made to materials or the Design Concept MAY result in additional charges and must be approved in writing by both KH Design, Inc. and the Client. Custom-designed items may only be reproduced with the written permission of KH Design, Inc. All presented materials and drawings must be approved in writing by client before KH Design, Inc. will proceed to Phase 4.

KH Design _____

Client _____

Page 1 of 6



Phase IV – Design Documents. Bar Equipment Drawings & Specs must be provided to KH Design, Inc in CAD format prior to commencement of this phase.

Upon acceptance of the previous phase drawings, KH Design, Inc. will prepare Design Drawings including a Floor Plan, "Design" Reflected Ceiling Plan, Lighting Schedule, "Design" Lighting & Circuiting Plan, Elevations of Walls that require finishes or features and Required Millwork details. Millwork Details are for design purposes only and should not be used for construction. The Architect-of-Record hired by the client is responsible to convert Design Details to Architectural and structurally sound details for construction and to coordinate all documents for permitting. The Architect-of-Record is responsible to coordinate & oversee all ADA issues to ensure compliance. Client(s) and KH Design, Inc. must review and sign off on all Documents prior to issuing for bid/pricing and construction. KH Design, Inc. is not responsible for oversights after client has approved Documents and reserves the right to charge for revisions.

Phase V - Project Coordination and Installation. During construction KH Design, Inc. may inspect installation of items such as furnishings, wall treatment, flooring material, installation of fixtures, and other parts of the design concept to assure Client that the workmanship is professionally performed and meets with the design concept. All custom-furniture and Millwork shop drawings must be approved by KH Design, Inc. and client prior to construction. Finish Samples are required for approval prior to production. See Page 3 for Site-Visits. Note: 4 Site Visits Included. Additional Site Visits charged at additional fee.

Design Disclaimer: KH Design, Inc. cannot be held responsible for designs that may later be undesirable or cause inconvenience. The Client understands that all interior designs, including those provided by KH Design, Inc. may represent the opinion and taste of the designer as the designer interprets the Client's goals and wishes.

Conceptual Drawings: KH Design, Inc.'s drawings are conceptual in nature and intended to set forth design intent only. They are not intended for architectural or engineering purposes. KH Design, Inc does not provide architectural or engineering services and cannot be held liable for designs used for such purpose.

Site Visits: The appropriate times for site inspection shall be determined by KH Design, Inc. and are subject to change at the sole discretion of KH Design, Inc. provided such changes do not affect the construction schedule. If client has a specific item of concern, client shall notify KH Design, Inc. and the firm shall address that item within a reasonable time thereafter. KH Design, Inc is not bound to oversee the work of Subcontractors other than those contracted through KHDI.

PURCHASING

(see attached addendum for terms – page 6)

Furnishings (Seating, banquettes, Booths, Sofas, Tables, Chairs, Lounge Furnishings, etc.), Upholstery, Decorative Lighting, Accessories, Artwork, Mirrors, Custom Finishes, Wall covering and Design Elements, Rugs, Decorative tile, Bar-top Material, Bar-Front Material, Millwork, Flooring Finishes, Wall Tile & Mosaics, Acoustical Panels, Dimensional Ceiling Structures, Window Treatments, "Green Wall" Materials, Umbrellas, and interior and Exterior Mural, are to be purchased through Karen Hanlon Design, Inc. – a separate company. If Client purchases any of the above items an 18% fee on invoiced total is to be paid to Karen Hanlon Design, Inc. and on Custom Items a 22% fee is to be paid.

KH Design _____

Client _____

Page 2 of 6



PAYMENT SCHEDULE AND RELATED TERMS – Including Purchasing

	AMOUNT	DUE
PAYMENT #1	\$ 14,000	Upon Signing of Agreement – Retainer (Note: Renderings, if desired, to be paid at Retainer phase in full)
PAYMENT #2	\$ 8,000	Upon Presentation
PAYMENT #3	\$ 7,000	Upon Completion of Design Documents
PAYMENT #4	\$ 1,000	Balance Due upon Receipt of Final Permit
TOTAL FEE	\$ 30,000	

Note: The fee for renderings is \$2,200 for the first rendering and \$1,500 each for additional rendering. Revisions to renderings are charged at \$125/hour. Renderings, if required must be paid for at Retainer Phase. Quantity & location of Renderings to be determined by client. Payments are due when each phase is completed regardless of the order of phase completion.
Note: Specifications are not included in this contract fee.
Additional Insured: Charges to be determined upon submission to Insurance Company.
Note: Presentation Boards if Required (up to 4 boards): \$3,000

Site Visit & Travel Fees:

Daily (in-town) Site Visits: \$195/hour + Travel Fees: \$75/hour

Other Fees:

Additional fees may be charged for items outside the scope of this contract or for REVISIONS at the following rates: Designer - \$195.00 per hour, Assistant Designer - \$95 per hour, CAD Fees - \$85.00 per hour, Administrative Fees - \$65.00 per hour. All invoices are Due Upon Receipt.

Note: If Required, presentations to the City of Fort Lauderdale and Landlord are charged on an hourly basis.

Any payment not received within 20 days of the date it is due shall be subject to monthly service charge of 1.5% of the unpaid balance. Client agrees to pay all costs associated with the collection of the account, including late charges and reasonable attorney's fees, if payments are not made on time and in full. Any claim or controversy arising out of or relating to this Agreement, or the breach thereof, shall be settled in the County or Circuit Court for the Seventeenth Judicial Circuit in and for Broward County, Florida.

REIMBURSABLE EXPENSES

Reimbursable Expenses are shown below but are not limited to: Presentation Materials and samples, printing & reproduction costs, postage and overnight delivery or courier charges, airfare and hotel accommodations and meals if travel is requested. If incurred, these charges will be reimbursed at 100% of actual charge.

INDEMNIFICATION AND LIMITATION OF LIABILITY

In recognition of the relative risks, rewards and benefits of the work to be performed by KH Design, Inc the risks have been allocated so that, to the fullest extent permitted by law, KH Design, Inc.'s total liability to the Client for any and all injuries, claims, losses, expenses or damages arising out of this Agreement from any cause or causes shall not exceed 25% of the Fees paid to-date (excluding Rendering Fees) for this project as outlined in the Payment Schedule contained in this Agreement.

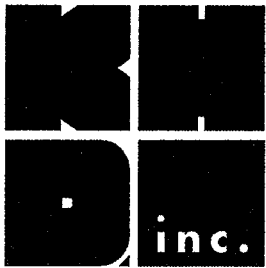
PUBLIC RELATIONS

Client shall allow KH Design, Inc. to contract for professional photography to occur after hours of operation within five (5) months of completion and KH Design shall be allowed to publish these photos for promotional purposes. Client to provide management staff and security during photo shoot. Client shall allow a KH Design, Inc jobsite sign to be mounted in a prominent location during construction. Client shall allow KH Design, Inc. to mount a KH Design, Inc. plaque to be permanently at an agreed-upon location.

KH Design _____

Client _____

Page 3 of 6



KH DESIGN, INC
2117 HOLLYWOOD BLVD SUITE 5
HOLLYWOOD, FLORIDA 33020
WWW.KARENHANLON.COM
LICENSE #1B26001604

MISCELLANEOUS PROVISIONS

- (1) **Amendment.** Except as otherwise explicitly provided hereby, this Agreement may be amended, modified or supplemented, but only in writing signed by both parties
- (2) **Waivers.** The failure of a party hereto at any time or times to require performance of any provision hereof shall in no manner affect its right at a later time to enforce the same. No waiver by a party of any condition or of any breach of any term contained in this Agreement shall be effective unless in writing and signed by the waiving party, and no waiver in any one or more instances shall be deemed to be a continuing waiver of any such condition or breach in another instance or a waiver of any other condition or breach of any other term.
- (3) **Severability.** If any provision of this Agreement is or becomes invalid, illegal or remaining unenforceable in any respect, the validity, legality and enforceability of the provisions contained herein shall not be affected thereby.
- (4) **Entire Understanding.** This Agreement supersedes all prior oral and written understandings and agreements between the parties hereto. The parties acknowledge and agree that this document, together with any schedules, exhibits and attachments hereto, which are hereby incorporated herein and made a part hereof in their entirety by this reference, and all other documents specifically referenced herein, constitute the entire agreement between the parties regarding the services to be provided by KH Design, Inc.
- (5) **Headings.** The headings preceding the text of sections of this Agreement and any exhibits, attachments and schedules hereto are for convenience only and shall not be deemed part of this Agreement nor shall they be used to determine meaning or intent.
- (6) **Construction.** The language in all parts of this Agreement shall be construed, in all cases, according to its fair meaning. The parties acknowledge that each party has reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.
- (7) **Governing Law.** This Agreement shall be governed by the laws of the state of Florida with venue in Broward County.
- (8) **Notices.** All notices to be given in connection with this Agreement shall be in writing and shall be effective when delivered to KH Design, Inc or Client, as may be the case, at their respective addresses set forth in this Agreement. Date of delivery shall be, as applicable, (1) when delivered, if personally delivered, (2) upon receipt, if sent by certified mail, return receipt requested, postage prepaid, (3) the next business day after deposit with a courier company, if sent by overnight courier, and (4) on the day sent, if sent by email and written acknowledgement of such transmission is sent by the recipient to the sender prior to the close of the recipient's business day.
- (9) **Assignment.** Neither party may assign all or any part of its rights or obligations under this Agreement without the prior written consent of the other party, which consent may be withheld in the sole and absolute discretion of the other party, and any attempt to do so shall be null and void and of no force or effect whatsoever. Notwithstanding the foregoing, Client may assign its interest in this Agreement to a successor by purchase, merger, consolidation or transfer of all or substantially all of its assets or in favor of its lender. Any such transfer shall not operate to release Client from liability under this Agreement.
- (10) **Authority.** Each party hereto acknowledges that it is authorized to enter into this Agreement, and that the person signing below is authorized to enter into this Agreement on its behalf.
- (11) **No Agency.** Under no circumstances shall KH Design, Inc or Client be considered an agent or partner of the other. The status of KH Design, Inc shall be that of an independent contractor and not that of a servant, agent or employee of Client. The parties acknowledge and agree that they are not joint employers. KH Design, Inc shall not hold itself out, nor claim to be acting, as a servant, agent or employee of Client.
- (12) **Termination.** In the event of termination not the fault of the Interior Designer, the Interior Designer shall be compensated for services performed prior to termination, together with reimbursable expenses then due and all Termination Expenses as defined in #13.



(13) **Termination Expenses.** Termination Expenses are in addition to compensation for the Interior Designer's services and include expenses directly attributable to termination for which the Interior Designer is not otherwise compensated, plus an amount for the Interior Designer's anticipated profit on the value of services not performed by the Interior Designer.

(14) **Breach or Default.** Client shall not be entitled to deduct or off-set any money owed to KH Design, Inc., based on other contracts or projects between Client and KH Design, Inc.. Client is not entitled to reallocate money paid on one project to any Other Contract.

KH Design, Inc.

X_____

By: Karen Hanlon, President
KH Design, Inc.

_____, 2018

date

CLIENT

X_____

Authorized Representative of Molly Maguire's
Pub & Eatery

_____, 2018

date

Print Name:_____

James Campbell



PURCHASING SERVICES

BY KAREN HANLON DESIGN, INC.(KHDI) a separate company

Definition of Purchasing Services:

Purchasing Services is the purchase of Goods/Services by KHDI for the client.

Purchase Pre-Approval:

Merchandise to be purchased through KHDI will be submitted in Proposal format for client's approval in writing via email.

Purchasing Fees:

Purchasing fee is cost plus 18% for non-custom items and cost plus 22% for custom items and Shopped Antique/Vintage Items.

If Client purchases items directly as referred to on page 2, an 18% fee on invoiced total is to be paid to Karen Hanlon Design, Inc. On Custom Items a 22% fee is to be paid.

Freight Charges:

Freight Charges are often not available at the time of order. If they are not available, the Client agrees to either pay applicable freight prior to shipping or to arrange for freight on their own.

Sales Tax:

KHDI will collect sales tax. If sales tax is not collected it will be the responsibility of the client.

Purchase Deposit:

No item will be ordered by KHDI until the proposal has been accepted and the required deposit has been received. Balances due prior to shipping.

The required deposits are:

Stocked Merchandise: 50% - unless otherwise specified by the vendor

Custom/Vintage Merchandise and Fabrics/Wallcovering: 100%

Damage to Merchandise:

Client or client representative shall inspect all merchandise upon delivery and advise the freight company of any damage at that time. The client should not accept any merchandise that has damaged packaging unless it is opened and inspected at the time of delivery. Any damage must be reported within 72 hours of delivery. Photos will be required. KHDI will act as the client's advocate and will work with the vendor to make every effort to obtain a replacement for any damaged items as long as damage is reported promptly and occurred during shipping.

Returns of Standard (Non-Custom) Merchandise:

If a vendor will accept returns, a restocking fee may be charged based upon the vendor's restocking rate. The client will receive an 80% refund from KHDI if vendor accepts the return. All returns must occur in the original packaging and all merchandise must be unused and undamaged.

Custom & Vintage/Antique Merchandise is Non-Refundable:

All sales of Custom/Vintage merchandise are final and non-refundable.

Storage:

Secure on-site storage will be required if items are delivered prior to installation. Storage, if required is not included. Client to determine best location for storage and to be responsible for all associated fees.

I, _____, agree to the terms stated above.

X _____ Date _____
Authorized Representative for Molly Maguire's Pub & Eatery

Norberto Rosenstein
Architect, Inc.

Architects – Interior Designers – Planners A.I.A.

PROPOSAL : 2019-23

PROJECT : Molly Maguire's Pub & Restaurant

LOCATION : 6th Street & 4th Ave, Miami, Fl

PROPOSED DATE : 04/30/2019

STARTING DATE : 04/30/2019

COMPLETION DATE : A.S.A.P.

Submitted herewith is our proposal for providing Architectural, Mechanical, Electrical, and Plumbing Engineering services on the above referenced project.

PROJECT SCOPE

The project is described as follows:

Architect will prepare construction documents of an approx. 3,500 s.f. restaurant, plus exterior seating in Wynwood, Miami, FL.

PROJECT DESCRIPTION

- Design and preparation of bid documents.
- Close coordination with the Client and his Representative throughout the design and construction process.
- Contract Administration services, including review and approval of submittals from contractor, review of contractor pay requests, and periodic site visits.
Analyzed and verify all the bid documents from Subcontractors.

The proposed scope of work includes the following:

A. Schematic Design

Code Analysis, Building Department, Health Department, and Fire Department Review.
Occupancy, Parking review.

Coordination with Interior designer, Kitchen Consultant, MEP and Structural Engineers,
Landlord, Owner for feasibility of second floor.

B. Design Development

Coordination with Interior designer, Kitchen Consultant, MEP and Structural Engineers,
in generating Design Development drawings, ready for MEP and Structural Engineers.

C. Construction Documents

After design development phase drawings are approved by owner the plans shall
be completed for bidding and permitting to include the following:

Provide signed and sealed architectural construction plans and specifications. The requirements
of the 2017 Florida Building Code shall be used. We will assist the Client in securing a building
permit promptly, providing any architectural, coordinating with consultants: mechanical,
electrical, plumbing, structural fire suppression, information that may be required by the building
official.

Norberto Rosenstein

Architect, Inc.

Architects – Interior Designers – Planners A.I.A.

General Architectural Site, Parking and Location Plans.
Demolition Plans.
Architectural Floor Plans and Specifications.
Interior Design Plans and Details. (by interior designer hired by owner).
Finish and Color Schedule. (by interior designer hired by owner).
Room Finish Schedules. (by interior designer hired by owner).
Door and window Schedule.
Equipment Floor Plans, Specifications and Coordination.
Equipment Schedules. (Develop by Owner and Kitchen consultant hired by owner).
Electrical Floor/Layout Plans and Specifications, (by MEP engineer).
Electrical Reflected Ceiling Plans and Specifications (by MEP engineer).
H.V.A.C. Floor/Layout Plans and Specifications, (by MEP engineer).
Coordinate New Roof Top HVAC Units with Structural Plans.
Plumbing Floor/Layout Plans and Specifications, (by MEP engineer).
Identify Zoning, Building Permitting, Health and Fire Department Jurisdictions.
H.V.A.C. Sheet Metal Fabrication/Shop Drawings and Specifications review.(by MEP engineer).
Gas Piping Layout Plans, Hot Water Piping Layout and Specifications (by MEP engineer).
Communication Line, data, security cameras, speakers Layout Plans. (by AV Consultant hired by owner).
Required Professional Certifications and Seals.
Coordinate and Submit Construction Documents for Landlord Approvals.
Assist the client in Expediting Building Permit Applications (expeditor hired by owner).
Project Compliance with A.D.A. (Americans' With Disabilities Act) Handicapped Accessibility Regulations.
Coordination and Review of Shop Drawing Submissions.
Assist the client to complete Hotel and Restaurant Application.

- D. Construction Administration as required during construction.**
Preconstruction Meeting @ the site with Landlord, Interior Designer, G.C., subcontractors, Kitchen Equipment supplier, and Client.
Review with client bids of G.C. to verify scope of work and schedule of responsibilities.
Site visits during construction.
Construction Observation at the jobsite, Field Reports with pictures to be distributed to the team.
Certificates of Payment.
Punch List.
Address all Request for information (RFI's) by the G.C. Shop drawings review, and coordination with Consultants.
Permit Management Control.
Landlord Coordination.

We expect all landlord requirements to be provided by landlord.
Site Plan Approval or parking calculations are Landlord responsibility.

Norberto Rosenstein
Architect, Inc.

Architects – Interior Designers – Planners A.I.A.

Reimbursable Expenses:

Reimbursable expenses are in addition to the rates listed above and include expense of reproductions, postage and handling of drawings, specifications, renderings, models and mock-ups and other documents requested by the client.

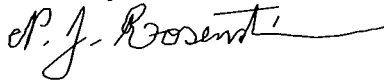
LIMITATION OF LIABILITY:

To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, partners, employees and subconsultants, and any of them, to the Client and anyone claiming by or through the Client, for any and all claims, losses, costs or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the Project or the Agreement from any cause or causes shall not exceed the total compensation received by the Consultant under this Agreement. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

We appreciate this opportunity to submit our proposal and are prepared to proceed with these services upon receiving your authorization.

Should you have any questions, please do not hesitate to call.

Sincerely,



Norberto Rosenstein, AIA, NCARB
President

You are hereby authorized to provide services required to complete the work described in the above proposal, for which the undersigned agrees in representation of

Florida Irish Hospitality LLC to pay the amount stated in said proposal and according to the terms thereof. All collection costs inclusive of attorney's fees shall be the responsibility of the undersigned.

Approved

Date

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LESSOR  LESSEE

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LESSOR MJD LESSEE _____

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") entered into this 25th day of September, 2018, by and between MJDC AOA, LLC, a Florida limited liability company (the "Lessor") and FLORIDA IRISH HOSPITALITY LLC, a Florida limited liability company (the "Lessee").

WITNESSETH:

WHEREAS, Lessee desires to lease certain space at SHOPPES ON ARTS AVENUE;

WHEREAS, Lessor desires to lease certain space to Lessee at SHOPPES ON ARTS AVENUE;
and

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I

FUNDAMENTAL LEASE PROVISIONS AND EXHIBITS

SECTION 1.1 - Fundamental Lease Provisions:

"Lessor": MJDC AOA, LLC, a Florida limited liability company

Address of Lessor: Nine N. W. 4th Avenue, Suite A
Dania Beach, Florida 33004

"Lessee": FLORIDA IRISH HOSPITALITY LLC, a Florida limited liability company

Address of Lessee: 330 Himmarshee Street, Suite 110
Fort Lauderdale, FL 33312

Shoppes On Arts Avenue
or Shopping Center: The land, buildings, structures and improvements constituting the
THE SHOPPES ON ARTS AVENUE with an address of 540 N. W. 7th
Avenue, Fort Lauderdale, Florida 33311 as shown in Exhibit "A"
attached hereto.

"Leased Premises": All of building B with physical address of 550 N. W. 7th Avenue, Fort
Lauderdale, Florida 33311 as described and provided under
SECTION 2.1.

"Use" of Leased

14/1/17
LESSOR _____ LESSEE _____

Premises: Store may only be used for the purpose of a restaurant and bar as an accessory use to the restaurant and for no other purpose subject to SECTION 2.1.

"Lease Term": Five (5) years after the Term Commencement Date (as defined in Section 2.2), with lease commencement described in SECTIONS 2.2 and 2.3.

"Base Rent": Annual: \$103,680.00
Monthly: \$8,640.00

Base Rent shall be reduced 50% for the first three months. Base Rent shall be paid together with sales tax, Tax and Insurance Assessment (SECTION 4.4) and Common Area Charge (SECTION 4.5), monthly. Base Rent is subject to adjustment following the first Lease Year, subject to SECTION 4.3.

Taxes and Insurance Assessment and Common Area Charge as estimated by the Lessor is \$5.30 a square foot:

Annual: \$17,172.00 Monthly: \$1,431.00

"Last Month Rent": Intentionally Deleted.

"Security Deposit": \$17,280.00 (SECTION 9.7).

"Building": The series of "Numbered Buildings" structure and areas comprising the total building structure shown in Exhibit "A" attached hereto.

"Floor Space": Floor Space of approximately 3,240 square feet.

"Lessee's Percentage": 9.20716% use and occupancy of all of the Buildings of THE SHOPPES ON ARTS AVENUE. (SECTIONS 4.4 and 4.5).

SECTION 1.2 - Effect of Reference to a Fundamental Lease Provision:

Each reference in this Lease to any of the Fundamental Lease Provisions contained in SECTION 1.1 shall be construed to incorporate all of the terms provided under each of the Fundamental Lease Provisions.

SECTION 1.3 - Exhibits:

The Exhibits specified in this SECTION and attached to this Lease are hereby Incorporated and made a part of this Lease:

Exhibit "A" - Project - THE SHOPPES ON ARTS AVENUE

- Exhibit "A-1" - Sign Criteria
- Exhibit "B" - Description of the work to be performed by the Lessor - "Lessor's Work"
- Exhibit "C" - Form of Term Commencement Date Confirmation
- Exhibit "D" - Tenant Estoppel Certificate
- Exhibit "E" - Rules and Regulations

ARTICLE II

PREMISES AND TERMS

SECTION 2.1 - Leased Premises:

- 2.1.1. The Lessor hereby leases to the Lessee, and the Lessee hires and takes from the Lessor, the Leased Premises as identified and outlined in red on Exhibit "A". The floor plans of the Building, now or hereafter to be erected, at the SHOPPES ON ARTS AVENUE, City of Fort Lauderdale, County of Broward, and State of Florida; said Leases Premises extending to the exterior faces of all exterior walls or to the center line of those walls separating the Leased Premises from the other Leased Premises in the Building, subject to and with the benefits of the terms, covenants, conditions and provisions of this Lease, together with the appurtenances specially granted in this Lease, but reserving and excepting to the Lessor (i) the use of (a) the exterior faces of the aforesaid walls and (b) the roof and (ii) the right to install, maintain, use, repair and replace pipes, ducts, conduits and wires through the Leased Premises and serving the other parts of the Building or the Common Area.

For the purposes of this Lease, the Leased Premises shall be conclusively deemed to consist of the number of square feet of Floor Space as set forth in SECTION 1.1 hereof.

- 2.1.2 The Lessor reserves the complete and exclusive control of every part in the Building, except the space leased to the Lessee and other tenants, and Lessor reserves the right to operate the Building and to change, remodel or add to the Building and the Common Areas or any of its area or facilities in such manner as the Lessor may see fit, subject only to the Lessee's reasonable right to ingress and egress.

SECTION 2.2 - Commencement of Lease:

This Lease shall commence ("Term Commencement Date") on the day Lessee receives the issuance of a certificate of occupancy by the City of Fort Lauderdale for the Improvements and ending at noon at the end of the Lease Term, unless sooner termination as hereinafter provided. Lessor and Lessee shall confirm in writing the Term Commencement Date hereof pursuant to the form attached hereof as Exhibit "C". Lessor shall deliver to Lessee such confirmation within seven (7) days after the occurrence of the Term Commencement Date.

7/1/17
LESSOR _____ LESSEE _____

SECTION 2.3 - Lease Term and Lease Year:

If this Lease shall begin other than on the first day of a calendar month, the term of this Lease (the "Lease Term") shall commence on the first day of the following month and rent for the days preceding the first of such month shall be prorated as provided in SECTION 4.8. "Lease Year" shall mean a period of twelve (12) consecutive full months. The first "Lease Year" shall commence on the first day of the Lease Term. Each succeeding Lease Year shall commence on the anniversary date of the Lease Year.

ARTICLE III

CONSTRUCTION

SECTION 3.1 - Lessor's Work:

Lessor is delivering the Leased Premises as set forth in Exhibit "B". In addition, the Lessor shall provide a Tenant Improvement Allowance ("TI Allowance") in the amount of \$5.00 per square foot for the construction of Lessee's Improvements. The TI Allowance will be used to reimburse Lessee for cost incurred by the Lessee in the hard construction of the Improvements. Such reimbursement shall be made within thirty (30) days of the receipt of a certificate of occupancy on the Improvements and presentment to the Lessor of paid invoices for such work.

SECTION 3.2 - Right of Lessee Before Lease Begins:

Prior to the commencement of the Lease, the Lessee may, with the prior written consent of the Lessor, have access to the Leased Premises for the purpose of taking measurements. Lessee's access to the Leased Premises shall not interfere with, delay, hinder or obstruct Lessor in its performance of the Lessor's Work.

SECTION 3.3 - Ownership of Improvements:

All installations, alterations, additions or improvements (the "Improvements") upon the Leased Premises made by either party including all pipes, ducts, conduits, wiring, paneling, decorations, partitions, railing, floor, lofts, galleries and the like shall become the property of the Lessor and shall remain upon and be surrendered with the Leased Premises as a part thereof at the expiration or sooner termination of the Lease Term, except that Lessor, at its option, may request Lessee to remove all or any of such improvements whereupon Lessee shall promptly remove the same at the expiration or sooner termination of the Lease Term and the Lessee, at its expense, shall promptly repair any damage caused by such removal. Moveable office furniture and trade fixtures which are installed by the Lessee at its expense shall remain the property of the Lessee and may be

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LESSOR LESSOR

removed at any time prior to the expiration of the Lease Term, provided the Lessee promptly repairs any damage caused by such removal.

ARTICLE IV

RENT

SECTION 4.1 - Rent:

The term "Rent shall mean Base Rent (including Base Rent as adjusted) and all other forms of rent hereunder. All Rent and other assessments and charges payable to the Lessor, or as the Lessor may otherwise designate, in lawful money of the United States which shall be legal tender in the payment of all debts and dues, public and private, at the time of payment at the Address of the Lessor or at such other place as the Lessor in writing may designate, without any set-off or deduction whatsoever and without any prior demand thereof. In addition to the payment of the Rent and other assessments and charges, Lessee shall also pay to the Lessor, at the time payment of such Rent assessments and other charges, all sales, use or occupancy taxes payable by virtue of any of such payments as herein provided.

SECTION 4.2 - Base Rent:

The Lessee shall pay the Base Rent, and the same shall be increased by adjustment pursuant to SECTION 4.3, in equal monthly installments in advance on the first day of each calendar month included in the Lease Term or any extension thereof. The first monthly installment shall be paid on the signing of this Lease. Lessee will not be deemed late in making the Base Rent payment unless Lessor does not receive the payment on or before the fifth day of the month.

SECTION 4.3 - Adjustment of Base Rent:

During the Lease Term and any option periods, the base rent shall be adjusted as follows:

The rent set forth in Article I titled "Fundamental Lease Provisions and Exhibits" of the Lease shall be deemed to be the base rent. In no event shall the rent ever be decreased below the amount of the base rent; however, the base rent will be increased to reflect increases in the cost of living, in accordance with the following. Said increases shall be determined annually beginning one year after the commencement date of the lease. The base rent shall be increased in direct proportion to the increase in the Consumer Price Index published by the Bureau of Labor Statistics of the United States, using the All Urban Wage Earners and Clerical Workers, U.S. City Average, All Items 1982-84 = 100), which has occurred during the previous year. The month in which the lease commenced shall be the month used in making the calculation without such calculation taking into account any concession provided by Lessor to Lessee on the Base Rent. Because of delay in the publication of such figures, Lessee shall continue to pay the rent at the then current rate until

7/11/11
LESSOR LESSOR

notified by Lessor of the amount of the increase, at which time Lessee shall immediately pay to Lessor the accrued difference; thereafter Lessee shall pay at the new rate until the next adjustment occurs. Failure of the Lessor to notify Lessee of an adjustment shall not waive the right to make such adjustment later. In the event the Consumer Price Index is modified or discontinued, then the Lessor shall substitute a comparable index for the calculations, the selection of which shall be at the exclusive discretion of the Lessor.

$$\frac{\text{NEW CPI}}{\text{OLD CPI}} = \frac{\text{NEW RENT}}{\text{OLD RENT}}$$

SECTION 4.4 - Tax and Insurance Assessment:

For the purpose of this SECTION, the term "Taxes" shall include all real estate taxes, assessments (general and special) and other governmental impositions and charges of every kind and nature whatsoever, extraordinary as well as ordinary, foreseen and unforeseen, and each and every installment thereof, which shall or may during the Lease Term be levied, assessed, imposed, become due and payable, or liens upon, or arise in connection with the ownership, use, occupancy or possession of, or grow due or payable out of, or for, any part thereof, including the Building or the land or other improvements thereon. For the purposes of this SECTION, the term "Insurance" shall include all premiums on public liability, property damage and fire and extended coverage insurance, and any other insurance not included in the Common Area Charge, carried by the Lessor with respect to or on the Common Area any part thereof, including the Building or the land or improvements thereon. The Lessee agrees to pay to the Lessor the Lessee's share of the Taxes and Insurance as apportioned on a calendar year basis which shall be in an amount equal to the product obtained by multiplying the aggregate amount of Taxes and Insurance by the Lessee's Percentage. The Lessee agrees to pay Lessee's share of the Taxes and Insurance, as an additional assessment (hereinafter called "Taxes and Insurance Assessment"), in monthly payments in advance during the Lease Term in amounts as may be estimated by the Lessor. Lessee shall also pay to Lessor, sales tax on the Tax and Insurance Assessment. At the end of each calendar year, the Lessor shall advise the Lessee of the Lessee's share of the actual aggregate amount of Taxes and cost of Insurance applicable to the calendar year. If there shall have been an underpayment by the Lessee, the Lessee shall forthwith pay the difference to the Lessor and if there shall be an overpayment by the Lessee, the Lessor shall forthwith refund the difference to the Lessee. The Lessor retains the right to increase, change and maintain insurance coverage and valuations in accordance with good insurance practices.

SECTION 4.5 - Common Area Charge:

4.5.1 For the purpose of this SECTION, the term "Common Area Charge" shall include all items of cost and expense required to maintain and operate the Building and walk way (excluding, however, those items of costs and expense required hereunder to be paid by the Lessee regarding the Leased Premises, and shall include, without limiting the generality of the foregoing, all items of cost and expense relating to maintenance and repairs (which repairs shall include, but not limited to, the repairs set forth in SECTION 6.1 hereof) and construction work as shall be

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LESSOR — LESSEE —

required to preserve, repair and maintain the Building and Common Area including reasonable supervision and management fees; all personal property taxes and assessments levied upon or allocable to property of the property taxes and assessments levied upon or allocable to property of the Shoppes On Arts Avenue six (6) months Rent Loss Insurance; policing and security protection; cleaning and removal of garbage, trash, dirt and debris; landscaping and landscaping maintenance and replacement, fertilizer and landscape irrigation sprinkler system repairs and maintenance; supply and maintenance of water and sewer utilities, including taxes and assessments applicable thereto; maintenance and operation of all parking areas, driveways, walks and loading docks; maintenance and operation (including replacements where necessary) of the heating, ventilating and air conditioning equipment and controls and incidental thereto and all power and other utilities utilized in connection therewith; and the repair and replacement of all equipment used in operating and maintaining the Building and the promenade, and for rent paid for the leasing of any such equipment. Notwithstanding the above, during the Lease Year 1 through Year 5 the Common Area Charge will not exceed 103% of the amount of Lessee's payment for such costs in the prior lease year.

In the event the Lessor, in its sole discretion, shall determine that the conduct of the Lessee's business regularly results in the need for disproportionately greater services and resultant cost and expense than the requirements of the other tenants of the Building with respect to the removal of garbage and trash or other Common Area services, then the Lessee shall pay to the Lessor a separate and extra charge for such additional services in such amounts as the Lessor, in its sole discretion, may from time to time determine and such payments shall be applied against the aggregate Common Area costs and expenses of the Common Area. The Lessee agrees to pay to the Lessor the Lessee's share of the Common Area Charge as apportioned on a calendar year basis which shall be in an amount of the total Common Area Charge multiplied by the Lessee's Percentage.

The Lessee agrees to pay its share of the Common Area Charge, as an additional assessment, in monthly payments in advance during the Lease Term in amounts as may be estimated by the Lessor. Lessee shall also pay to the Lessor, sales tax on the Common Area Charge. At the end of each calendar year, the Lessor shall advise the Lessee of Lessee's share of the actual aggregate amount of the Common Area Charge applicable to the calendar year. If there shall have been an underpayment by the Lessee, the Lessee shall forthwith pay the difference to the Lessor and if there shall be an overpayment by the Lessee, the Lessee shall be given a credit towards the next due payment of the Lessee's share of the Common Area Charge.

The cost and expense of cleaning, maintenance and pumping out of grease lines and grease traps shall be excluded from the Common Area Charge and, in lieu thereof, all such cost and expense shall be shared only among the users of grease lines and grease traps in proportion to their use as determined by the Lessor and such share shall be paid to the Lessor as a separate and extra charge in the manner provided with respect to the Common Area Charge.

SECTION 4.6 - Interest:

Interest shall accrue at the then maximum lawful rate of interest permitted under the laws of the State of Florida from and after the due date of any payment for Rent, Tax and Insurance


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Assessment, Common Area Charge and all additional rent and assessments provided for under this Lease.

SECTION 4.7 - Additional Assessments:

In addition to the Rent, Tax and Insurance Assessment and Common Area Charge, all other payments to be made hereunder by the Lessee shall be deemed to be and shall become additional assessment hereunder, whether or not the same be designed as such, and unless another time shall be herein expressly provided for the payment thereof, the same shall be due and payable on demand or together with the next succeeding installment of the Rent after the notice has been received by the Lessee, whichever shall first occur, and the Lessor shall have the same remedies for failure to pay the same as for the nonpayment of the Rent.

SECTION 4.8 - Rent and Additional Assessments for a Partial Month:

For any portion of a calendar month included at the beginning or end of the Lease Term, the Lessee shall pay 1/30th of each monthly installment of the Rent and all additional assessments and charges for each day of such portion payable in advance at the beginning of such portion.

ARTICLE V

UTILITY SERVICES

SECTION 5.1 - Water and Other Utilities:

The Lessor shall cause the necessary mains, conduits and other facilities to be provided to supply water, sanitary sewer facilities and electricity into the Leased Premises and the Lessee hereby acknowledges that the Lessor has complied with the provisions of this SECTION. The Lessee shall pay directly all charges for electric, water and sewer utility, gas, telephone and any other utility used or consumed by the business which occupied the Leased Premises by the Lessee.

In the event that the Lessee shall fail or refuse to pay any such charges, the Lessor may, but shall not be obligated to, pay same and the Lessee shall reimburse the Lessor upon demand. Further the Lessee shall indemnify and hold harmless the Lessor from and against any liability or damages on such account. Lessee shall procure, or caused to be procured, without cost to Lessor, any and all necessary permits, licenses or other authorizations required for the lawful and proper installation and maintenance upon the Leased Premises of wires, pipes, conduits, tubes and other equipment and appliances for use in supplying any such service to upon the Leased Premises.

ARTICLE VI

LESSOR hry LESSEE

LESSOR'S ADDITIONAL COVENANTS

SECTION 6.1 - Repairs by the Lessor:

Lessor will keep, or cause to be kept, in good order, repair and condition the foundations, roof and rain water leaders of the Leased Premises, the structural soundness of the floor and the walls thereof installed as a part of the Lessor's Work and the pipes, ducts, conduits and wires running through the Leased Premises and installed therein as part of the Lessor's Work (but not including the Lessee's service connection thereto), except as affected by any work of the Lessee or the negligence, act or omission of the Lessee, its employees, agents, contractors or invitees. The Lessor shall not be required to commence any such repair until after notice from the Lessee that the same is necessary, which notice, except in the case of emergency, shall be in writing and shall allow the Lessor five (5) days in which to commence such repair. The provisions of this SECTION shall not apply in the case of damage by fire or other casualty or by eminent domain, in which events the obligations of the Lessor shall be controlled by the applicable provisions of this Lease. Except as provided in this SECTION, the Lessor shall not be obligated to make repairs, replacements or improvements of any kind upon the Leased Premises or upon any equipment or facilities or fixtures contained therein, all of which shall be the responsibility of the Lessee. The Lessor affirmatively covenants to maintain the common areas of the The Shoppes On Arts Avenue and the cost of same shall be passed through to the Lessee under the provision of SECTION 4.5.

SECTION 6.2 - Quiet Enjoyment:

Lessor covenants that the Lessee, upon paying the Rent and all assessments and charges and performing all of the Lessee's obligations provided for under this Lease, shall peacefully and quietly have, hold and enjoy the Leased Premises throughout the Lease Term without hindrance, ejection or molestation by any person lawfully or otherwise claiming under the Lessor, subject to the other terms and provisions of this Lease and to all mortgages and underlying leases of record to which this Lease may become subject and subordinate.

SECTION 6.3 - Lessor's Liability:

In the event of a sale by the Lessor of its interests in the Building, then, and in that event, the Lessor shall thereupon be entirely relieved of all terms, covenants, and obligations thereafter to be performed by the Lessor under this Lease and it shall be deemed and construed, without further agreement, that the transferee has assumed and agreed to carry out any and all covenants and obligations of the Lessor hereunder.

ARTICLE VII

LESSEE'S ADDITIONAL COVENANTS

SECTION 7.1 - Affirmative Covenants:

- 7.1.1 Lessee will perform promptly all obligations of the Lessee set forth in this Lease and in the exhibits attached hereto and will pay, when due, the Rent, Tax and Insurance Assessments, Common Area Charges and all other charges and all other additional assessments which by the terms of this Lease are to be paid by the Lessee.
- 7.1.2 Lessee shall use and occupy the Leased Premises only for the purpose of conducting the business specified in SECTION 1.1 and for no other purpose. Lessee will comply with, abide by and conform to any and all business and use requirements and restrictions detailed, prescribed or set forth in the Certificate of Occupancy issued for the Leased Premises, all applicable occupational permits, the mortgages filed of record, any restrictive covenant in favor of another tenant of Shoppes On Arts Avenue filed in the public records of Broward County, Florida and all other laws, orders, rules and regulations of any governmental entity or authority claiming jurisdiction over the Leased Premises or the business conducted therein by the Lessee.
- 7.1.2(a) Intentionally deleted.
- 7.1.2(b) Lessee shall comply with the following use restrictions which are as follows: Use restrictions are granted to: 1) Moran Foods, Inc., a Missouri corporation d/b/a Save A Lot, Ltd. ("Save A Lot") in the lease between Save A Lot and Lessor ("Save A Lot Lease") that Lessor agrees that, during the continuance of the Save A Lot Lease, no other portion of the Shopping Center will be used or operated (i) as a supermarket or other store, or department within a store, for the sale of food, groceries, fruit, produce, dairy products; or (ii) as an adult bookstore, nightclub or discotheque, massage parlor, or any other establishment which provides live adult entertainment or which sells, rents or exhibits pornographic or obscene materials; a health club or spa; a blood bank, medical or dental office (unless such medical or dental office occupies less than 3,000 square feet); a school or other place of instruction attended by students; an abortion clinic; a bingo parlor, off-track betting business (except that the sale of state lottery tickets is not prohibited or restricted); a billiard or pool hall, bowling alley; a bar or tavern (except for a bar or cocktail lounge area that is incidental to a restaurant and occupies no more than 20% of the customer service area of such restaurant and is located in one (but not both) of the retail buildings located on the north west corner of the Shopping Center, an adult or nude dance club or similar facility; a "second hand" store; a movie theatre, carnival; a flea market, pawn shop, store selling firearms or ammunition; a car wash; a tire store or vehicle sales and service facility with service bays; or so-called "call center". The restrictions in this paragraph 7.1.2(b) shall not apply to (i) restaurants selling prepared food items for on-premises or off-premises consumption; and (ii) any tenant in the Shopping Center selling food items as incidental to such tenant's primary use. For purpose hereof, the term "incidental"

shall mean that (A) not more than 150 linear feet of total shelving area (including coolers and freezers) shall be used for the sale or display of food items and (B) not more than two (2) four foot coolers and one (1) four foot freezer for the sale or display of food items. Linear feet shall be calculated by measuring only the length of a fixture along the floor and not the length of each shelf of the fixture (i.e. a four (4) foot long fixture with five (5) shelves shall be calculated as four (4) linear feet). Notwithstanding the foregoing, in no event shall any portion of the Shopping Center (except for the Save A Lot) be used for the sale or display of fresh fruit and produce; and 2) Bank of America, National Association, a national banking association has the exclusive right to the Banking Use in the Center and Lessor shall not lease any portion of the Center to a Financial Institution or other entity for the Banking Use or permit any sublease or license, or otherwise allow any party to use, any portion of the Center for Banking Use, other than Bank of America. "Banking Use" means retail or wholesale banking operations, (including, without limitation home mortgage loans and automobile loans), issuing credit and/or debit cards, providing automatic teller machines, or selling securities (e.g., stocks and mutual funds) or insurance or trust services to the general public, whether done by a "Financial Institution" or other entity and whether accomplished by means of full service, express service, or motorbank facilities, automated teller machines or other self-service banking devices or otherwise. "Financial Institution" means any state bank, national bank, savings and loan association, savings bank, credit union, investment or stock brokerage firm, mortgage brokerage firm or lender, insurance company or agent or investment or financial services advisors, or other similar entity.

- 7.1.3 Except for the repairs required to be performed by the Lessor pursuant to the provisions of this Lease, Lessee will keep, at the Lessee's sole cost and expense, the Leased Premises, including equipment, facilities and fixtures therein, clean, neat in good working order and condition, and free of vermin, and Lessee will, at the Lessee's sole cost and expense, keep all glazing, including glazing in windows, door and skylights, clean and in good condition and replace any glazing which may be damaged or broken with identical tempered glazing so that it matches the other glazing in the complex.
- 7.1.4 Lessee will make all repairs, alterations, additions, or replacements to the Leased Premises, including equipment, facilities and fixtures therein, reasonably required, because of the Lessee's special use or occupancy of the Leased Premises, by any law or ordinance or any order or regulation of any governmental authority or board of fire underwriters having jurisdiction or of any insurance company providing coverage in any part of the Building. Lessee will keep the Leased Premises equipped with all safety appliances so required, because of such use, and otherwise comply with the orders, regulations and recommendations of all such governmental authorities, board of fire underwriters and insurance companies. The Lessee shall promptly pay any fines, assessments, costs and expenses resulting from its violation of its undertakings as set forth herein. If assessments are not paid, it will be treated as additional rent.

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LESSOR _____ LESSEE _____

- 7.1.5 Lessor will pay promptly, when due, the entire cost of any work in or to the Leased Premises, including equipment, facilities and fixtures therein, undertaken by the Lessor when permitted or required to do so under the provisions of this Lease so that the Leased Premises shall at all times be free of liens for labor and materials. Lessor will procure all necessary permits before undertaking such work and perform all such work according to the building code; do all such work in a good and workmanlike manner acceptable to the Lessee, employing materials of good quality; perform such good and harmonious labor relationships; comply with all governmental requirements relating thereto and hold the Lessee harmless and indemnified from all injury, loss, claims or damage to any person or property occasioned by or growing out of such work.
- 7.1.6 Lessee will indemnify, hold harmless and defend Lessor from all injury, loss, claims or damage (including attorney's fees and disbursements) to any person or property arising from, related to or in connection with the use or occupancy of the Leased Premises or conduct or operation of the Lessee's business or in connection with the Lessee's work at the Leased Premises caused by the Lessee or the Lessee's agent, employees, contractors, guest or invitees.
- 7.1.7 Lessee, at the Lessee's sole cost and expense, will maintain in responsible companies approved by the Lessor (i) liability insurance with liability endorsement covering the matters set forth in this Lease against all losses, claims, demands or actions for injury to or death of any one person in an amount of not less than \$1,000,000.00 and for injury to or death of one or more persons in any one accident or occurrence and for damage to property made by or on behalf of any person or persons, firm or corporation arising from, relating to, or connected with the conduct and operation of the Lessee's business at the Premises or caused by actions or omissions to act, where there is a duty to act, of the Lessee, its employees, agents and contractors (this must be a \$1,000,000.00 combined single limit liability policy of a comprehensive general coverage including products and completed operations, and this coverage must also include fire legal liability); (ii) steam boiler and machinery insurance to the limit of \$250,000.00 if there is a boiler or pressure object or other similar equipment in the Leased Premises; (iii) plate glass insurance covering all plate glass in the Leased Premises; (iv) fire insurance with such extended coverage endorsements as the Lessor may reasonably from time to time require, covering all of the Lessee's inventory, fixtures, furniture, furnishings, floor coverings and equipment at the Leased Premises to the extent of at least 80% of their insurable value, without deduction for depreciation, but in any event an amount sufficient to prevent the Lessee from becoming a co-insurer under provisions of the applicable policies. The Lessor and the other tenants and occupants of the Building shall not be liable for any damage by fire or other casualty covered by the Lessee's said insurance, no matter how caused, it being understood that the Lessee will look solely to its insurer for reimbursement. All of said insurance shall be in a form reasonably satisfactory to the Lessor and shall provide that it shall not be subject to cancellation, termination or change, except after at least ten (10) days prior written notice to the Lessor. All insurance provided by the Lessee as required under this SECTION 7.1.7 shall be carried in favor of the Lessor

and the Lessee, as their respective interests may appear, and such other parties as may be designated by the Lessor, as their interests may appear. All liability policies shall provide that although the Lessor and those designated by the Lessor or named as an additionally insured, they shall nevertheless be entitled to recover under said policies for any loss or damage to it, its agents and employees, resulting from the Lessee's negligence. The policy or policies, or duly executed certificate or certificates for the same, together with satisfactory evidence of the payment of the premium thereof, shall be deposited with the Lessor within five (5) days after the Lessor receives the certificate of occupancy for Lessor's Work and Lessor providing notice to Lessee of Lessor's receipt of the certificate of occupancy and, upon renewals of such policies, not less than fifteen (15) days prior to the expiration of the term of such coverage. But in no event shall the Lessee occupy the Leased Premises before the foregoing proof of insurance has been provided to the Lessor. If the Lessee fails to comply with such requirement, the Lessor may, but shall not be obligated to, obtain such insurance and keep the same in effect and the Lessee shall pay the Lessor the premium costs thereof upon demand.

- 7.1.8 Lessee will pay on demand any increase in premiums that may be charged on insurance carried by the Lessor or for which the Lessor may be obligated to make reimbursement to other tenants or occupants of the Building under the terms of their respective leases or occupancy agreements resulting from the Lessee's use or occupancy of the Leased Premises, or from any vacancy of the Leased Premises, whether or not the Lessor has consented to same. In determining whether increased premiums are the result of Lessee's use or occupancy or vacancy of the Leased Premises, a scheduled or "makeup" rate of the organization issuing the fire insurance, extended coverage, vandalism and malicious mischief, special extended coverage, or any and all risk insurance rates for said premises, or any rule books issued by the rating organization or similar bodies or by rating procedures or rules of the Lessor's insurance company shall be conclusive evidence of the several items and charges which make up the insurance rates and premiums on the Leased Premises and the Building.
- 7.1.9 Lessee agrees to waive, and hereby does waive, all claims against the Lessor for loss or damage to the Lessee's business or loss of damage to personal property sustained by Lessee or any person claiming through the Lessee resulting from any accident or occurrence in or upon the Leased Premises or the Building.
- 7.1.10 Lessee will permit the Lessor or the Lessor's agents and contractors to enter upon the Leased Premises at all reasonable times to examine same and to make such repairs, alterations, improvements or additions in the Leased Premises or in the Building as may be necessary and to allow the Lessor to take all materials into and upon said premises that may be required thereof without the same constituting an eviction of the Lessee, in whole or in part, and all rents shall in no way abate while such repairs, alterations and improvements, or additions are being made by reason of loss or interruption of business of the Lessee because of the prosecution of any such work. The Lessor or the Lessor's agents and contractors shall also have the right to enter upon Leased Premises at reasonable times to show them to

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prospective mortgagees or purchasers of said Building. During the 90 days prior to the expiration of the Lease Term, the Lessor may show the Leased Premises to prospective tenants and the Lessor may also place upon the Leased Premises the usual notices "For Rent ", which notices the Lessee shall permit to remain thereon without molestation. If, during the last month of the Lease Term, the Lessee shall have removed all or substantially all of the Lessee's property therefrom, the Lessor may immediately enter and alter, renovate and redecorate the Leased Premises without elimination or abatement of rent or additional rent or other compensation and such action shall have no effect upon this Lease.

- 7.1.11 Lessee will pay on demand the Lessor's expenses, including reasonable attorney's, architect's and engineer's fees, incurred in successfully enforcing the obligation of the Lessee under this Lease or in curing any default by the Lessee under this Lease.
- 7.1.12 Lessee will within 30 days cause to be discharged of record (by payment, bond, order of a court of competent jurisdiction or otherwise) any mechanic's lien at any time filed against the Leased Premises, Building for any work, for labor, services or materials claimed to have been performed at, or furnished to, the Leased Premises for or on behalf of the Lessee or anyone holding the Leased Premises through or under the Lessee. If the Lessee shall fail to cause such lien to be discharge the same by paying the amount claimed to be due or by bonding or other proceeding deemed appropriate by the Lessor and the amount so paid by the Lessor and all costs and expense, including reasonable attorney's fees, incurred by the Lessor in procuring the discharge of such lien shall be deemed to be an additional assessment. Nothing in this Lease contained shall be construed as a consent on the part of the Lessor to subject the Lessor's estate in the Leased Premises to any lien or liability under the lien laws of the State of Florida.
- 7.1.13 Upon the expiration or other termination of the Lease Term, Lessee will quit and surrender to the Lessor the Leased Premises in good order and condition and repair, ordinary wear and tear excepted, and Lessee will, at the Lessee's expense, remove all property of the Lessee, repair all damages to the Leased Premises caused by such removal and restore the Leased Premises to the condition in which they were prior to the installation of the articles so removed. Any property not so removed shall be deemed to have been abandoned by the Lessee and may be retained or disposed of by the Lessor as the Lessor shall desire, and if the Lessor shall decide to dispose of same, such disposal shall be at the cost and expense of the Lessee.
- 7.1.14 Lessee shall remain fully obligated under this Lease notwithstanding any assignment or sublease or any indulgence granted by the Lessor to the Lessee or to any assignee or sublessee.
- 7.1.15 Lessee fully understands and agrees that the Lessor shall have no liability for any resultant damage from any leaks as a result of excessive rain, roofing defects, or hurricane damage, bursting of pipes or otherwise and that it shall be the responsibility of the Lessee to protect itself as it sees fit concerning any leakage of


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water whatsoever.

- 7.1.16 Should a mortgage lender require a financial statement by the Lessee or personal financial statements of the principals of the Lessee, then the Lessee shall provide either or both such financial statements as may be required in a form satisfactory to the Lessor within ten (10) days of notification.

The Lessee also agrees to furnish to the Lessor any documentation required in the ordinary course of business to show the status of this Lease or the financial condition of the Lessee. Any reasonable changes to this Lease required by the Mortgagee of the Lessor to satisfy the requirements for the financing or refinancing of the Shoppes On Arts Avenue, unless they materially alter the terms and conditions of this Lease, shall be agreed to and complied with by the Lessor and Lessee.

SECTION 7.2 - Negative Covenants:

- 7.2.1 Lessee will not injure, overload, deface or otherwise harm the Leased Premises or any part thereof or any equipment or installation therein; nor commit any waste or nuisance; permit the emission of any objectionable noise or odor; burn any trash or refuse in or about the Leased Premises, make any use of the Leased Premises, or any part thereof or equipment therein which is improper, offensive or contrary to any law or ordinance or to reasonable rules or regulations of the Lessor as such may be promulgated from time to time; or park trucks and delivery vehicles so as to interfere with the use of driveways, walks, roadways, highways, streets, or parking areas. Employees of Lessee shall park in location at the Shopping Center designated by Lessor.
- 7.2.2 Lessee will not make any alterations or additions to the Leased Premises or to Building, or permit the making of any holes in the walls, ceilings, or floors thereof, without on each occasion obtaining prior written consent of the Lessor, in which event the provisions of SECTION 7.1.5 shall control.
- 7.2.3 (a) Except as set forth herein, Lessee shall not, by operation of law or otherwise, assign this Lease or enter into license or concession agreements, sublet all or any part of the Leased Premises, or otherwise transfer all or any part thereof to be used by any third party other than Lessee, its authorized agents, employees, invitees and visitors, without Lessor's prior written consent, which consent shall not be unreasonably withheld or delayed, and any attempt to do so without such consent being first had and obtained shall be wholly void and shall constitute a default of this Lease. Lessee shall have no right whatsoever to make any such assignment, sublease or other transfer when Lessee is in default under this Lease. The consent by Lessor to any assignment or subletting shall not constitute a waiver of the necessity for such consent to any subsequent assignment or subletting. Notwithstanding any assignment or sublease, Lessee shall remain fully liable under this Lease and shall not be released from performing any of the terms, covenants and conditions of this Lease and said sublessee or

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assignee shall comply with all of the terms, covenants and conditions of this Lease. If Lessee requests Lessor's consent to a specific assignment or sublease, Lessee will give Lessor (simultaneously with such request): (i) the name and address of the proposed assignee or sublessee, (ii) the terms of the proposed assignment or sublease, (iii) reasonably satisfactory information about the nature, business, net worth and business history of the proposed assignee or sublessee, and its proposed initial use of the Leased Premises, and (iv) such other information as Lessor may reasonably request. In no event shall the Leased Premises be subdivided by demising walls. Except for leased departments and other license arrangements where the area in question is not separated by demising walls and is operated as a part of the Leased Premises, in no event shall the Leased Premises be occupied by more than one (1) sublessee at any one time.

(b) Any assignment of this Lease or subletting of the Leased Premises permitted under this Lease shall be subject to the following conditions:

(i) that the initial Lessee and any assignee(s) of Lessor shall remain liable for the full performance of all Lessee's obligations hereunder during the entire term of this Lease; and

(ii) that any sublease shall be subject and subordinate to this Lease, and the sublessee shall comply with all of the terms and conditions of this Lease (excepting the rental provisions contained herein), including, without limitation, all restrictions upon the use of the Leased Premises contained herein; and

(iii) a fully executed duplicate original of the document of the assignment or subletting shall be delivered to Lessor as soon as reasonably possible after the full execution thereof by both parties thereto; and

(iv) any assignee shall assume in writing all of the Lessee's obligations under this Lease.

(c) Notwithstanding anything to the contrary contained in this Section 7.2.3, except transfers pursuant to Section 7.2.3(g) below, Lessor shall have the option, by giving written notice to Lessee within thirty (30) days after receipt of Lessee's notice of any proposed assignment or sublease, to recapture the Leased Premises. Such recapture notice shall cancel and terminate this Lease and shall specify the date as of which such termination is effective, which date shall be not less than thirty (30) and not more than ninety (90) days after the date on which Lessor sends such notice.

(d) If Lessee is a partnership, a withdrawal or change, voluntary, involuntary or by operation of law, of any partner or partners owning fifty-one percent (51%) or more of the partnership, or the dissolution of the partnership, shall be deemed an assignment. If Lessee is a corporation (other than one whose shares are regularly and publicly traded on a recognized stock

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exchange), any change in the ownership of and/or power to vote the majority of the outstanding capital stock of Lessee shall be deemed an assignment.

(e) Except transfers pursuant to 7.2.3 (g) below, in the event Lessee sublets all or any portion of the Leased Premises, then, and in such event occurring, Lessee shall pay Lessor one hundred percent (100%) of any "Sublease Profit" received by Lessee from any such subletting of the Leased Premises. The term "Sublease Profit" as used herein shall mean such portion of the fixed rent and other charges paid by such sublessee in excess of the fixed rent and other charges payable by Lessee hereunder for such sublet portion of the Leased Premises (determined on a per square foot basis).

(f) Except transfers pursuant to 7.2.3 (g) below, in the event Lessee shall assign this Lease, then, and in such event occurring, Lessee shall pay Lessor one hundred percent (100%) of any "Assignment Profit" received by Lessee from any such assignment of this Lease. The term "Assignment Profit" as used herein shall mean an amount equal to all sums and other considerations paid to Lessee by the assignee for or by reason of such assignment.

(g) Notwithstanding the foregoing, Lessee may, without the approval of Lessor, assign the Lease, or any part thereof, or sublease the Leased Premises, in whole or in part, to: (i) any corporation which has the power to direct Lessee's management and operation, or any corporation whose management and operation is controlled by Lessee; or (ii) any corporation a majority of whose voting stock is owned by Lessee; or (iii) any corporation in which or with which Lessee, its corporate successors or assigns, is merged or consolidated, in accordance with applicable statutory provisions for merger or consolidation of corporations, so long as the liabilities of the corporations participating in such merger or consolidation are assumed by the corporation surviving such merger or created by such consolidation; or (iv) any corporation acquiring this Lease and a substantial portion of Lessee's assets; so long as (aa) on the completion of such merger, consolidation or transfer the successor has a net worth similar to Lessee's on the date of this Lease which Lessee shall provide financial information on the Lessee and successor to support such claim, and (bb) such merger, consolidation or transfer shall be for a good business purpose, consistent with Lessee's corporate generally, and not principally for the purpose

7.2.4 Lessee shall neither use nor maintain the Leased Premises, or suffer or permit the same to be used or maintained, for any unlawful purpose or in any unlawful manner nor cause, or suffer or permit Lessee's employees or others under Lessee's control to cause, by any act or omission within the Leased Premises or the any unlawful action or condition, in violation of any law or ordinance or order, rule, regulation or requirement of any duly constituted public authority and Lessee agrees, and hereby undertakes, to indemnify and save harmless Lessor from and against any and all therefrom resulting civil and criminal fines, penalties, sanctions, judgements, suits, actions, claims and demands of any kind, together with all costs and expenses incurred in connection therewith or relating thereto including, but

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without limiting the foregoing, attorney's fees and costs and expenses of litigation.

- 7.2.5 Lessee will not place or install or maintain any sign upon the exterior of the Building or the land shown in the Site Plan, attached hereto as Exhibit "A", without the prior written consent of the Lessor. All signs shall be permitted to indicate the principal use of Leased Premises and shall adhere to the Sign Criteria attached hereto as Exhibit "A-1". Incidental usage of Leased Premises shall not be permitted on any signs.

ARTICLE VIII

DESTRUCTION, CONDEMNATION AND LESSOR TERMINATION RIGHT-REDEVELOPMENT

SECTION 8.1 - Fire or Other Casualty:

- 8.1.1 The Lessee shall give prompt notice to the Lessor in case of fire or other damage to the Leased Premises or the Building.
- 8.1.2 If (i) that portion of the Numbered Building occupied by Lessee shall be damaged to the extent of more than 25% of the cost of replacement thereof, or (ii) the proceeds of the Lessor's insurance recovered or recoverable as a result of the damage shall be insufficient to pay fully for the cost of replacement of the Leased Premises and the said Numbered Building in which they are located or (iii) the Leased Premises or the said Numbered Building shall be damaged as a result of a risk which is not covered by the Lessor's insurance or (iv) the Leased Premises shall be damaged in whole or in part during the last six (6) months of the Lease Term or (v) the Numbered Building in which the Leased Premises are a part shall be damaged to the extent of 50% or more of the cost of replacement thereof, whether or not the Leased Premises shall be damaged, then and in any of such events, the Lessor may terminate this Lease by notice given within ninety (90) days after such event and upon the date specified in such notice, which shall not be less than thirty (30) days or more than sixty (60) days after the giving of said notice, whereupon this Lease shall terminate and come to an end and the Lessee shall vacate and surrender the Leased Premises to the Lessor. If the casualty, repairing or rebuilding shall render the Leased Premises untenable in whole or in part, an equitable abatement of the Rent shall be allowed from the date when the damage occurred until completion of the repairs or rebuilding, or, in the event the Lessor elects to terminate this Lease, until said date of termination, taking into account, among other things, the amount and location of the Floor Space of the Leased Premises rendered untenable.
- 8.1.3 If this Lease shall not be terminated as provided above, the Lessor shall, at its expense, expeditiously proceed with repair or restoration of the Leased Premises and the Building. All repairs and restoration of the Leased Premises not included in

LESSOR  LESSEE _____

the Lessor's Work shall be performed by the Lessee at its expense. All work or restoration by the Lessor shall be done in conformity with Exhibit "B" or original construction plans. All salvage from repair or restoration work done at any time pursuant to this SECTION shall belong to the Lessor, who shall not be accountable to the Lessee.

- 8.1.4 The "cost of replacement" as such term is used in SECTION 8.1.2 above shall be determined by the company or companies selected by the Lessor insuring the Lessor against casualty in question, or, if there shall be no insurance, then as the Lessor, in his sole discretion, determines.
- 8.1.5 If either the Leased Premises or the Building, or both, shall be damaged or destroyed due to the fault or negligence of the Lessee, its agent, employees, contractors or invitees, the Lessee shall, at its expense, repair or restore the Leased Premises or Building, or both as the case may be, and the Rent, Tax and Insurance Assessments, Common Area Charges and all other additional assessments and charges herein shall not abate. If insurance proceeds are available, the Lessee may use said funds only to repair the damaged or destroyed Leased Premises and Building and the balance of all said funds shall be the Lessor's. All repairs and restoration to the Building shall be made under the exclusive supervision of Lessor.

SECTION 8.2 - Eminent Domain:

- 8.2.1 If the whole of the Leased Premises shall be taken by any public quasi-public authority under the power of condemnation, eminent domain or expropriation, or in the event of a conveyance in lieu thereof, the Leased Term shall cease as of the date possession shall be taken by such authority.
- 8.2.2 If 25% or less of the Floor Space of the Leased Premises shall be so taken or conveyed, the Leased Term shall cease only with respect to the part so taken or conveyed, as of the date possession shall be taken by such authority.
- 8.2.3 If more than 25% of the Floor Space of the Leased Premises shall be so taken or conveyed, the Leased Term shall cease only with respect to the part so taken or conveyed, as of the date possession shall be taken by such authority, and either party shall have the right to terminate this Lease upon notice in writing within thirty (30) days after such taking of possession.
- 8.2.4 In the event of any such taking or conveyance of the Leased Premises, or any portion thereof, the Lessee shall pay the Rent and all additional assessments and charges to the day when possession thereof shall be taken by such authority, with an appropriate refund by the Lessor of such Rent and all additional assessments and charges as may have been paid in advance for a period subsequent to such date.

If this Lease shall continue in effect as to any portion of the Leased Premises not so

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taken or conveyed, the Rent shall be equitably reduced and the Tax and Insurance Assessments, Common Area Charges and all other additional assessments and charges shall thereafter be recomputed on the basis of the remaining Floor Space. If this Lease shall so continue, the Lessor shall, at its expense, but only to the extent of an equitable proportion of the award or other compensation for the portion taken or conveyed of the Building in which the Leased Premises are located, make all necessary repairs or alterations so as to constitute the remaining Leased Premises a leasable unit.

- 8.2.5 If part of the parking facilities or land surrounding the Building shall be so taken or conveyed that a reasonable number of parking spaces necessary, in the Lessor's judgement, for the continued operation of the Building shall not be available for use, then, and in such event, the Lessor may, by notice in writing to the Lessee delivered on or before the day of surrendering possession to the authority, terminate this Lease and Rent and all additional assessments and charges shall be paid or refunded as of the date of termination.
- 8.2.6 All compensation awarded for any such taking or conveyance, whether for the whole or a part of the Leased Premises or otherwise, shall be the property of the Lessor and the Lessee hereby assigns to the Lessor all the Lessee's right, title and interest in and to any and all such compensation against the condemning authority provide, however, that the Lessee's claim shall not reduce the Lessor's award.
- 8.2.7 Notwithstanding any of the above mentioned provisions, the Lessor shall have the option to rebuild in the event of substantial damage regardless of the availability of funds.

SECTION 8.3 -- Lessor Termination Right-Redevelopment:

If Lessor elects to renovate or redevelop all or any part of the Shopping Center, which shall require demolition, new construction and/or reconfiguration, and Lessor must recapture the Leased Premises to allow for such renovation, redevelopment and/or reconfiguration, Lessor shall have the unconditional right (but not the obligation) to terminate the Lease, provided Lessor gives Lessee Notice ("Lessor Termination Notice") at least three hundred sixty-five (365) days prior to the effective termination date ("Early Termination Date"); provided, however, that the Early Termination Date shall not occur any earlier than the term commencing as a result of Lessee exercising its second option period of five years.

If Lessor exercises such termination right, Lessee agrees it shall (i) continue to comply with the terms and conditions of the Lease through and including the Early Termination Date, and (ii) surrender possession of the Leased Premises to Lessor in accordance with the provisions of the Lease on the Early Termination Date. The Lease shall be null and void and of no further force and effect as of the Early Termination Date, and the parties hereto shall be released from any further liability and obligations under the Lease excepting obligations accruing

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LESSOR _____ LESSEE _____

prior to the Early Termination Date.

ARTICLE IX

DEFAULTS AND REMEDIES

SECTION 9.1 - Default:

- 9.1.1 If the Lessee defaults in fulfilling any of the covenants of this Lease, including, without limiting the generality of foregoing, the covenants for the payment of the Rent or all additional assessments and charges when due, or any part thereof, or for the making of any other covenant on the Lessee's part to be performed hereunder, and such default shall continue for three (3) days after service by the Lessor of said default, or, if the said default so specified shall be of such a nature that the same cannot be reasonably cured or remedied within said three (3) day period and shall not thereafter diligently proceed therewith to completion, then, in any one or more of such events, this Lease and the Leased Term shall terminate and come to an end as fully and completely as if such date were the day herein definitely fixed for the end and expiration of this Lease and the Lease Term, and Lessee shall then quit and surrender the Leased Premises to the Lessor, but the Lessee shall remain liable as herein set forth.
- 9.1.2 If the notice provided for in the above SECTION shall be given and this Lease shall be terminated, then, and in such event, the Lessor may without notice terminate all services, re-enter the Leased Premises either by force or otherwise or by summary proceedings or otherwise, dispossess the Lessee or the legal representative of the Lessee or other occupants of the Leased Premises and remove their effects and hold the Leased Premises as if this Lease had not been made.

SECTION 9.2 - Bankruptcy:

- 9.2.1 If there shall be filed against the Lessee in any court, pursuant to any statute either of the United States or of any state, a petition in bankruptcy or insolvency or reorganization or the appointment of a receiver or trustee of all or a portion of the Lessee's property or if the Lessee shall voluntarily file any such petition then, and in that event, the Lease shall be deemed cancelled and terminated, subject to the right of the trustee, with the court's approval, to timely assume the unexpired Lease, provided, however, such trustee faithfully complies with the applicable provisions of the bankruptcy laws. If the Lessee shall make an assignment for the benefit of creditors or enter into an arrangement, this Lease shall be deemed cancelled and terminated, in which event neither the Lessee nor any person claiming through or under the Lessee shall be entitled to acquire or remain in possession of the Leased Premises and the Lessor shall have no further liability hereunder to the Lessee, and

LESSOR LESSEE

the Leased Premises. If this Lease shall be so cancelled and terminated, the Lessor, in addition to the other rights or remedies of the Lease contained, or by virtue of any other provision herein or elsewhere in this Lease contained, or by virtue of any statute or rule of law, may retain as liquidated damages the Security Deposit or any other monies received by the Lessor from the Lessee or others on behalf of the Lessee. In addition, the Lessor shall be entitled to recover from the Lessee, as and for liquidated damages, an amount equal to the difference between (i) the sum of (a) the annual Rent, (b) the Tax and Insurance Assessments payable in the calendar year immediately preceding such termination and (c) all other additional assessments and charges including Common Area Charges, all multiplied by the number of years and the fraction of a year then constituting the unexpired portion of the Leased Term and (ii) the rental value of the Leased Premises at the time of termination for such unexpired term or portion thereof. If the Leased Premises, or any part thereof, be relet by the Lessor for the unexpired term of said Lease, or any part thereof, before presentation of proof of such liquidated damages to any court, the amount of rent reserved upon such reletting shall be deemed prima facie to be the fair and reasonable rental value for the part or the whole of the premises to relet during the term of the reletting.

SECTION 9.3 - Remedies of the Lessor:

- 9.3.1 In case of any such default, re-entry, expiration or dispossession by summary proceedings or otherwise, (i) the Rent and all additional assessments and charges shall become due thereupon and be paid up to the time of such re-entry, dispossession or expiration (ii) the Lessor may relet the Leased Premises, or any part thereof, for a term which may at the Lessor's option be less than or in excess of the period which would have otherwise constituted the balance of the term of this Lease and grant concessions or free rent and (iii) the Lessee or the legal representative of the Lessee shall also pay the Lessor, as liquidated damages for the failure of the Lessee to observe and perform the Lessee's covenants herein contained, for each month of the period which would otherwise have the sum of one (1) monthly installment of the Rent, (2) Tax and Insurance Assessments that would have been payable for the month in question but for re-entry or termination (3) the monthly Common Area Charge and all other additional assessments and (b) the net amount, if any, of the rents collected on account of the Lease or Leases of Leased Premises for each month of the period which would otherwise have constituted the balance of the Leased Premises or any part thereof shall not release or affect the Lessee's liability for damages. In computing such liquidated damages, there shall be added to the said deficiency such expenses as the Lessor may incur in connection with the reletting, such as court costs, attorney's fees and disbursements, brokerage and for putting and keeping the Leased Premises in good order or for preparing same for reletting, together with interest on the expenses so incurred at the then maximum lawful rate from the date of such expenditure to the date of repayment thereof to the Lessor. Any such liquidated damages shall be paid in monthly installments by the Lessee on the rent date specified in this Lease and any suit brought to collect the amount of deficiency for

LESSOR  LESSEE _____

any month shall not prejudice in any way the rights of the Lessor to collect the deficiency for any subsequent month by a similar proceeding. The Lessor, at the Lessor's option, may make such reasonable alterations, repairs, replacements or decorations on the Leased Premises as the Lessor considers advisable and necessary for the purpose of reletting the Leased Premises and the making of such alterations or decoration shall not operate or be construed to release the Lessee from liability hereunder as aforesaid.

- 9.3.2 In any of the circumstances mentioned in the foregoing SECTION in which the Lessor shall have the right to hold the Lessee liable upon several rent days as therein provided, the Lessor shall have the election, in place and instead of holding the Lessee so liable, forthwith to recover against the Lessee, as damage for loss of the bargain and not as a penalty, the liquidated damages provided for in SECTION 9.2.1.
- 9.3.3 In the event of a breach or threatened breach by the Lessee of any of the covenants or provisions hereof, the Lessor shall have the right of injunction and the right to invoke any remedy allowed by law or in equity as if re-entry, summary proceedings and other remedies were not herein provided for. Mention in this Lease of any particular remedy shall not preclude the Lessor from any other remedy by law or in equity.
- 9.3.4 The Lessee hereby expressly waives the service of notice of intention to re-enter or to institute legal proceedings to that end and all rights of redemption granted by or under present or future laws in the event of the Lessee being evicted or dispossessed for any cause or in the event of the Lessor obtaining possession of the Leased Premises by reason of the violation(s) by the Lessee of any of the covenants and conditions of this Lease or otherwise.

SECTION 9.4 - Waiver of Jury Trial:

- 9.4.1 It is mutually agreed by and between the Lessor and the Lessee that the respective parties hereto shall, and they hereby do waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matter arising out of or in any way connected with this Lease, including, but not limited to, the relationship of the Lessor and the Lessee's use or occupancy of the Leased Premises.

SECTION 9.5 - Holdover by the Lessee:

- 9.5.1 In the event the Lessee remains in possession of the Leased Premises after the expiration of the tenancy created hereunder, and without the execution of a new Lease, the Lessee, at the option of the Lessor, shall be deemed to be occupying said Leased Premises as a Lessee from month to month, at a monthly rental equal

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to twice the sum of (i) the monthly installment of the Rent payable during the last month of the Lease Term, (ii) the Tax and Insurance Assessment payable for the last month of the Lease Term and (iii) the monthly Common Area Charge payable for such month and (iv) all other charges and all additional assessments payable hereunder, subject to all of the other conditions, provisions and obligations of this Lease insofar as the same are applicable to a month-to-month Lease. The Lessee shall not interpose any counterclaim or counterclaims in a summary proceeding or other action based on a holdover.

SECTION 9.6 - Lessor's Right to Cure Defaults:

- 9.6.1 The Lessor may, but shall not be obligated to, cure, at any time, upon, three (3) days prior written notice, any default by the Lessee under this Lease and whenever the Lessor so elects, all costs and expenses incurred by the Lessor in curing such default, including without limitation, reasonable attorney's fees, together with interest on the amount of costs and expenses so incurred at the then maximum lawful rate, shall be paid by the Lessee to the Lessor on demand and shall be recoverable as an additional assessment.

SECTION 9.7 - Security Deposit:

- 9.7.1 The Lessee has deposited with the Lessor the Security Deposit as security for the punctual performance by the Lessee of each and every obligation of the Lessee under the Lease including the payment of rents and taxes thereon. In the event of any default by the Lessee, the Lessor may apply or retain all or any part of the Security Deposit to cure the default or reimburse the Lessor for any sum which the Lessor may spend by reason of the default. In the case of every such application or retention, the Lessee shall, on demand, pay the Lessor the sum so applied or retained which shall be added to the original Security Deposit so that the same shall be restored to its original amount. If, at the end of the Lease Term the Lessee shall not be in default under the Lease, but not otherwise, the Security Deposit, or any balance thereof, shall be returned without interest to the Lessee within thirty (30) days after the end of the Leased Term.

It is understood and agreed that in the event a Mortgagee of the premises acquires title thereto, either through foreclosure or through a deed in lieu of foreclosure, such Mortgagee shall not assume the obligation to refund to the Lessee the Security Deposit, however, the Lessor shall remain liable for such amounts unless received by the Mortgagee.

SECTION 9.8 - Last Month Rent: Intentionally Deleted.

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LESSOR _____ LESSEE _____

ARTICLE X

MISCELLANEOUS PROVISIONS

SECTION 10.1 - Notices:

- 10.1.1 All notices, demands, consents, approvals and other communications from the Lessor to the Lessee or from the Lessee to the Lessor shall be in writing as directed at their respective addresses as indicated in the Fundamental Lease Provisions, or at such other place as Lessor or Lessee may from time-to-time designate in writing, and (a) personally delivered, (b) deposited with a commercially recognized national courier service, or (c) sent by registered or certified mail, postage prepaid. All notices hereunder will be deemed given upon receipt, if personally delivered, or upon the date shown for delivery or attempted delivery if sent by national courier service or registered/certified mail.

SECTION 10.2 - Estoppel Certificates:

- 10.2.1 The Lessee agrees that it will, at any time and from time to time, within ten (10) days following written notice by the Lessor, execute, acknowledge and deliver to the Lessor a statement in writing certifying that this Lease is unmodified and in full force and effect (or if there have been any modifications, that the same is in full force and effect as modified, stating the modifications) and the dates to which the Rent and all other payments due hereunder from the Lessee have been paid in advance if any, and stating whether or not to the best knowledge of the Lessee the Lessor is in default in the performance of any covenant, agreement or condition contained in this Lease and, if so, specifying each such default. The failure of the Lessee to execute, acknowledge and deliver to the Lessor a statement in accordance with the provisions of this SECTION shall constitute an acknowledgment by the Lessee, which may be relied upon by any person holding or proposing to acquire an interest in the Building or the Leased Premises or this Lease from or through the Lessor that this Lease is unmodified and in full force and effect and that the Rent and all other charges have been paid to and including the respective due dates immediately preceding the date of such notice and shall constitute, as to any person entitled as aforesaid to rely upon such statements, a waiver of any defaults which may exist prior to the date of such notice. In addition, the Lessee shall be deemed to have irrevocably constituted and appointed the Lessor as its attorney in fact and in its name, place and stead to execute, acknowledge and deliver such statement. The Estoppel Certificates shall be in substantially the form of Exhibit "D".

SECTION 10.3 - Applicable Law and Construction:

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- 10.3.1 The laws of the State of Florida in Broward County shall govern the validity, performance and enforcement of this Lease. The invalidity or unenforceability of any provision of the Lease shall not affect or impair any other provision. All negotiations, considerations, representations and understandings between the parties are incorporated in this Lease. The index contained in this Lease and the headings of the several Articles and Sections contained herein are for convenience only and do not define, limit or construe the contents of such Articles or Sections.

SECTION 10.4 - Cancellation:

- 10.4.1 If the Lessor shall be unable to deliver the Leased Premises together with completed Lessor's Work as outlined in Exhibit "B" (as such date may be extended as a result of unavoidable delays of the type referred to in SECTION 10.6 hereof or as a result of any delay caused by the Lessee), this Lease shall cease and be deemed cancelled as of that date (as so Extended). Upon any such cancellation, this Lease shall be of no further force or effect and neither party shall have any right or claim hereunder against the other, except that the Lessor shall be required to return to the Lessee, upon such cancellation, the Security Deposit and all prepaid Rent as deposited upon the execution of this Lease.

SECTION 10.5 - Binding Effect of Lease:

- 10.5.1 The covenants, agreements and obligations herein contained, except as herein otherwise specifically provided, shall extend to, bind and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns. Each covenant, agreement, obligation or other provision herein contained shall be deemed and construed as a separate and independent covenant of the party bound by, undertaking or making the same, not dependent on any other provision of this Lease unless otherwise expressly provided. If any term, covenant, agreement or provision of this Lease shall be held by any court of competent jurisdiction to be unlawful or unenforceable, then, in that event, such term, covenant, agreement or provision of this Lease shall be deemed deleted from this Lease and the remainder of this Lease shall continue in full force and effect. Each person who executes this Lease on behalf of the Lessee personally guarantees the Lessee's performance unconditionally.

SECTION 10.6 - Effect of Unavoidable Delays:

- 10.6.1 The provisions of this SECTION shall be applicable if there shall occur, during the Lease Term, or prior to the commencement thereof, any (i) strike, lockout or labor dispute; (ii) inability to obtain labor or materials or reasonable substitutes therefor or (iii) acts of God, governmental restrictions, regulations or controls, enemy or hostile governmental restrictions, civil commotion, fire or other casualty or other conditions

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similar or dissimilar to those enumerated in this item (iii) beyond the reasonable control of the party obligated to perform. If the Lessor or the Lessee shall, as a result of any of the above described events, fail punctually to perform any obligation on its part to be performed under this Lease, then such failure shall be excused and not be a breach of this Lease by the party in question, but only to the extent occasioned by such event.

If any right or option of any party to take any action under or with respect to this Lease is conditioned upon the same being exercised within any prescribed period of time or at or before a named date, then such prescribed period of time and such name date shall be deemed to be extended or delayed, as the case may be, for a period equal to the period of delay occasioned by any above described event.

Notwithstanding anything herein contained, however, the provisions of this SECTION shall not be applicable to the Lessee's obligation to pay Rent or additional assessments and charges under the provisions of ARTICLE IV or its obligation to pay any other sums monies, costs, charges or expenses required to be paid by the Lessee hereunder.

SECTION 10.7 - Subordination:

- 10.7.1 This Lease is subject and subordinate to any mortgage which may now or hereafter affect the Building or the Land as shown in the Site Plan, attached as Exhibit "A", and to all renewals, modifications, amendments, consolidations, replacements or extensions thereof. This SECTION shall be self-operative and no further instrument of subordination shall be required by any Mortgagee. In confirmation of such subordination, the Lessee shall execute promptly any certificate that the Lessor may reasonably request. The Lessee hereby constitutes and appoints the Lessor as the Lessee's attorney-in-fact to execute any such certificate or certificates for and on behalf of the Lessee. The Lessor shall use its best efforts to obtain a nondisturbance agreement from any underlying Mortgagee for the benefit of the Lessee.

SECTION 10.8 - No Waiver:

- 10.8.1 The failure of the Lessor to seek redress for violation of, or to insist upon the strict performance of, any covenant or condition of this Lease or any of the Rules and Regulations now or hereafter adopted or promulgated by the Lessor shall not prevent a subsequent act, which would have originally constituted a violation, from having all the force and effect of an original violation. The receipt by the Lessor or the Rent, additional assessments or any charges payable under the Lease by the Lessee shall not be deemed to have been waived by the Lessor unless such waiver be in writing and signed by the Lessor. No payment by the Lessee or receipt by the Lessor of a lesser amount than the monthly payments required to be made

LESSOR LESSEE

hereunder nor shall any endorsement or statement on any check or any letter accompanying any check or payment without prejudice to the Lessor's right to recover the balance of such Rent or pursue any other remedy in this Lease provided.

SECTION 10.9 - No Oral Changes:

- 10.9.1 This Lease shall not be changed or terminated orally, but only upon an agreement in writing signed by all parties hereto.

SECTION 10.10 - No Representations by the Lessor:

- 10.10.1 The Lessor or the Lessor's agents have made no representations, warranties or promises with respect to the Leased Premises or the Building, except as herein expressly set forth.

SECTION 10.11 - Rules:

- 10.11.1 Lessee shall comply with all rules and regulations now or hereafter promulgated by the Lessor. All Rules and Regulations of Lessor requiring the Lessee's compliance as now promulgated are as contained within the attached Exhibit "E" and are to be the Rules and Regulation as they exist upon signing of this Lease.

SECTION 10.12 - Attorney's Fees:

- 10.12.1 In any litigation arising out of or in connection with this Lease, the Lessor shall be entitled to have its court costs and reasonable attorney's fees paid by the Lessee.

SECTION 10.13 - Transfer Fee:

- 10.13.1 Notwithstanding the provisions of SECTION 7.2.3 hereof, whether by assignment of Lease or by subletting otherwise, Lessee, its assignee or sublessee or any other person or entity acquiring an interest in the Leased Premises by, through or under the Lessee shall pay to the Lessor a Transfer Fee of 70% of one month's rental. Upon the exercise of any Option to Renew, the payment of this annual Transfer Fee shall continue during the Option Period. The Transfer Fee shall be paid to Lessor each year on the anniversary date of assignment, sublease or date that another person ultimately acquires an interest in the Leased Premises.

SECTION 10.14 - Recording of Lease:

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LESSOR LESSOR

- 10.14.1 This Lease shall not be recorded by the Lessee. If this Lease is recorded by the Lessee without the written consent of the Lessor, then this Lease may, at any time, without notice and whenever the Lessor so elects, be declared null and void and/or no force and effect.

SECTION 10.15 - Guarantee:

- 10.15.1 All signatories to this Lease and any guarantors hereby agree that any modification of the Lease by the parties hereto shall in no way vitiate or otherwise affect any guarantor's liability under the guarantee. This SECTION shall be deemed to be incorporated into the guarantee of the Lease.

SECTION 10.16 - Radon Gas:

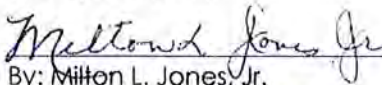
- 10.16.1 Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

IN WITNESS WHEREOF, the Lessor and the Lessee have hereunto executed this Lease as of the day and year first above written.

Witness as to Lessor

LESSOR:

MJDC AOA, LLC, a Florida limited liability company



By: Milton L. Jones, Jr.

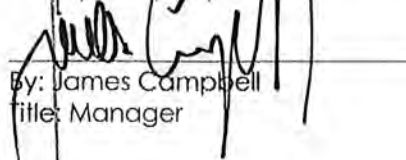
Title: Managing Member

Witness as to Lessee



LESSEE:

FLORIDA IRISH HOSPITALITY LLC, a Florida liability company



By: James Campbell

Title: Manager

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LESSOR _____ LESSEE _____



EXHIBIT A-1

SIGN CRITERIA

THE SHOPPES ON ARTS AVENUE

Introduction:

To provide for an aesthetically pleasing appearance compatible with the architectural design of the center, the following signage standards have been developed. These criteria have been carefully drawn to provide adequate and equitable exposure for the merchandising purpose of tenant, while providing the visual continuity and high level of appearance conducive to success in the market place.

To ensure compliance with the criteria, the landlord reserves the right to review all proposed signs and/or graphic treatments governed by these criteria and to require revisions of any sign designs which the landlord judges not to comply. The tenant shall submit scaled drawings to the landlord or his designed consultant or agent for this purpose. The landlord reserves final right to interpret these standards and to approve all signs and graphics at the center.

GENERAL CRITERIA

1. These stores designated by the landlord as "Anchor Stores" by virtue of their rental area and/or special architectural character of their storefront shall be permitted such identification as is shown on their respective drawings.
2. Prohibited Signs and Devices. The following are prohibited:
 - a. Flashing signs and animated signs.
 - b. Exposed neon or other unshielded illumination.
 - c. Audible devices.
 - d. Box type signs.
 - e. Applied plaque signs or painted wall signs.
 - f. Vacuum formed letter, styrofoam or Gatorfoam letters.
 - g. Any other signs deemed objectionable by the landlord.
3. The quantity, location, construction and appearance of all exterior signage shall be outlined within these guidelines.
4. These standards have been carefully drafted after review of local sign ordinances. In cases of conflict, the local ordinance shall prevail and these criteria shall be modified only as needed to achieve compliance. The spirit and intent of these standards shall be followed in such cases to the extent possible.
5. Landlord approval is required before application to the building department for a sign permit is made.


LESSOR _____ LESSEE _____

PRIMARY TENANT IDENTIFICATION

All tenants other than those designated as an "Anchor Store" or "Prime Tenant" shall comply with the following standards:

1. One sign per each rental space is permitted on the fascia signband or building facade (as applicable) per elevation.
2. The one permitted sign is limited to the trade name only or may be a descriptive word or phrase such as "Law Office" or "Stationers." Advertising copy such as "Shoes for the Family" is not permitted.
3. Signs shall consist of individual channel letters illuminated with single tube 15 mm neon. Construction shall be .040 gauge aluminum with 1/8" translucent acrylic faces. Retainers shall be of jewelite bonding. Returns to be 4" deep.
4. Letter size shall be 24" in height.
5. The length of the sign is restricted to 80% of the length of the storefront.
6. Logos, symbols or trademarks are not permitted except where landlord determines that such a logo is an essential part of the tenant's identity or is a nationally recognized trademark. If permitted, the logo shall immediately follow or precede the tenant name and shall not exceed the height of the permitted capital letter. The logo shall be included in calculating the total sign area.
7. Upon removal of the sign, the tenant shall restore the fascia to its original condition at his own expense and to the satisfaction and approval of landlord. The sign shall be removed when vacating premises.
8. In lieu of illuminated channel letters, tenant has option to use plexi face letters with jewelite tones.

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EXHIBIT "B"

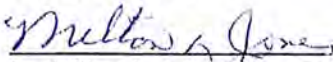
The Lessor is delivering and Lessee is taking the Leased Premises with the following:

Cold grey shell.

Witness as to Lessor

LESSOR:

MJDC AOA, LLC, a Florida limited liability company



By: Milton L. Jones, Jr.

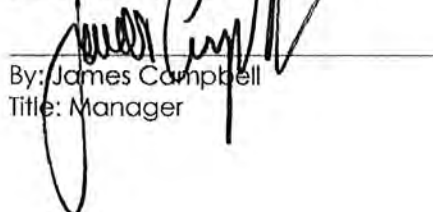
Title: Managing Member

Witness as to Lessee



LESSEE:

FLORIDA IRISH HOSPITALITY LLC, a Florida limited liability company



By: James Campbell

Title: Manager

mlj

EXHIBIT "C"

FORM OF TERM COMMENCEMENT DATE CONFIRMATION

An Agreement made this ____ day of _____, 20____, by and between MJDC AOA, LLC, a Florida limited liability company ("Lessor") and FLORIDA IRISH HOSPITALITY LLC, a Florida limited liability company ("Lessee").

WITNESSETH:

WHEREAS, on _____, 20____, Lessor and Lessee entered into a lease ("Lease") relating to certain premises located at 550 NW 7th Avenue, Fort Lauderdale, Florida 33311; and

WHEREAS, the term of the Lease has commenced pursuant to the terms of the Lease; and

WHEREAS, the parties desire to confirm the Term Commencement Date and Term Expiration Date;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Lessor and Lesser agree as follows:

1. The Term Commencement Date of the Lease is _____.
2. Lessee's obligation to pay Rent under the Lease commenced on _____.
3. Ther Term Expiration Date is _____.
4. The Lease is in full force and effect and is hereby ratified and confirmed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on the date first above written.

Witness as to Lessor

LESSOR:
MJDC AOA, LLC, a Florida limited
liability company

By: Milton L. Jones, Jr.
Title: Managing Member

Witness as to Lessee

LESSEE:
FLORIDA IRISH HOSPITALITY LLC, a Florida
limited liability company

By: James Campbell
Title: Manager

EXHIBIT "D"

TENANT ESTOPPEL CERTIFICATE

To: BANK AND ADDRESS

RE: Lease ("Lease") dated _____, 20__, of _____ square feet of space known as _____ N. W. 7th Avenue, Fort Lauderdale, Florida 33311 in Building _____, Shoppes On Arts Avenue at 540 N. W. 7th Avenue, Fort Lauderdale, Broward County, Florida, ("Premises"), between ("Landlord"), as Landlord, and _____, ("Tenant"), as Tenant.

Gentlemen:

Tenant hereby certifies to BANK _____ as follows:

1. The term of the Lease commenced on _____, 20__, and will terminate on _____, 20__.
2. The Lease, as described above is true, correct and complete and has not been modified or amended except as described above, and is in good standing and in full force and effect.
3. Tenant has commenced payment of monthly fixed rent under the Lease in the amount of \$_____ and such rent has been paid for the period ending on _____, 20__.
4. Tenant has paid a security deposit under the Lease in the amount of \$_____.
5. Under the Lease, Tenant is required to pay as additional rent its share of increases in taxes and common area maintenance charges commencing _____ and _____.
6. As far as is known to Tenant, there are no defaults of Landlord under the Lease and there are no existing circumstances which with the passage of time, or notice, or both, would give rise to a default under the Lease.
7. Construction of all tenant improvements required under the Lease has been satisfactorily completed and Tenant has accepted and is occupying the Premises.
8. Tenant has not, and will not, generate, store, handle or otherwise deal with any hazardous or toxic waste, substance or other material, or contaminants, oil, pesticides, radioactive or other materials on the Premises, the removal of which is required or the maintenance of which is prohibited, regulated or penalized by any local, state or federal agency, authority or governmental unit.

9. Tenant has no charge, lien, claim of set-off or defense against rents or other charges due or to become due under the Lease or otherwise under any of the terms, conditions, or covenants contained therein.
10. Tenant has not received any concession (rental or otherwise) in connection with renting the Premises except as follows:
- _____
11. Tenant has received no notice from any insurance company of any defects or inadequacies in the Premises or in any part thereof which would adversely affect the insurability of the Premises.
12. There are no pending suits, proceedings, judgements, bankruptcies, liens or executions against Tenant or any affiliate of Tenant.
13. Tenant does not have any rights or options to purchase the building in which the Premises are located.
14. Tenant does not have any rights or options to renew the Lease or to lease additional space in any building owned by the Landlord except as follows:
- _____
15. Tenant has no knowledge of any assignment by the Landlord of its interest in the Lease other than to BANK _____.
16. From and after the date hereof, Tenant will not pay any rent under the Lease more than sixty (60) days in advance of its due date.
17. From and after the date hereof, so long as there shall be any assignment of Landlord's interest in the Lease to BANK _____ or any successor thereto, by Landlord; nor seek to terminate the Lease by reason of any act or omission of Landlord until Tenant shall have given written notice of such act or omission to the holder of the note or other obligation secured or to be secured or to be secured by a mortgage upon the Premises (at such holder's last address furnished Tenant) and until a reasonable period of time shall have elapsed following the giving of such notice, during which period such holder shall have the right, but not the obligation, to remedy such act or omission.
18. Upon written notice of the default of Landlord under any of the loan documents held by BANK _____ assignment of the Landlord's interest under the Lease by Landlord to BANK _____, Tenant shall recognize BANK _____ as the Landlord under the Lease and will thereafter pay rent and other sums to BANK _____ (or to the party designated by BANK in writing) in accordance with the terms of the Lease.
19. The certification contained herein are made with the knowledge that BANK _____, as prospective Mortgagee of the Premises, will place substantial


LESSOR _____ LESSEE _____

reliance thereon.

Very truly yours,

By: _____

Its: _____

Date: _____

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the day and year written below their respective signatures.

Witnesses as to Lessor

LESSOR:

MJDC AOA, LLC, a Florida limited
liability company

By: Milton L. Jones, Jr.

Title: Managing Member

Date: _____

Witnesses as to Lessee

LESSEE:

FLORIDA IRISH HOSPITALITY LLC, a Florida limited
liability company

By: James Campbell

Title: Manager

Date: _____

7/11/11
LESSOR _____ LESSEE _____

EXHIBIT "E"

RULES AND REGULATIONS

- E-1. The Lessee and the Lessee's servants, employees, agents, contractors, visitors, and licensees shall observe faithfully and comply strictly with, the Rules and Regulations and such modified and other and further Rules and Regulations as the Lessor or the Lessor's agent may from time to time adopt. Notice of any changed or additional Rules or Regulations shall be construed to impose upon the Lessor any duty or obligation to enforce the Rules and Regulations or terms, covenants or conditions in any other lease, as against any other tenant, and the Lessor shall not be liable to the Lessee for violation of the same by any other tenants, its servants, employees, agents, contractors, visitors, or licensees. The Rules and Regulations as adopted are as follows:
- E-2. The Lessee agrees to include the name SHOPPES ON ARTS AVENUE on all printed matter and advertising materials to enable all Lessees to identify with the Shopping Center and the Building address.
- E-3. No sign, pictures, advertisement or notice shall be displayed, inscribed, painted or attached on any part of the outside or inside of the Building or in or about the Leased Premises. No "For Rent" signs shall be displayed by the Lessee and no showcases or obstruction, signs, flags, barber poles, statutory, or any advertising device of any kind whatsoever shall be placed in front of the Leased Premises or the Building or in the passage ways, halls, lobbies or corridors thereof by the Lessee and the Lessor reserves the right to remove all said showcases, obstructions, signs, flags, barber poles, statutory, or advertising devices and all signs other than those provided for, without notice to the Lessee, and at the Lessee's expense.
- E-4. The Lessee shall not, without the Lessor's written consent, put up or operate any machinery or stove upon the Leased Premises or carry on any mechanical business thereon or do any cooking or use or allow to be used upon the Leased Premises oil-burning fluids, natural or LP gas, gasoline or kerosene for heating, warming or lighting, or anything for illuminating the Leased Premises, except electricity. No article deemed extra hazardous on account of fire corrosiveness or explosiveness shall be brought into the Leased Premises.
- E-5. The sidewalks, entries and passages shall not be obstructed or used by any Lessee or by any of the agents, clerks, servants, employees, customers, patrons or visitors of any Lessee for any other purpose than that of ingress and egress. No Lessee or employee or contractor of any Lessee shall go upon the roof of the Building without the prior written consent of the Lessor.
- E-6. The sashers, sash-doors, windows, doors and any light or skylights that reflect or add light into the halls or other parts of the Building shall not be covered or obstructed. No

additional awnings or shades shall be put up without written consent of the Lessor.

- E-7. The wash rooms and other apparatus and appurtenances in connection therewith shall not be used for any purpose than that for which they are respectively intended, and the cost and expense of any breakage, stoppage or damage resulting from violation of this rule shall be borne by the Lessee, who or whose agent, clerk, servant, employee, customer, patron or visitor shall have caused it.
- E-8. No Lessee shall cut or drill into or in any way deface any of the walls, ceiling, partitions or floors, or any wood, stone, iron or other work of the Leased Premises or Building.
- E-9. The Lessee shall not permit anything to be done on the Leased Premises or in the Building which would interfere with the rights of any other tenants and no Lessee shall make or permit improper or excessive noises in Building.
- E-10. The Lessee shall not install or operate any phonograph, musical instrument, radio or similar device in the Building, or any antenna or aerial wires, or any equipment inside or outside the Building without, in each and every instance, obtaining the prior specific approval in writing of the Lessor. The use thereof, if permitted, shall be subject to control by the Lessor to the end that others shall not be disturbed or annoyed, and the Lessor may, at any time, withdraw its permission therefor granted, in which case this rule shall apply in the same manner as if such permission had never been granted.
- E-11. No additional locks or bolts of any kind shall be placed upon any of the doors or windows of the Leased Premises by the Lessee unless approved in writing by the Lessor, and the Lessee shall, upon the termination of the Leased Term, restore to the Lessor all keys to the Leased Premises furnished to or otherwise procured by the Lessee. In the event of the loss of any keys furnished by the Lessor, the Lessee shall pay to the Lessor the cost thereof. No additional locks or similar devices shall be attached to any door or window. No keys for any door other than those provided by the Lessor shall be made. If more than two keys for one lock are desired by the Lessee, Lessee shall pay Lessor the cost of the replication of the key. Lessee shall surrender all keys to the Leased Premises and shall make known to the Lessor the explanation of all combination locks and safes, cabinets and vaults.
- E-12. Only persons authorized by the Lessor shall be permitted to furnish security systems, telephone systems, janitorial, pest control and similar service, and only at hours and under regulations fixed by the Lessor.
- E-13. No animals or birds shall be brought into or kept in the Leased Premises or the Building.
- E-14. No installation of electric apparatus, telephone or otherwise, shall be permitted, except by the written consent, and under the direction of the Lessor. If the Lessee desires telephone or telegraph installation or the installation of any electrical wiring, the Lessor shall, upon receiving a written request from the Lessee, direct the electricians as to where and how the wires are to be introduced and run, and without such directions no boring, cutting or installation of wires shall be made.

LESSOR _____ LESSEE _____

- E-15. No electric current intended for light and power purposes shall be used by the Lessee, except as furnished and approved in writing by the Lessor. No electric or other wires shall be brought into the Leased Premises, except upon the written consent and approval of the Lessor.
- E-16. The Lessee, when closing offices for the day, shall close all windows, thus avoiding possible damage from fire, storm or rain. The Leased Premises shall not be used for lodging or sleeping rooms, or for any immoral or illegal purpose. The Lessee shall be responsible for the locking of doors and the closing of transoms and windows in and to the Leased Premises. Any damage resulting from neglect of this Rule shall be paid for by the Lessee.
- E-17. No bicycle or other vehicle shall be allowed in the offices, halls, walkways, stairways, corridors or any part of the Building, and nothing shall be thrown out of the window or doors or down the passages of the Building.
- E-18. Any and all drapes placed at exterior windows or where otherwise visible from outside the Leased Premises shall be lined and the lining shall be approved by the Lessor prior to installation.
- E-19. No space in the Building shall be used for manufacturing or auction of merchandise, goods or property of any kinds.
- E-20. Lessor shall have the right to prohibit any advertising by any Lessee which, in the Lessor's reasonable opinion, tends to impair the reputation of the Building or desirability of the Building and Promenade, and upon written notice from the Lessor, the Lessee shall refrain from or discontinue such advertising.
- E-21. There shall not be used in space, or in the common hallways of the Building, either by the Lessee or its suppliers or other, in delivery or receipt of merchandise, any hand trucks, except those equipped with non-marking rubber tires and side guards.
- E-22. The Lessor reserves the right to close the Building and exclude the general public on such days and at such hours as in its judgement would be in the best interest of the SHOPPES ON ARTS AVENUE or its tenants.
- E-23. The Lessee, if an individual, and any person employed by the Lessee when outside of the Leased Premises shall be subject to the regulation, control and direction of the Lessor within the Promenade and to the same extent as may be applicable to anyone within the Promenade.
- E-24. The Lessee shall not place or permit to be placed any article of any kind on the outside window ledges or elsewhere on the exterior walls, and shall not throw or drop or permit to be thrown or dropped any article from any window or door of the Building.

- E-25. Pest control shall be provided by the Lessee within the Leased Premises.

- E-26. Any fit-up work, alterations, additions, which may be requested or required by the Lessee shall be submitted to the Lessor after the execution of this Lease. Said submittal shall be in the form of drawings as prepared by an architect and/or engineer registered in the State of Florida, or if the nature of the work requires structural, mechanical and/or electrical engineering, said drawings shall accompany the architectural drawings. All costs for these drawings shall be borne by the Lessee. Any delays resulting from the lack of said information and/or construction delays, said fit-up work, alterations, additions and etc. shall be approved in writing by the the Lessor before any work is commenced, shall not mitigate or relieve the Lessee from the responsibility to pay rent notwithstanding, said space may not be completed or ready for occupancy as a result of delays and having said drawings approved. All said work shall be constructed by the Lessor through the Lessor's General Contractor, M. L. Jones Construction Company, and all said work shall be implemented and carried out on a cost (includes job overhead) plus 15% (includes general and administrative overhead and profit) to the General Contractor, and shall be undertaken by a separate agreement executed by the parties. Prior to occupancy by the Lessee, all outstanding bills for fit-ups shall be paid in full.

- E-27. The Lessee agrees to abide by all reasonable parking regulations regarding parking by the Lessee, the Lessee's employees or customers as may be established by the Lessor.

- E-28. Lessee will not place or stack any boxes or trash outside the Building or on any walk, road or public right-of-way abutting or adjacent to the Building.

THIS LEASE, EXHIBITS AND ANY RIDERS attached hereto, if any, form the entire agreement between the parties and no other agreement, condition, or understanding either oral or written prior to the execution of this Lease shall in any way change or effect this Lease.

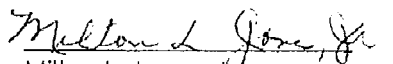
This Lease shall not be amended, except by written document executed by both parties.

Accepted by: _____

Date: _____

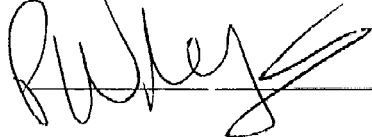
Witness as to Lessor

LESSOR:
 MJDC AOA, LLC, a Florida limited liability company

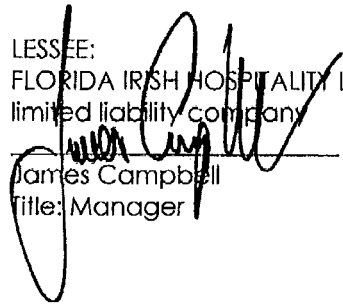

 Milton L. Jones, Jr.
 Title: Managing Member

LESSOR _____ LESSEE _____

Witness as to Lessee



LESSEE:
FLORIDA IRISH HOSPITALITY LLC, a Florida
limited liability company



James Campbell
Title: Manager

msj

ADDENDUM

THIS ADDENDUM ("Addendum") TO LEASE AGREEMENT ("Lease") by and between MIJDC AOA, LLC, a Florida limited liability company (the "Lessor") and FLORIDA IRISH HOSPITALITY, a Florida limited liability company (the "Lessee").

1. In case of conflict or ambiguity between the terms and provisions of this Addendum and the terms and provisions of the Lease, the terms and provisions of this Addendum shall control to the extents of such conflict or ambiguity.

2. All terms and definitions as set forth in the Lease shall have the same meaning herein, unless otherwise set forth to the contrary herein.

3. Options:

First Option:

Provided that the Lessee is not in default under this Lease, the Lessor hereby grants the Lessee the Option to extend this Lease for an additional five (5) year period commencing on the Term Expiration Date and ending five (5) years thereafter. The Lessee shall notify the Lessor of its intent to exercise the Option to renew this Lease not less than ninety (90) days prior to the expiration of this Lease. Failure to notify the Lessor of same shall make null and void the Option to renew any part of this Lease or any subsequent Leases. The new Lease shall be executed by all parties not less than seventy-five (75) days prior to the expiration of the existing Lease. Failure by the Lessee to so execute the new Lease shall result in any Option(s) herein being null and void and of no force and effect.

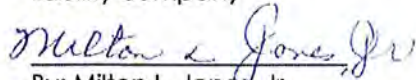
Second Option:

Provided that the Lessee is not in default under this Lease or the First Option on the Lease as provided for in the First Option, the Lessor hereby grants the Lessee the Option to extend the First Option of this Lease for an additional five (5) year period commencing on five (5) years after the Term Expiration Date and ending five (5) years thereafter. The Lessee shall notify the Lessor of its intent to exercise the Second Option to renew this Lease not less than ninety (90) days prior to the expiration of the First Option period of this Lease. Failure to so notify the Lessor of same shall make null and void the Option to renew any part of this Lease or any subsequent Leases. The new Lease shall be executed by all parties not less than seventy five (75) days prior to the expiration of the existing Lease. Failure by the Lessee to so execute the new Lease shall result in any Option herein being null and void and of no force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be duly executed on the last date below the parties respective signatures.

Witness as to Lessor

LESSOR:
MJDC AOA, LLC, a Florida limited
liability company

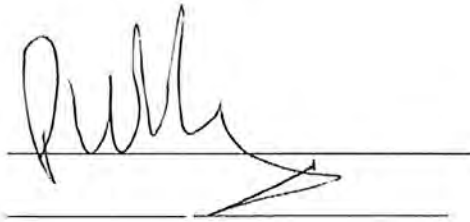


By: Milton L. Jones, Jr.

Title: Managing Member

Date: 9/28/2019

Witness as to Lessee



LESSEE:
FLORIDA IRISH HOSPITALITY LLC, a Florida limited
liability company


By: James Campbell

Title: Manager

JAMES CAMPBELL

301 SW 3rd Ave, Fort Lauderdale, FL 33312 • (954) 314-8699 • James@marinehospitality.com

Professional Summary

Anticipation Yacht Charters LLC, Owner 2004- Current

James Campbell owns and operates one of the leading yacht charter companies in Fort Lauderdale that specializes in private events such as weddings, corporate functions, dinner parties and cocktail cruises for anywhere from 50 to 600 guests.

Anticipation Yacht Charter's Chef will provide any type of menu the guests request, along with a full bar and entertainment.

Riverfront Cruise, Owner 2004- Current

Riverfront Cruise is a sightseeing cruise touring The Venice of America in Fort Lauderdale. The tour has been operating for over 30 years four times a day. Guests are greeted aboard and welcome to visit our snack bar with food and a full bar.

Tikki Queen Dinner Cruise, Owner 2018- Current

Tikki Queen Dinner Cruise is the only public dinner cruise in Fort Lauderdale. It offers an exotic menu and libations aboard our yacht during the three hour cruise.

Water Shuttle 2014- Current

Water Shuttle offers public transportation on the water. Guests are welcome to book one of our vessels and be transported to their destination.

The Old River House 2016- Current

James Campbell leases The Old River House, also known as the historic Bryan Homes, from the City of Fort Lauderdale. He restored the property and currently leases it for upscale banquets and events.

James Campbell has over 40 years in the hospitality industry including bars, restaurants and catering events.



Make Your Event Unforgettable on a Private Luxury South Florida Yacht Charter

With over 35 years in the hospitality industry, Anticipation Luxury Yacht Charters is a recognized leader featuring some of the finest Entertainment Yachts in South Florida with fleet port options from Miami to Palm Beach and everywhere in between. We offer something for everyone, from the very casual to exceptionally opulent. Compliance with maritime law is respected, and we are licensed and properly insured.

We are available for all occasions from corporate functions, weddings at sea, receptions, rehearsal dinners, bridal & baby showers, birthdays, dinner cruises, graduations, anniversaries, cocktail cruises, theme parties, seasonal cruises and much more. Whatever the occasion, it deserves the finest and most luxurious accommodations and we are here to deliver.

Fort Lauderdale (<https://www.eventective.com/fort-lauderdale-fl/>)

/ Party Venues (<https://www.eventective.com/fort-lauderdale-fl/party-event-venues/>)



Marine Hospitality

330 Himmarshee St, #110, Fort Lauderdale, FL

[Show Phone](tel:9543148699) (tel:9543148699)

anticipation.com (<https://anticipation.com/>)

Request Pricing

Max Capacity: 200 people

We

invite you to cruise the beautiful blue waters of South Florida and the Venice of America on a luxury charter yacht for your next special event or celebration. Whether you are looking for a yacht cruise for a corporate event, wedding, family reunion, dinner cruise, cocktail cruise or private party, you will find

our South Florida yacht charters provide the finest accommodations and unsurpassed personal service staff to make your event enjoyable and memorable. Our charter yachts cater up to 600 passengers, the highest capacity luxury charter yachts in South Florida and the leading water transportation company in Florida.

Photos



Event Spaces

Anticipation IV Luxury Yacht - Adm... Anticipation IV Luxury Yacht - Dini...

Restaurant/Lounge

[See Details](#)

Private Dining Room

[See Details](#)

Anticipation V Luxury Yacht - Admi... Anticipation V Luxury Yacht - Dinin...

Restaurant/Lounge

[See Details](#)

Private Dining Room

[See Details](#)

Anticipation V Luxury Yacht - Solar...

Alternate Venue

[See Details](#)



The Finest Fleet of Luxury Yachts in South Florida

Anticipation Luxury Yacht Charters is a leading entertainment yacht charter company based in Fort Lauderdale, Florida or as it is nicknamed, the "Venice of America". We offer luxury rental boats for entertainment and party cocktail cruises out of any port from Miami to Palm Beach.

You can cruise the tropical waters of South Florida while entertaining your guests in style. Our award-winning fleet of fully staffed luxury charter yachts



Private Dinner Cruise

When you rent a yacht from Anticipation Yacht Charters, you and your guests get much more than just a boating trip. Our private four-hour cruises include sumptuous cuisine, an open bar, live entertainment, and a professional and accommodating staff. From the moment the captain and gracious crew welcome guests on board one of our beautiful luxury yacht rentals, they will know your special event is going to be extraordinary.



offers impeccable style and ambiance. When you charter a boat from our Anticipation Luxury Yacht Fleet, you get state of the art sound systems, plush carpeting, and tasteful furnishings to add elegance and glamour to your celebration. Our Florida Charter Yacht, the Anticipation IV, was named the Entertainment Yacht of the Year by The Maritime Executive in 1998.



Weddings

Why plan your wedding, Bar or Bat Mitzvah, Quinces or family reunions in a usual event venue such as a restaurant or in a hotel if you can plan your party on a luxury charter yacht? Take your whole family out on the water and make your private Holiday Party, Bar Mitzvah, Birthday or Anniversary Party a big hit. No matter the age, everyone will enjoy themselves on an exciting private boat trip!

Corporate Functions

Show your employees or business partners a great time by planning an unforgettable business event aboard one of our luxury yachts. Our team will be happy to assist you with your event-related menu, decoration and music to ensure your corporate party will be a great success. Contact us today for reservations for your holiday party or corporate event.

Choose the highest standards for your event aboard our Luxury Yacht Charters

Make your next event truly unique and memorable with an Anticipation cruises on the calm and magnificent waterways of South Florida and the beautiful Venice of America. We offer luxury cruises for corporate events, private parties, wedding receptions, Bar or Bat Mitzvahs, Quinces, cocktail cruises and more. When you charter a boat from Anticipation, you and your guests will enjoy spectacular views and unforgettable memories on the luxury yacht of your dreams. Contact us today and let us organize your South Florida Yacht Charter event.

Welcome Aboard!



For more information about our luxury fleet please
select a vessel from below:



[Anticipation IV](#)



[Anticipation V](#)



[Riverfront Cruises](#)



[Luxury Anticipation](#)

Please visit our sister companies:

Fabulous! I can't thank my husband enough for booking my surprise birthday party with Anticipation. Everything was perfect in every way. Thank you again!

Kerri A.



The 115' Yacht is beautiful and the crew very accommodating. We were impressed by the safety briefing before departure. Once away, we loved the freedom of being on the ocean in a vessel one feels very safe in. The food was fantastic and there is full bar service for those who want a tippie. Our four hour experience was simply delightful.

Thomas M.



Love it. Had a great time on it for my birthday. Food and drinks are great and cheap, loved the sightseeing part especially. I know where im going for my next birthday.

Max K.



We had a wonderful time!!! The staff was awesome, the food was excellent and the boat was perfect! Thank you so much for making it happen!!!

Jovan A



It's hard to not feel like a queen or king when you're on the yacht!

Andrea T.



The feel of being in a luxurious environment, and being pampered by the staff. I love it.

Imara G.



@2019 Anticipation Luxury Yacht Charters Powered by Traferral.

Fort Lauderdale Riverfront Cruises

Fort Lauderdale Riverfront Cruises

Fort Lauderdale Riverfront Cruises | Venice of America Sightseeing Boat Tour

A great vacation idea for your next trip to Florida! A Boat Tour you just have to see!

Come cruise Fort Lauderdale's Venice of America and its magnificent inland waterways in our air conditioned, safe, comfortable luxury yacht. After being greeted by our friendly ticket attendants, our photographer will welcome you aboard and take a souvenir photograph at our boarding ramp. Then relax either in our panoramic dining room or enjoy the sunshine in our canopied observation deck while enjoying our cocktail cruise and sightseeing tour aboard Riverfront Cruises.

You will hear fascinating narration throughout your Fort Lauderdale Riverfront Cruises sightseeing boat tour by your Coast Guard Licensed Captain describing the sights, the famous Millionaire's Row which stretches from Tarpon Bend all the way out to the Intracoastal Waterway. As you look around, you will see multi-million dollar homes lining the river banks. Your Captain will tell you about the celebrities, CEO's, millionaires and billionaires who own these magnificent properties. Breathtaking views will be yours to see along the tour of the New River, the Intracoastal Waterway and Port Everglades. The perfect water transportation venue.

Welcome Aboard!



Cruise Tour Reservations

Check availability & purchase online now!

Departure Times:

11:00 AM, 1:00 PM, 3:00 PM & 5:00 PM

(Advance Purchase Recommended)

Book Online!

Bright Line Offer



Take **The Bright Line** from Palm Beach or Miami to Fort Lauderdale. Show your Bright Line ticket to our Riverfront booth attendant and we will credit you





Details

Riding the Water Shuttle is an easy, fun way to see classic Fort Lauderdale views and enjoy easy access to your favorite destinations. Explore the "Venice of America" via the New River and Intracoastal Waterway or just get where you need to go with friendly, timely service and a side of our complimentary signature pink lemonade. Hop on and hop off at Riverwalk or Las Olas, or visit the beach and some of the best shopping and dining destinations in Fort Lauderdale with our all day passes and special group rates.

FORT LAUDERDALE WATER SHUTTLE

- 4 W Las Olas Blvd. Suite 300
- Fort Lauderdale, FL 33301
- [954-463-3440](tel:954-463-3440)
- Toll-free: [954-463-3440](tel:954-463-3440)



954-463-3440

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BLUE DISCOVERY ECOTOUR

From manatees and mangrove forests to pirate lore and modern day mega-ships, Ft. Lauderdale's waterways are rich with natural, historical, and cultural significance. Dive deeper into what really makes Ft. Lauderdale so unique. Join local marine biologist and photographer, Paola Espitia, M.Sc. aboard the Water Shuttle for the Blue Discovery Tour.

The Water Shuttle is a water bus service for group tours that want to see Fort Lauderdale, also known as "The Venice of America", from the water. The Water Shuttle follows a route with multiple stops where your group can be picked up or dropped off at. From these stops you can visit many of Fort Lauderdale's restaurants, shops and attractions, traveling as far North or South on the route as you like. Your shuttle itinerary is customized for your group's needs.

[Contact Us To Make An Appointment](#)



Date Posted: 2016-05-25

Source: Conceptual Communications

Yet another way to get around in Fort Lauderdale – Water Shuttle stops are just a short walk from [Cooley's Landing Marina](#), [New River Downtown Docks](#), [Las Olas Marina](#) and other facilities and attractions. From a press release:

FORT LAUDERDALE, Fla., May 24, 2016 – Known for its expansive waterways and 23 miles of ocean beaches, Fort Lauderdale is nicknamed the Venice of America. It's the perfect City to explore – by boat! Water Shuttle Fort Lauderdale, with its fleet of flamingo-pink boats, launched in April 2016 to help Fort Lauderdale's locals and tourists do just that.



"Tourism is booming, our year-round population is growing – it was the perfect time to offer folks a fun, car free transportation alternative with the best views in town," says James Campbell, owner of Marine Hospitality.

According to the Greater Fort Lauderdale Convention & Visitors Bureau, 15.4 million tourists visited Fort Lauderdale in 2015, and more than \$2 billion in hotel development is planned for Broward County with a good portion of that slated for Fort Lauderdale Beach. Fort Lauderdale remains the largest city and the city expecting the largest population growth through 2030 in Broward County, according to [Broward.org](#).

"The hop on, hop off Water Shuttle provides reasonably priced transportation along Fort Lauderdale's New River and Intracoastal Waterway," said Campbell. "While cruising the City's waterways, passengers are treated to some humor and history from US Coast Guard Certified boat captains and tour guides."

Tickets can be purchased online by visiting [water-shuttle.com](#), at the Water Shuttle Fort Lauderdale Kiosk at Riverwalk, 300 SW 1st Ave., Fort Lauderdale, or onboard the water shuttle at any of the stops. Tickets are \$20 per day, per person, \$18 for seniors and military personnel, \$10 per child (under 12), and infants up to four years old are free.

The Water Shuttle operates (rain or shine) seven days a week from 10 a.m. to 7 p.m. With eight stops and one whistle stop the total route takes about 2.5 hours to complete, however passengers are able to hop on and hop off at any one of the designated stops. The Water Shuttle transports passengers to popular destinations along Las Olas Boulevard and Fort Lauderdale Beach, including Beach Place, Broward Center for the Performing Arts, the Historic Stranahan House Museum, and Bahia Mar.

"We want our pink boats to create a one-of-a-kind experience – we often greet our passengers with a complimentary glass of pink lemonade as they board," said Campbell.

Marine Hospitality, has been operating commercial boats and charter services for more than 25 years. In addition to the hop on, hop off Water Shuttle, Marine Hospitality owns Anticipation Yacht Charters, a fleet of five luxury yachts including the Liberty Belle and Riverfront dinner cruises, as well as the Anticipation IV and Anticipation V, both perfect for private weddings, corporate events and private parties. To connect with Marine Hospitality call (954) 463-3372 or Toll Free (800) 49-YACHT (499-2248).

About Water Shuttle Fort Lauderdale Water Shuttle Fort Lauderdale is a hop on hop off water taxi service that allows passengers to see classic Fort Lauderdale views and enjoy easy access to some of the best Fort Lauderdale destinations. The floating flamingo-pink shuttles run daily, rain or shine, from 10 a.m. to 7 p.m. Each ticket includes unlimited ALL-DAY boarding, complimentary signature pink lemonade, unrivaled views, and a charming, informative crew. For more information about Water Shuttle Fort Lauderdale, visit [www.water-shuttle.com](#). Like the pink boats? Show it by liking the Water Shuttle Facebook page.

Conceptual Communications, (954) 732-0754, info@conceptual-communications.com

Tiki Queen Fort Lauderdale Dinner Cruise



300 SW 1st Avenue Fort Lauderdale, FL 33301

1-800-987-9852



Description

Tiki Queen Fort Lauderdale Dinner Cruise Photos (7)



[View All Photos](#)

For guests who are looking for an amazing time in [Fort Lauderdale](#), a Tiki Queen Dinner Cruise is sure to be a blast. This cruise gives guests the opportunity to experience fantastic sightseeing as well as a delicious dinner.

Climb aboard a comfortable and fun vessel for an unforgettable evening. This cruise allows guests to relax and unwind while seeing some beautiful Fort Lauderdale sights, including the New River and the Intercoastal Waterways, also known as the Venice of America.

The [cruise](#) includes a delicious full course meal featuring a menu which blends together the flavors and culture of the South Pacific and South Florida. Also available for purchase onboard are specialty drinks, wines, and a full-service bar. The cruise includes a complimentary cocktail to welcome visitors on the ship.

About the Venice of America

The gorgeous and intricate waterways and canals of Fort Lauderdale are affectionately and accurately dubbed as the Venice of America. This area is comprised of the Intracoastal Waterways, the New River, and Millionaire's Row and provides tons of fantastic sightseeing.

Do not miss out on a fantastic opportunity to [experience some of the greatest views in Fort Lauderdale](#) on an unforgettable dinner cruise.

Public Dinner Cruise Fort Lauderdale

by Tikki Queen Cruises | Jul 23, 2018 | Blog |

Welcome to Tikki Queen Cruises, The Premier Public Dinner Cruises in the Sunshine State.

A mixture of south pacific nostalgia and South Florida flavor, the Tikki Queen Dinner Cruise is truly the most unique dinner vessel South Florida. With exotic menu and libations, you can't but help feel you are cruising in the south pacific.

The cruise includes a full-course Tikki themed meal, as you cruise along the New River and the Intercoastal waterways, also called the Venice of America . Specialty drinks, an extensive wine list, and a full-service bar is also available. **Price includes welcome aboard cocktail**

Whether it's an intimate evening for two or an exciting group night out, our memorable sunset and dinner cruises in Fort Lauderdale will be the highlight of your visit to Fort Lauderdale city. Our four luxury yachts provide exemplary award-winning service, one of a kind views, and dancing under the stars. The Executive Chef has prepared an amazing menu for an unforgettable dining experience, which ranks in the top 28% of restaurants. [Tikki Queen Cruises](https://tikkiqueencruises.com) is America's first-time diamond-rated dining yacht.

Celebrate a memorable evening of dinner, dancing and incredible views of Fort Lauderdale's most scenic waterfront sights. Our meals are freshly prepared onboard the ship, made with locally

sourced ingredients, sustainable seafood and the finest contemporary Florida flavors in the region. Our professional staff will ensure you have a comfortable and wonderful experience from the moment you board.

As the sun sets and the city lights up, step on board and get ready for a very special Dinner Cruise on the river.

Your table awaits so sit down, relax and let the boat take you on a journey through the city. When Big Ben chimes it will feel like time is standing still...

[Book Now!](#)

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AVAILABLE CALL TO BOOK 954 314-8699

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RESERVATIONS

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MENUS

Where History Meets Farm to Table Elegance

MENU



PRIVATE DINING

The Old River House is pleased to offer guests an elegant private dining experience. Our highly trained team offers exclusive event planning expertise and execution, with a selection of menus featuring modern, refined farm to table cuisine. Whether you are looking to host an intimate family gathering, a corporate business luncheon, or an outdoor wedding, the Old River House is the foremost private dining destination in one of the historically richest spots in Fort Lauderdale.





ABOUT US

We are delighted to offer our guests a unique dining experience in an elegant setting steeped in rich history. Our chef boasts a culinary background in both in the resort and cruising industries executing creative, global cuisine. With a dedicated team of service professionals maintaining a classic, elegant approach, we have reimagined the way fine dining should be. We have developed a repertoire of elegant food and wine pairings that will satisfy the most discerning palate, using only the finest local, fresh ingredients available. Our menus reflect how America has grown. So join us at the Old River House... *Where History Meets Farm to Table Elegance*

SPECIAL EVENTS

The Old River House is one of Fort Lauderdale's premier event planning venues, located in a lush tropical setting at the Riverwalk.

Whether you are looking to plan an intimate family affair for a party of five or a large wedding for 200 guests, our dedicated team of special events coordinators are capable of designing, planning, and executing the event of your dreams.

Please contact our [954 314-8699](tel:9543148699) or [954 661-7474](tel:9546617474) for more information. At the Old River House, we make your event dreams a reality!

[FIND OUT MORE](#)

Please contact our [Sales Director](#) for more information. At the Old River House, we make your event dreams a reality!

[FIND OUT MORE](#)





- Dinner Menu -



Starters

King Gulf Shrimp Cocktail

SERVED ON CRUSHED ICE WITH COCKTAIL SAUCE
LEMON WEDGES AND TABASCO \$15

Wild Mushroom Ragout

FLAVORED WITH CALVADOS FRESH THYME AND CREAM \$12

Florida Crab Cakes

PAN FRIED WITH GARLIC BUTTER \$14

Baked Bacon and Fennel Tart

WITH WALNUT OIL DRESSING \$12

Salads

Roasted Kale Salad

CRANBERRIES, SMOKED ALMONDS, GRATED APPLE
WITH TAHINI CORIANDER DRESSING \$9

Farm Greens

BUTTER LETTUCE, WATERCRESS, YELLOW & RED
GRAPE TOMATOES WITH SHERRY VINAIGRETTE \$9

Classic Caesar

FARM SUNDRENCHED ROMAINE WITH PARMESAN
GREEK OLIVES AND CLASSIC ANCHOVY DRESSING \$9

Entrees

Grilled Snapper or choice

DAILY FRESH SNAPPER OR CHOICE, COOKED WITH SALT, PEPPER OLIVE OIL LEMON JUICE - SERVED WHOLE \$25

Scallop Mornay

SCALLOPS BAKED IN SHELLS AND COATED IN A WHITE WINE BÉCHAMEL & TARRAGON SAUCE AND GRATINATED \$25

House Made Fettuccini

FETTUCINI AL DENTE WITH PESTO, WILD PORTOBELLO MUSHROOMS, WALNUTS, GREEN, GARLIC AND FONTINA CHEESE \$23

Seminole Tomahawk Steak

AGED, GRASS FED PRIME AMERICAN TOMAHAWK STEAK GRILLED TO PERFECTION \$55

Roasted Rack of Lamb

GARLIC, SALT, PEPPER AND ROSEMARY CRUSTED \$39

**All entrees are served with our daily Choice of Farm Fresh Vegetables and a selection of Sauces and Flavored Butters.*

Sides

Steak Frites with Sea Salt \$7

Spinach sautéed with Olive Oil and Roasted Garlic \$7

Thyme Mushrooms \$7

Asparagus with Melted Butter \$7

Dessert

Crème Brûlée

FLAMED WITH SPICED SWEET RUM AND CANDIED PECANS \$9

Bartlett Pear Glazed Tort

WITH VANILLA CREAM AND MOCHA ICE CREAM \$11

Cheese Board

SELECTION OF ARTISAN CHEESES, RED PEPPER JELLY, BLACK GRAPES, WATER BISCUITS AND PORT WINE \$27

Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

20% GRATUITY WILL BE ADDED TO PARTIES OF 6 OR MORE

WEDNESDAY THROUGH SUNDAY OPEN SEASONALLY FROM NOVEMBER 1–MAY 21 FOR LUNCH AND DINNER—OPEN YEAR ROUND FOR PRIVATE PARTIES



Artesian Foods from Local Purveyors Select from our Wood Smokers and cooked to order.

Sausages grilled with Grain Mustard \$15

Prime Grilled Hamburger on a Kaiser Roll \$16

Veggie Burger with Herb Butter \$16

Sumac Chicken with Smoked Onions \$15

Fresh Catch of the Day with Lemon Butter \$18

Churrasco Steak Café du Paris \$18

Lamb Chops Mint Yogurt \$19

Cajun Pork Chops Roast Apple \$16

Shrimp Skewers Garlic Butter \$20

Grilled Oysters Herb Butter \$20

All our Garden Grille Items are served with a salad from our Garden Salad Bar and a side of seasoned Fried Potatoes or Japanese Photo Salad.

Dessert

~Apricot Tarlet with Vanilla Cream \$9

~Strawberries with Cream \$9

~Coffee \$4

~Espresso \$4

~Tea \$4

~Cappuccino \$5

Please order from our Grille Chef.

Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

20% GRATUITY WILL BE ADDED TO PARTIES OF 6 OR MORE

[HOME \(HTTPS://THEOLDRIVERHOUSE.COM/\)](https://theoldriverhouse.com/)

[RESERVATIONS \(HTTPS://THEOLDRIVERHOUSE.COM/#RESERVATIONS\)](https://theoldriverhouse.com/#reservations)

[MENU \(HTTPS://THEOLDRIVERHOUSE.COM/MENUS/\)](https://theoldriverhouse.com/menus/)

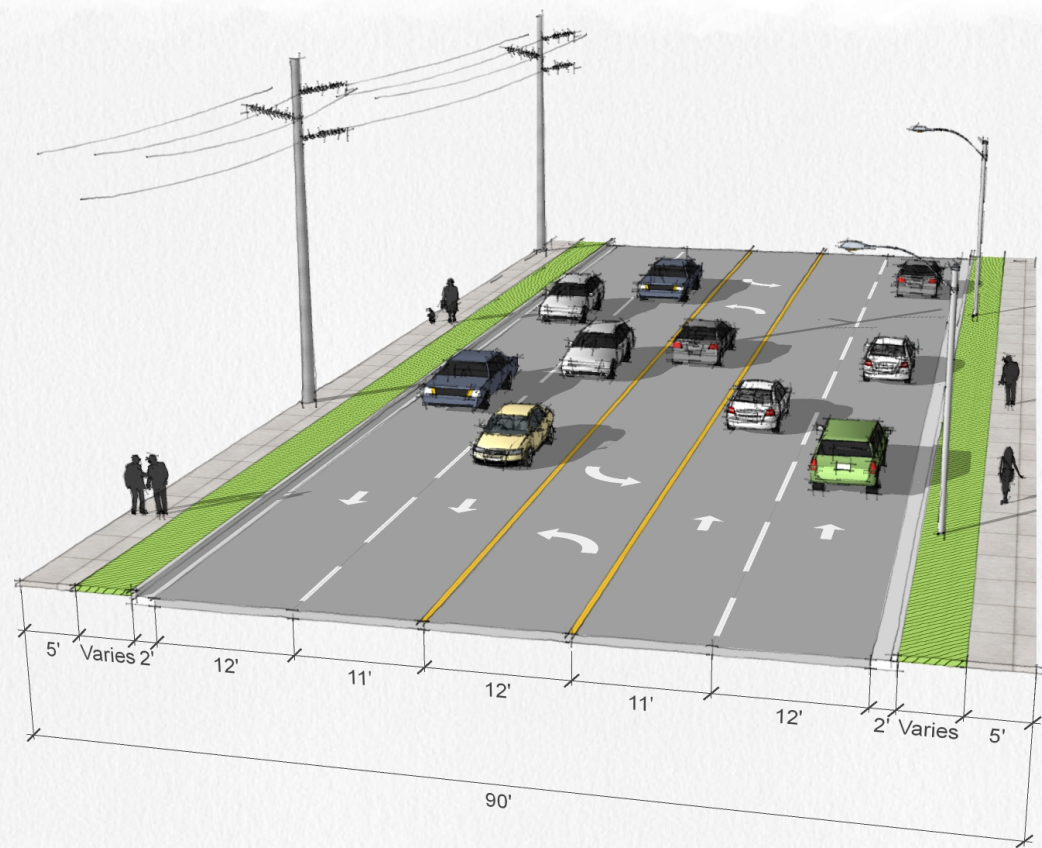
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[ABOUT US \(HTTPS://THEOLDRIVERHOUSE.COM/#ABOUT-US\)](https://theoldriverhouse.com/#about-us)

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NW 7TH AVE – EXISTING CONDITIONS



✓ ROW: Approximate 90 Ft.

Main Issues Observed:

- Transitional Uses
- High Speeds
- Low Aesthetic Appeal
- Poor Pedestrian Environment
- Safety

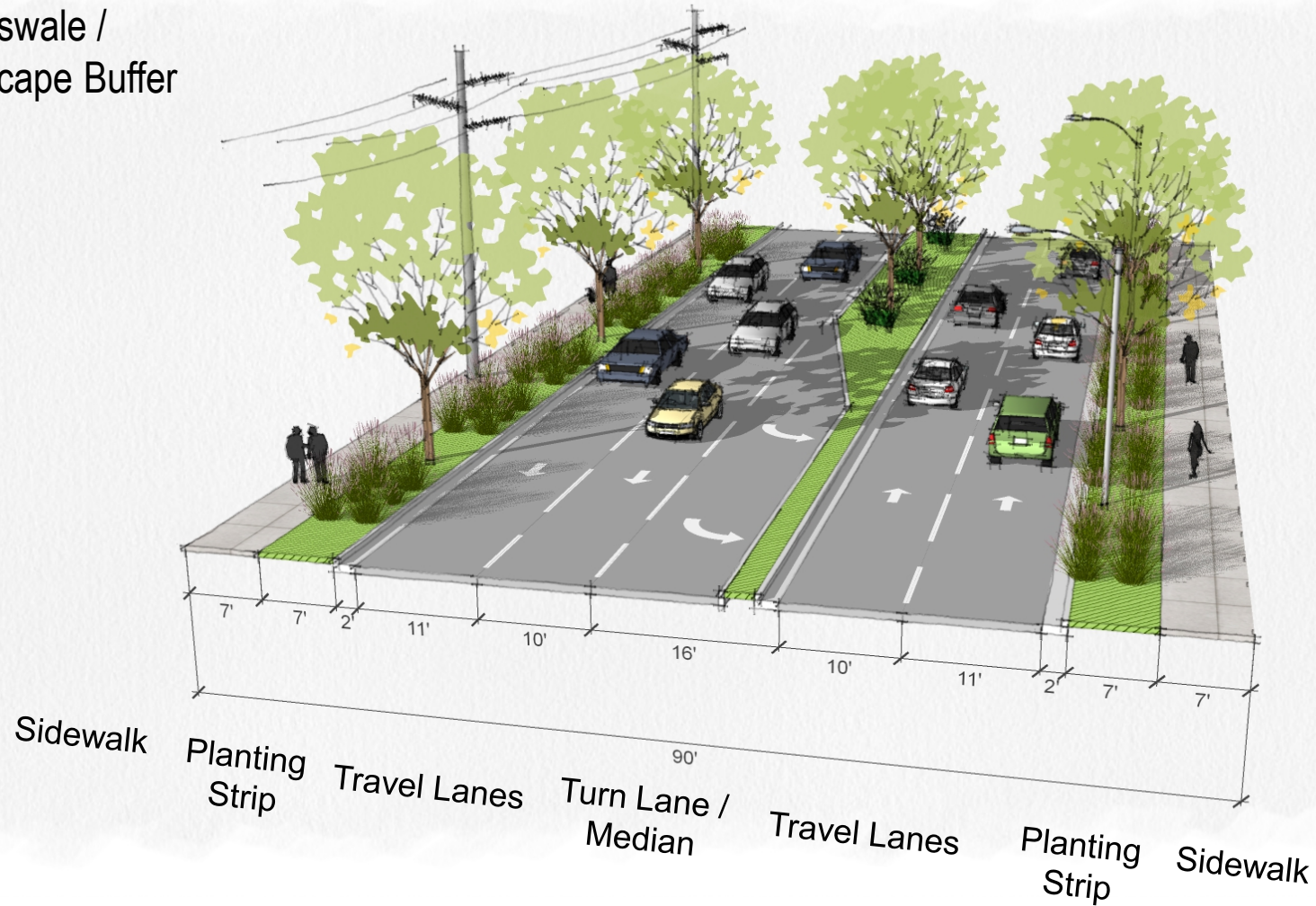
Existing Traffic Counts

Traffic data was collected during the month of April 2019 under normal conditions.

Roadway Segment	Count Type	Date of Count	2019 AADT Rounded Tube Counts
NW 7th Avenue/Avenue of the Arts between Sunrise Boulevard and NW 8th Street	24-Hour	4/25/19	14,000
NW 7th Avenue/Avenue of the Arts between NW 8th Street and NW 6th Street/Sistrunk Boulevard	24-Hour	4/11/19	14,000
NW 7th Avenue/Avenue of the Arts between NW 6th Street/Sistrunk Boulevard and NW 4th Street	24-Hour	4/25/19	16,000
NW 7th Avenue/Avenue of the Arts between NW 4th Street and Broward Boulevard	24-Hour	4/25/19	15,000

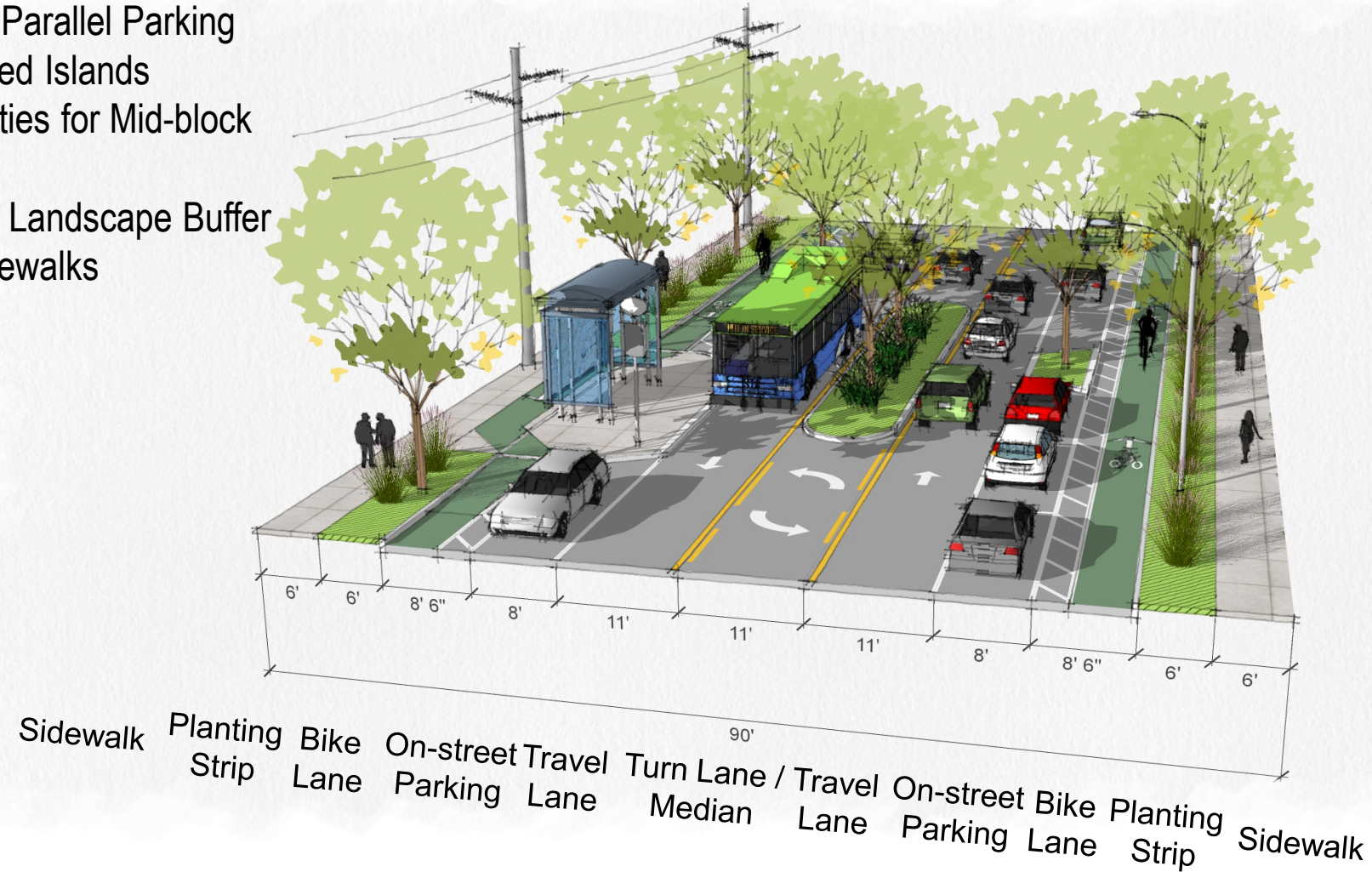
NW 7TH AVE – CONCEPT ALTERNATIVE 1

- **5-Lane Alternative**
- Landscaped Median
- Potential for Bio-swale / Increased Landscape Buffer
- Wider Sidewalks



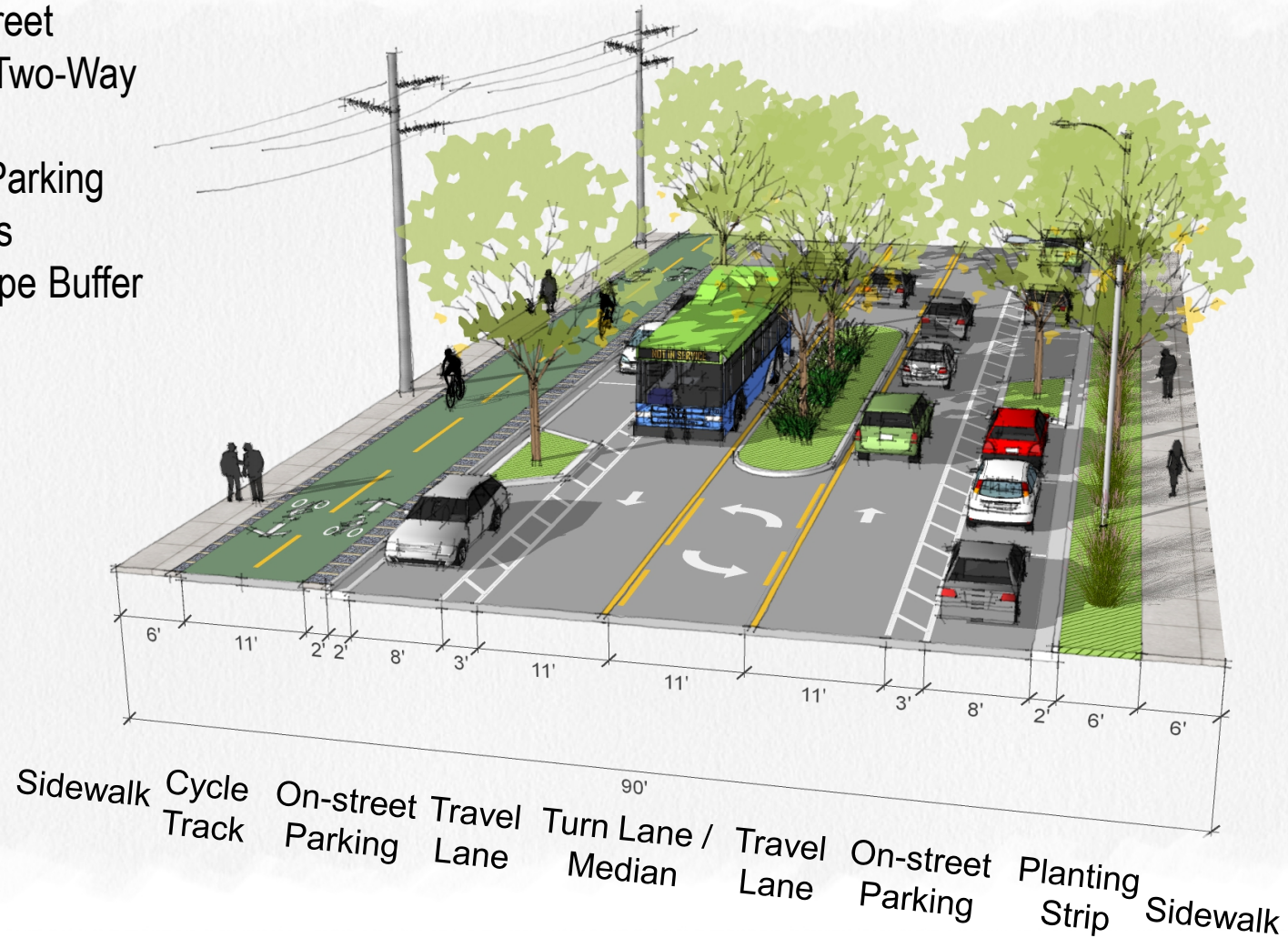
NW 7TH AVE – CONCEPT ALTERNATIVE 2

- **3-Lane Alternative**
- Parking-Protected Bike Lane
- On-street Parallel Parking
- Landscaped Islands
- Opportunities for Mid-block Crossings
- Increased Landscape Buffer
- Wider Sidewalks



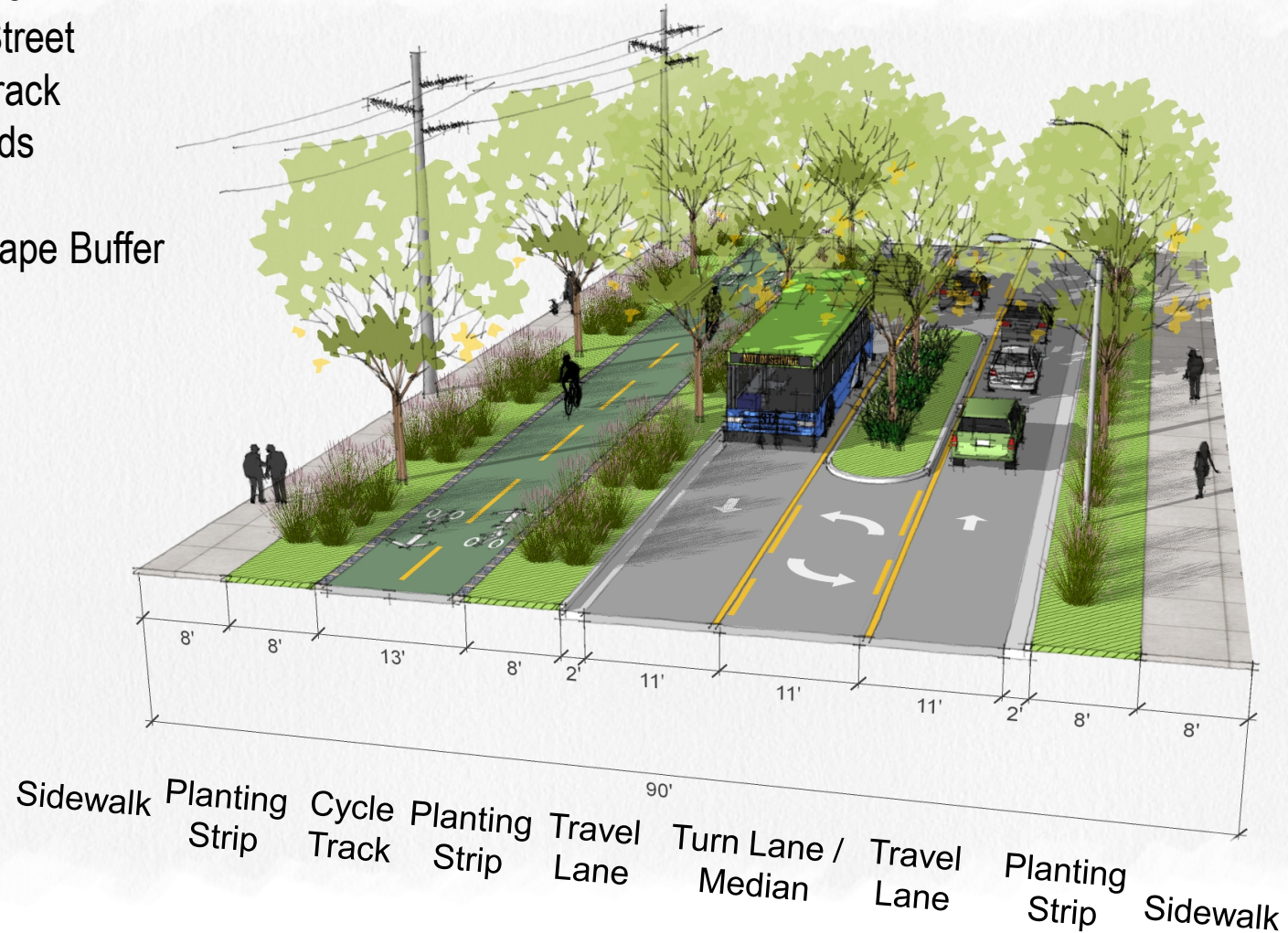
NW 7TH AVE – CONCEPT ALTERNATIVE 3

- **3-Lane Alternative**
- South of NW 4th Street
- Parking Protected Two-Way Cycle Track
- On-street Parallel Parking
- Landscaped Islands
- Increased Landscape Buffer
- Wider Sidewalks

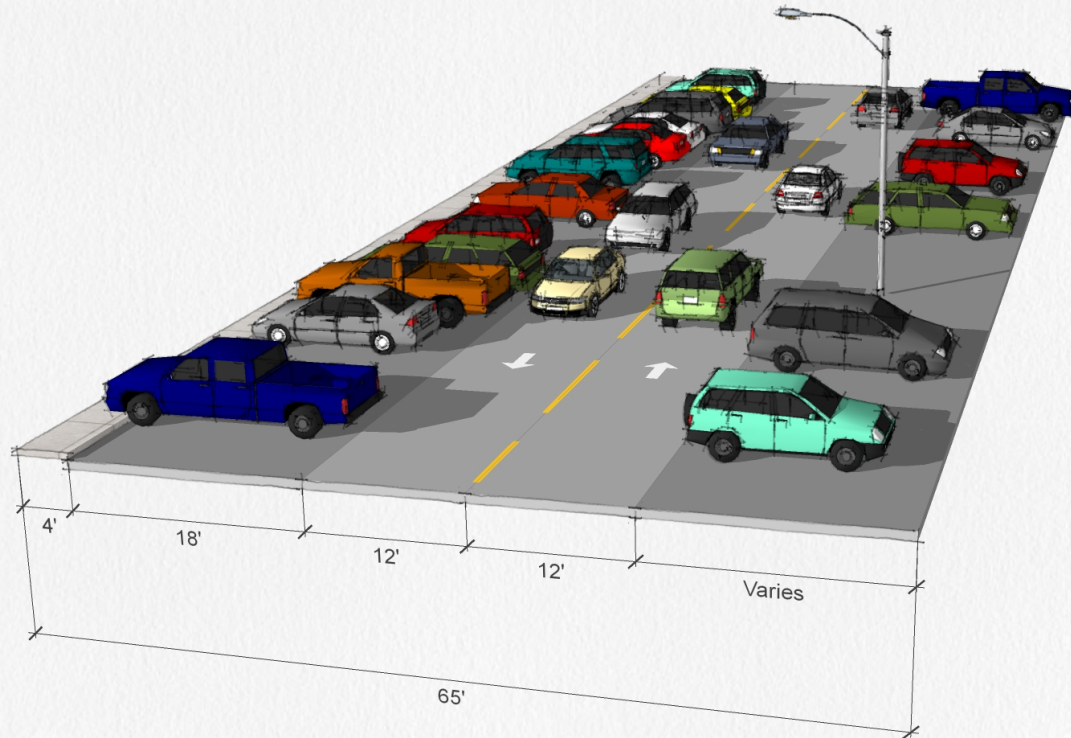


NW 7TH AVE – CONCEPT ALTERNATIVE 4

- **3-Lane Alternative**
- South of NW 4th Street
- Two-Way Cycle Track
- Landscaped Islands
- Wider Sidewalks
- Additional Landscape Buffer



NW 9TH AVE – EXISTING CONDITIONS



✓ ROW: Approximate 65 Ft.

Main Issues Observed:

- Conflicting Land Uses
- Unorganized Parking
- Low Aesthetic Appeal
- Poor Pedestrian and bicycle Environment
- Poor Drainage Conditions

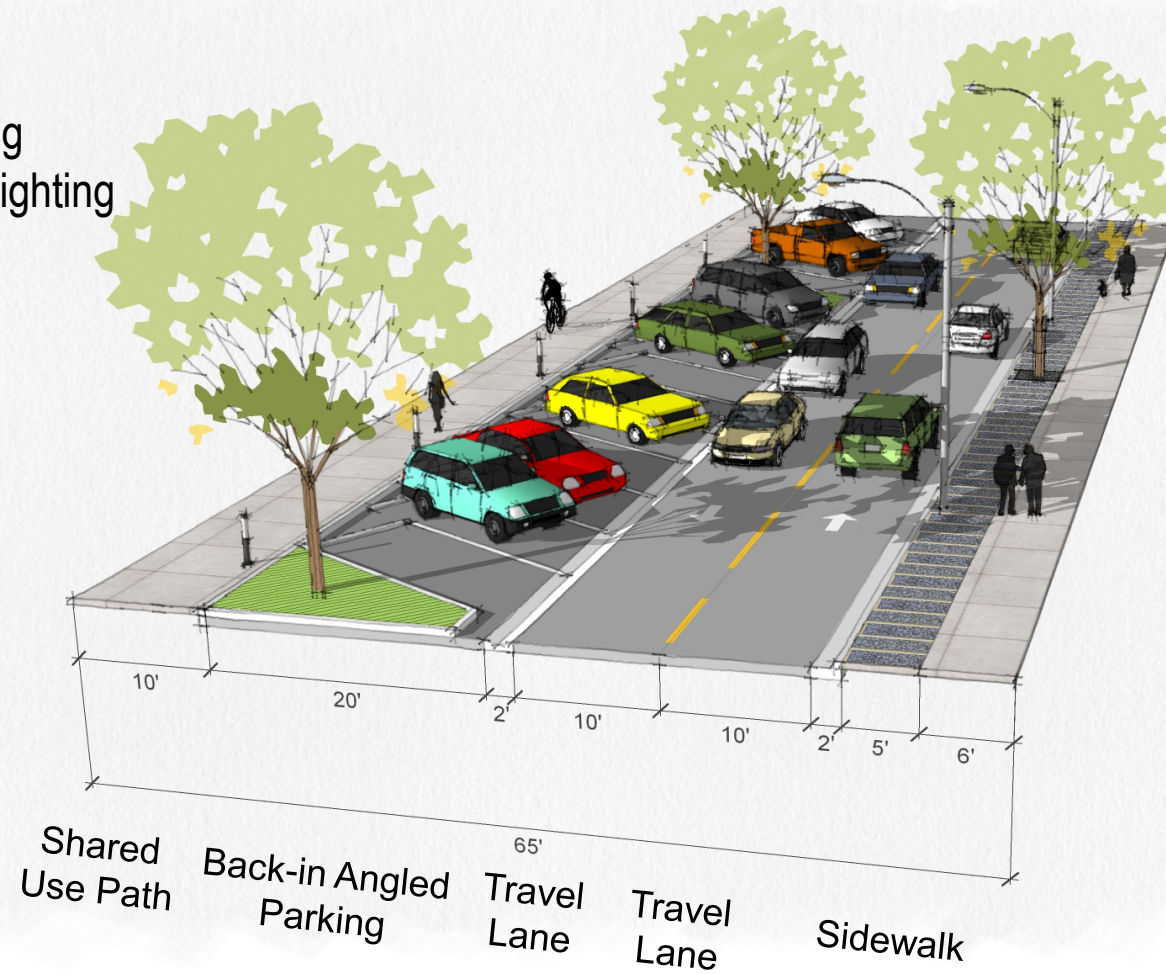
Existing Traffic Counts

Traffic data was collected during the month of April 2019 under normal conditions.

Roadway Segment	Count Type	Date of Count	2019 AADT Rounded Tube Counts
NW 9 th Avenue/Powerline Road between Sunrise Boulevard and NW 8 th Street	24-Hour	4/11/19	8,400
NW 9 th Avenue/Powerline Road between NW 8 th Street and NW 6 th Street/Sistrunk Boulevard	24-Hour	4/11/19	8,500
NW 9 th Avenue/Powerline Road between NW 6 th Street/Sistrunk Boulevard and NW 4 th Street	24-Hour	4/11/19	4,500
NW 9 th Avenue/Powerline Road between NW 4 th Street and Broward Boulevard	24-Hour	4/11/19	3,500

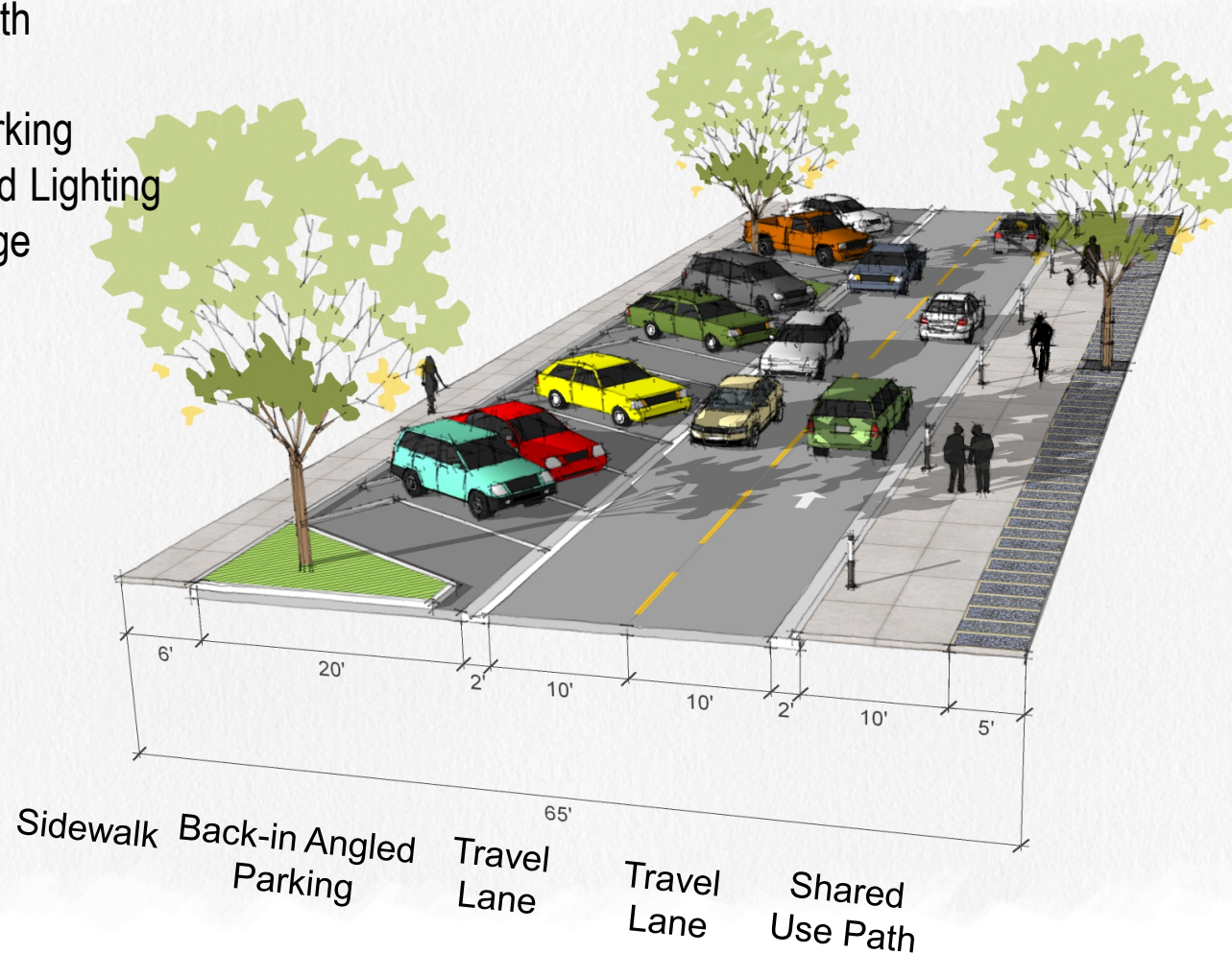
NW 9TH AVE – CONCEPT ALTERNATIVE 1

- **2-Lane Alternative**
- Multi-Purpose Path
- Landscaping
- Reconfigured Parking
- Pedestrian-Scaled Lighting
- Improved Drainage
- Wider Sidewalks



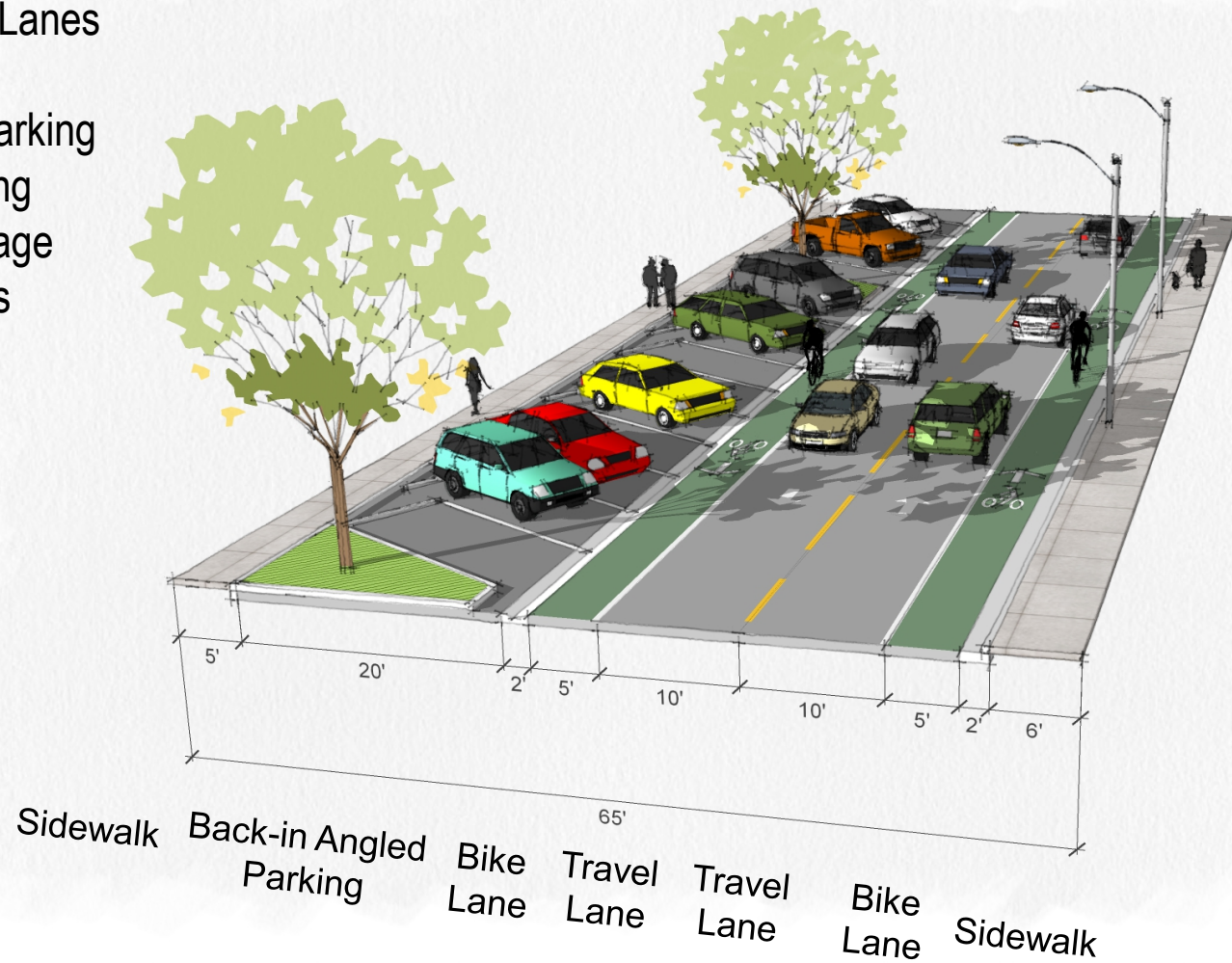
NW 9TH AVE – CONCEPT ALTERNATIVE 1A

- **2-Lane Alternative**
- Multi-Purpose Path
- Landscaping
- Reconfigured Parking
- Pedestrian-Scaled Lighting
- Improved Drainage
- Wider Sidewalks



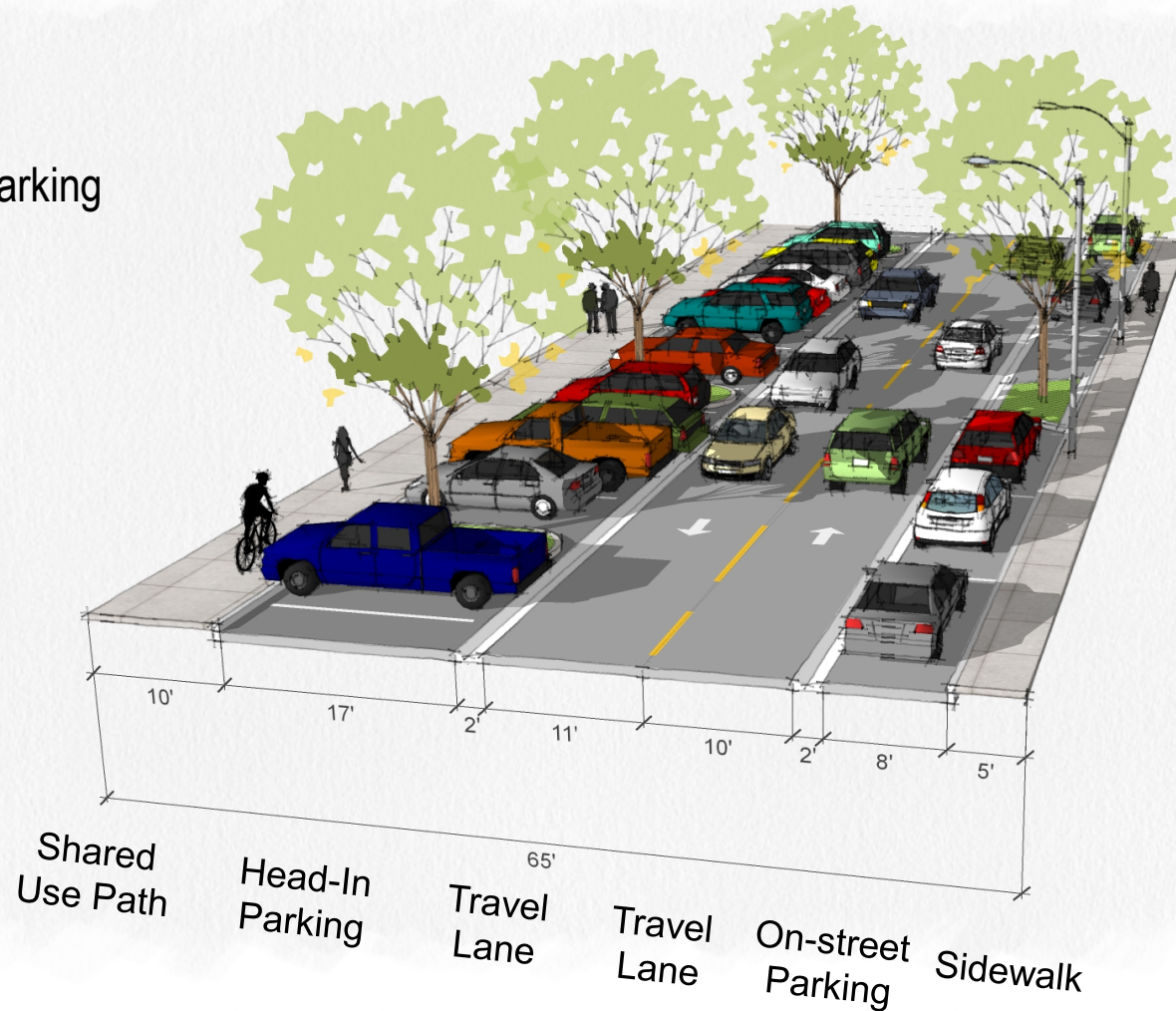
NW 9TH AVE – CONCEPT ALTERNATIVE 2

- **2-Lane Alternative**
- Dedicated Bike Lanes
- Landscaping
- Reconfigured Parking
- Improved Lighting
- Improved Drainage
- Wider Sidewalks



NW 9TH AVE – CONCEPT ALTERNATIVE 3

- **2-Lane Alternative**
- Multipurpose Path
- Landscaping
- 90-Degree Parking
- On-street Parallel Parking
- Improved Lighting
- Improved Drainage
- Wider Sidewalks



NPF-CRA Mobility Master Plan



We Invite You to Participate in a Community Workshop!

Topic: Evaluating and Prioritizing Recommendations for Implementation

We encourage your participation at one or all of the events planned during this workshop!

August 22nd

OPEN HOUSE

Thursday, August 22nd

1:00 PM to 6:00 PM

PUBLIC MEETING

Thursday, August 22nd

6:30 PM to 8:00 PM

This Mobility Master Plan establishes a vision for the NPF-CRA area for years to come!

This community-based planning effort is looking at how people in the NPF-CRA get around – either by driving cars, walking, riding bicycles, taking transit, or other means. After hearing from you through surveys and at public meetings, the project team has an understanding of existing conditions, issues and concerns.

Join us on Thursday, August 22nd at our open house any time from 1:00 PM to 6:00 PM or at the public meeting at 6:30 PM to hear about what we've learned and the recommendations that are being considered. We need your help reviewing and prioritizing a list of transportation improvements! This list of short and long-term projects (from stop signs and crosswalks improvements to major projects like reconstructing NW 7th Avenue/Avenue of the Arts) represent critical upgrades to this community that will improve how everyone gets around.



Midtown Commerce Center
1033 NW 6th Street #206
Fort Lauderdale, FL 33311

We want to hear from you!

The goal is to get input from all members in our community –
We hope to see you there!

For a map of the CRA area and additional information, check out the project website at

<https://www.npfmobilityplan.com/>



CITY OF FORT LAUDERDALE

K KITTELSON
& ASSOCIATES

Northwest-Progresso-Flagler CRA Mobility Master Plan

The Northwest-Progresso-Flagler (NPF) Community Redevelopment Agency (CRA) and the City of Fort Lauderdale are advancing a mobility master plan to analyze and assess the existing transportation network conditions and generate a comprehensive list of transportation improvements that will define the mobility vision for this area. As part of this study, the consultant team is also developing concept alternatives for NW 7th and NW 9th Avenues within the study area.

The project team is seeking your feedback on the concept alternatives developed for NW 7th Avenue and NW 9th Avenue with the purpose of gauging the level for support of these concepts as the project team selects a preferred alternative for each of these two corridors.

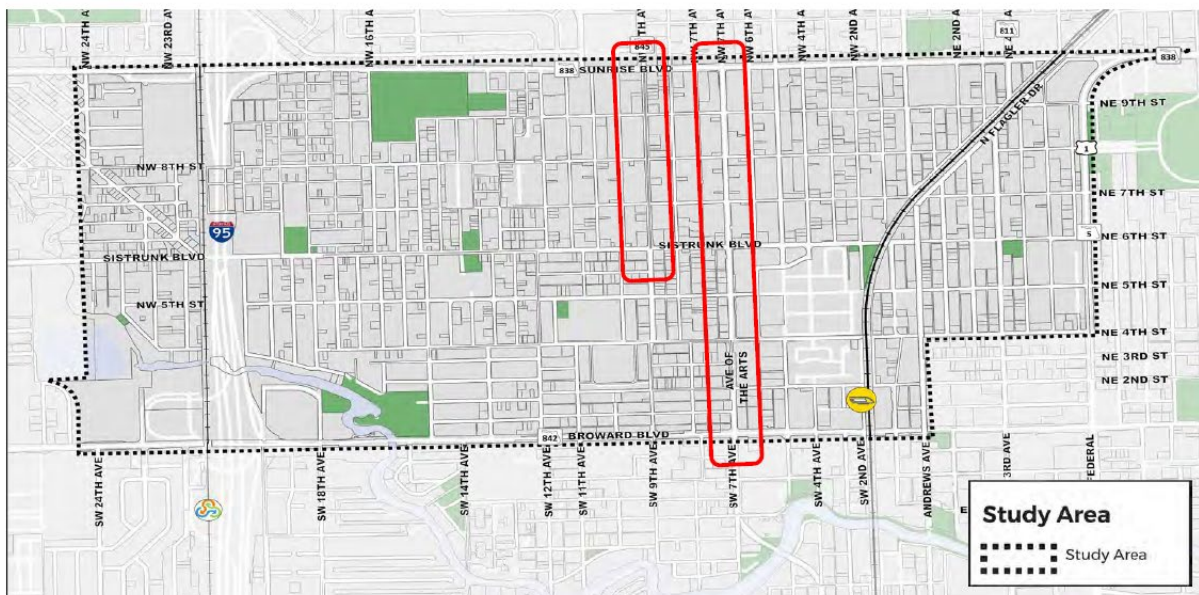
We want your input!

Your responses are confidential and completely anonymous. The results of this survey will be combined with others and summarized in a report.

These questions relate specifically to the planning area outlined here. (CRA map below)

For additional information please visit <https://www.npfmobilityplan.com/>

STUDY AREA



General

You would describe yourself as a?

- ☐ City Staff
- ☐ Broward County Staff
- ☐ State Agency Staff
- ☐ Local Business/Property Owner
- ☐ Developer
- ☐ Resident
- ☐ Commuter
- ☐ Other

What is your gender?

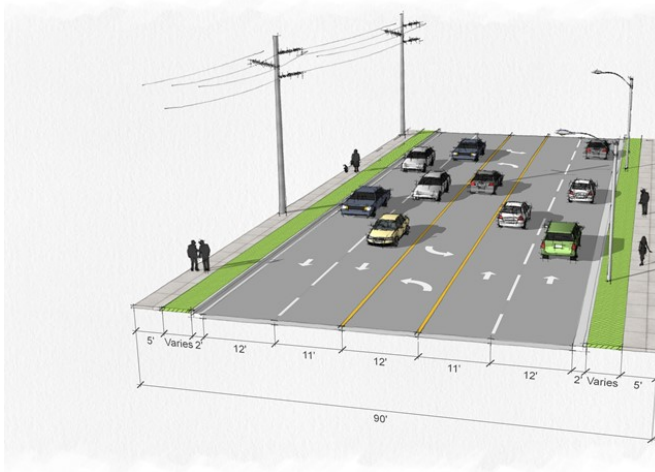
- ☐ Male
- ☐ Female
- ☐ Other

Concept Alternatives

Please score each of the following concept alternatives based on a scale of 1-5. One (1): Hate it / Two (2): Dislike it / Three (3): Neutral / Four (4): Like it / Five (5): Love it



NW 7TH AVE – EXISTING CONDITIONS



✓ ROW: Approximate 90 Ft.

Main Issues Observed:

- Transitional Uses
- High Speeds
- Low Aesthetic Appeal
- Poor Pedestrian Environment
- Safety

Existing Traffic Counts

Traffic data was collected during the month of April 2019 under normal conditions.

Roadway Segment	Count Type	Date of Count	2019 AADT Rounded Tube Counts
NW 7th Avenue/Avenue of the Arts between Sunrise Boulevard and NW 8th Street	24-Hour	4/25/19	14,000
NW 7th Avenue/Avenue of the Arts between NW 8th Street and NW 6th Street/Sistrunk Boulevard	24-Hour	4/11/19	14,000
NW 7th Avenue/Avenue of the Arts between NW 6th Street/Sistrunk Boulevard and NW 4th Street	24-Hour	4/25/19	16,000
NW 7th Avenue/Avenue of the Arts between NW 4th Street and Broward Boulevard	24-Hour	4/25/19	15,000

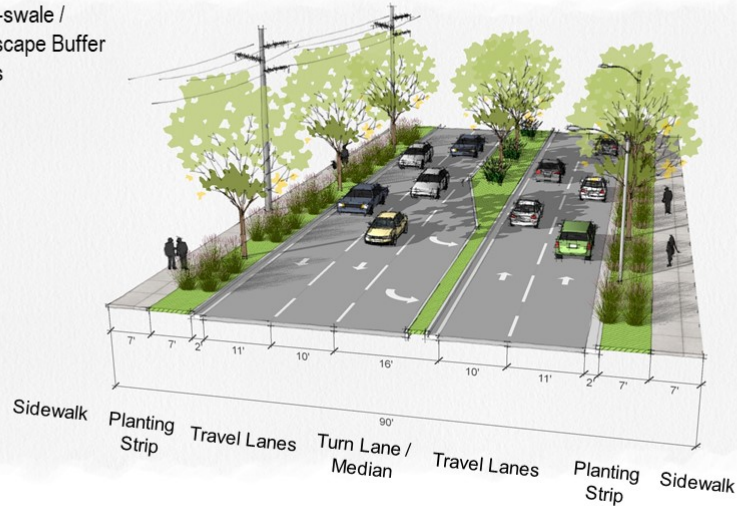
In your opinion, the issue of most concern along NW 7th Avenue (between Sunrise Blvd and Broward Blvd) is:

Please choose one of the following options

- ☐ Unsafe / inadequate conditions for people walking / biking
- ☐ Vehicle speeds
- ☐ Lack of connectivity / congestion
- ☐ Poor street design / low aesthetic appeal
- ☐ Other:

NW 7TH AVE – CONCEPT ALTERNATIVE 1

- **5-Lane Alternative**
- Landscaped Median
- Potential for Bio-swale / Increased Landscape Buffer
- Wider Sidewalks



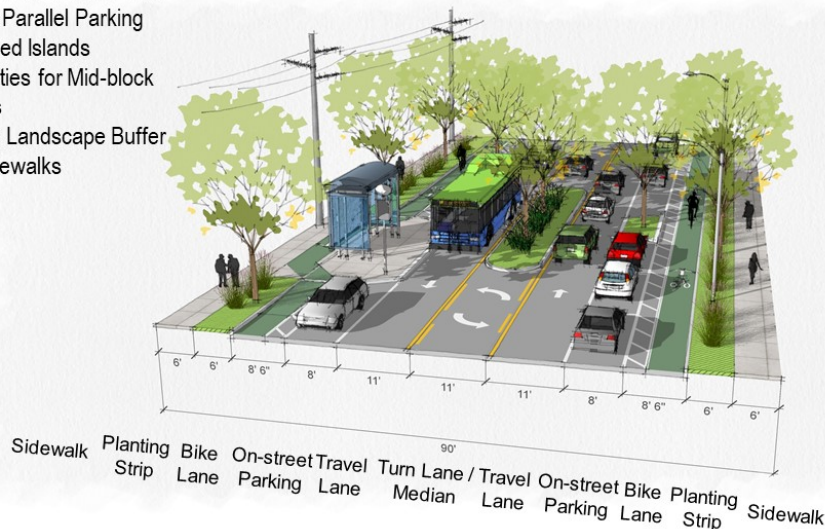
NPF-CRA Mobility Master Plan | NW 7th & 9th Avenues – Concept Development

Please score this concept alternative based on a scale of 1-5. One (1): Hate it / Two (2): Dislike it / Three (3): Neutral / Four (4): Like it / Five (5): Love it

	1. Hate it	2. Dislike it	3. Neutral	4. Like it	5. Love it
NW 7 th Alternative 1					

NW 7TH AVE – CONCEPT ALTERNATIVE 2

- **3-Lane Alternative**
- Parking-Protected Bike Lane
- On-street Parallel Parking
- Landscaped Islands
- Opportunities for Mid-block Crossings
- Increased Landscape Buffer
- Wider Sidewalks



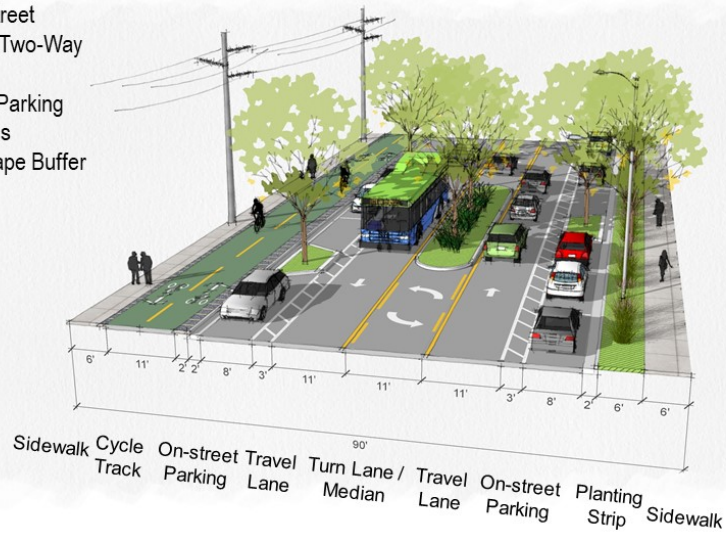
NPF-CRA Mobility Master Plan | NW 7th & 9th Avenues – Concept Development

Please score this concept alternative based on a scale of 1-5. One (1): Hate it / Two (2): Dislike it / Three (3): Neutral / Four (4): Like it / Five (5): Love it

	1. Hate it	2. Dislike it	3. Neutral	4. Like it	5. Love it
NW 7 th Alternative 2					

NW 7TH AVE – CONCEPT ALTERNATIVE 3

- **3-Lane Alternative**
- South of NW 4th Street
- Parking Protected Two-Way Cycle Track
- On-street Parallel Parking
- Landscaped Islands
- Increased Landscape Buffer
- Wider Sidewalks



NPF-CRA Mobility Master Plan | NW 7th & 9th Avenues – Concept Development

Please score this concept alternative based on a scale of 1-5. One (1): Hate it / Two (2): Dislike it / Three (3): Neutral / Four (4): Like it / Five (5): Love it

	1. Hate it	2. Dislike it	3. Neutral	4. Like it	5. Love it
NW 7 th Alternative 3					

NW 7TH AVE – CONCEPT ALTERNATIVE 4

- **3-Lane Alternative**
- South of NW 4th Street
- Two-Way Cycle Track
- Landscaped Islands
- Wider Sidewalks
- Additional Landscape Buffer

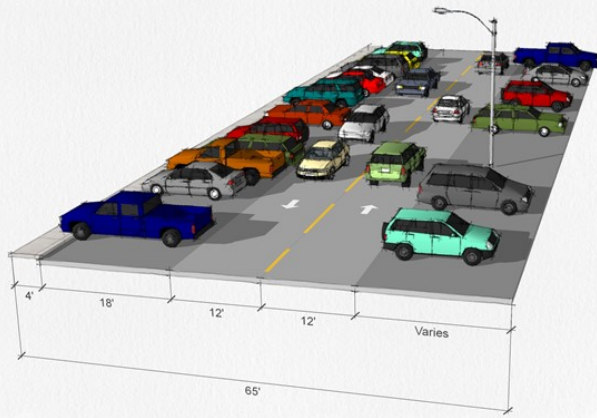


NPF-CRA Mobility Master Plan | NW 7th & 9th Avenues – Concept Development

Please score this concept alternative based on a scale of 1-5. One (1): Hate it / Two (2): Dislike it / Three (3): Neutral / Four (4): Like it / Five (5): Love it

	1. Hate it	2. Dislike it	3. Neutral	4. Like it	5. Love it
NW 7 th Alternative 4					

NW 9TH AVE – EXISTING CONDITIONS



✓ ROW: Approximate 65 Ft.

Main Issues Observed:

- Conflicting Land Uses
- Unorganized Parking
- Low Aesthetic Appeal
- Poor Pedestrian and bicycle Environment
- Poor Drainage Conditions

Existing Traffic Counts

Traffic data was collected during the month of April 2019 under normal conditions.

Roadway Segment	Count Type	Date of Count	2019 AADT Rounded Tube Counts
NW 9 th Avenue/Powerline Road between Sunrise Boulevard and NW 8 th Street	24-Hour	4/11/19	8,400
NW 9 th Avenue/Powerline Road between NW 8 th Street and NW 6 th Street/Sistrunk Boulevard	24-Hour	4/11/19	8,500
NW 9 th Avenue/Powerline Road between NW 6 th Street/Sistrunk Boulevard and NW 4 th Street	24-Hour	4/11/19	4,500
NW 9 th Avenue/Powerline Road between NW 4 th Street and Broward Boulevard	24-Hour	4/11/19	3,500

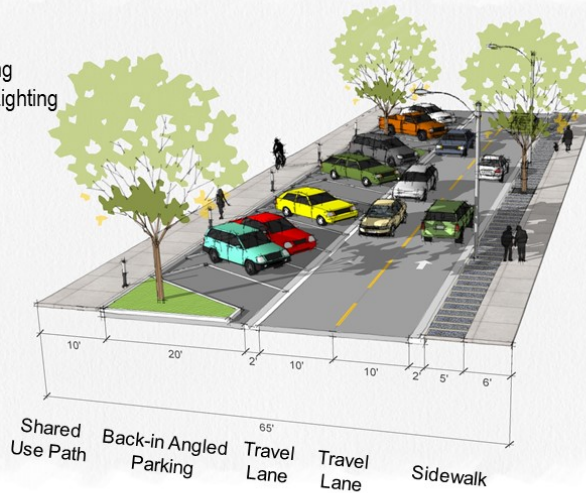
In your opinion, the issue of most concern along NW 9th Avenue (between Sunrise Blvd and Broward Blvd) is:

Please choose one of the following options

- ☐ Unsafe/inadequate conditions for people walking/biking
- ☐ Vehicle speeds
- ☐ Lack of connectivity/congestion
- ☐ Poor street design / low aesthetic appeal
- ☐ Other:

NW 9TH AVE – CONCEPT ALTERNATIVE 1

- **2-Lane Alternative**
- Multi-Purpose Path
- Landscaping
- Reconfigured Parking
- Pedestrian-Scaled Lighting
- Improved Drainage
- Wider Sidewalks



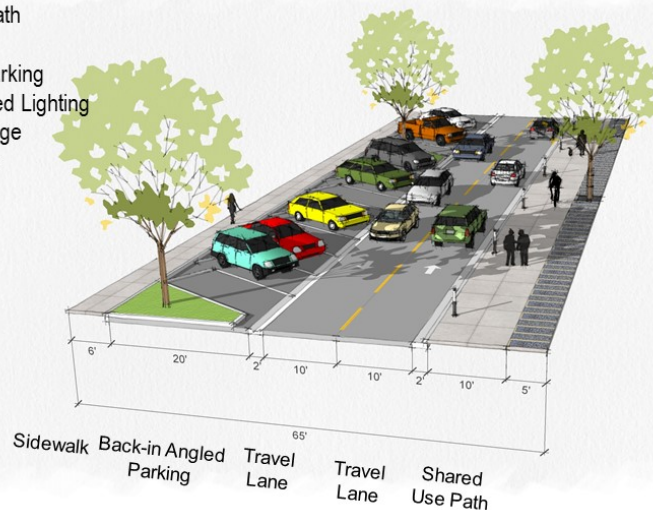
NPF-CRA Mobility Master Plan | NW 7th & 9th Avenues – Concept Development

Please score this concept alternative based on a scale of 1-5. One (1): Hate it / Two (2): Dislike it / Three (3): Neutral / Four (4): Like it / Five (5): Love it

	1. Hate it	2. Dislike it	3. Neutral	4. Like it	5. Love it
NW 9 th Alternative 1					

NW 9TH AVE – CONCEPT ALTERNATIVE 1A

- **2-Lane Alternative**
- Multi-Purpose Path
- Landscaping
- Reconfigured Parking
- Pedestrian-Scaled Lighting
- Improved Drainage
- Wider Sidewalks



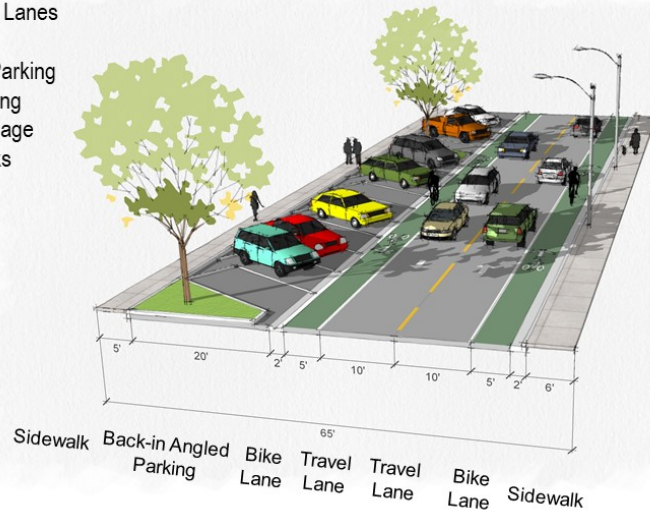
NPF-CRA Mobility Master Plan | NW 7th & 9th Avenues – Concept Development

Please score this concept alternative based on a scale of 1-5. One (1): Hate it / Two (2): Dislike it / Three (3): Neutral / Four (4): Like it / Five (5): Love it

	1. Hate it	2. Dislike it	3. Neutral	4. Like it	5. Love it
NW 9 th Alternative 1A					

NW 9TH AVE – CONCEPT ALTERNATIVE 2

- **2-Lane Alternative**
- Dedicated Bike Lanes
- Landscaping
- Reconfigured Parking
- Improved Lighting
- Improved Drainage
- Wider Sidewalks



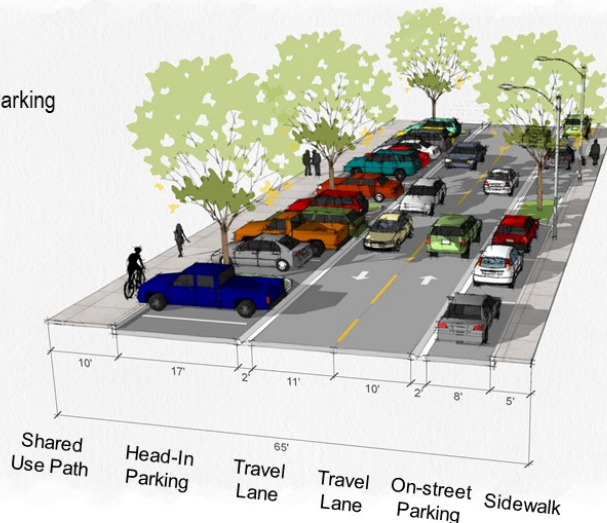
NPF-CRA Mobility Master Plan | NW 7th & 9th Avenues – Concept Development

Please score this concept alternative based on a scale of 1-5. One (1): Hate it / Two (2): Dislike it / Three (3): Neutral / Four (4): Like it / Five (5): Love it

	1. Hate it	2. Dislike it	3. Neutral	4. Like it	5. Love it
NW 9 th Alternative 2					

NW 9TH AVE – CONCEPT ALTERNATIVE 3

- **2-Lane Alternative**
- Multipurpose Path
- Landscaping
- 90-Degree Parking
- On-street Parallel Parking
- Improved Lighting
- Improved Drainage
- Wider Sidewalks



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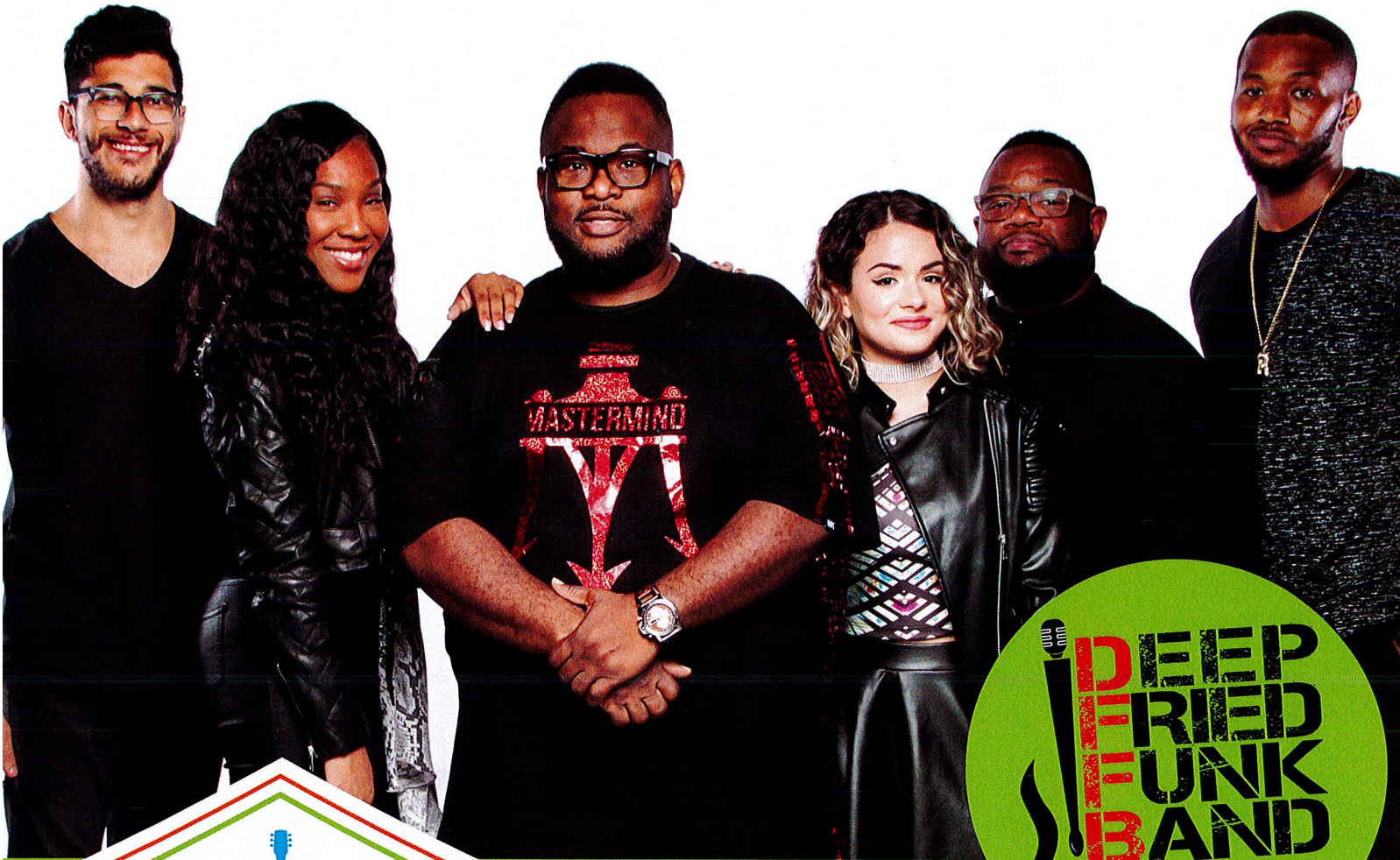
Please score this concept alternative based on a scale of 1-5. One (1): Hate it / Two (2): Dislike it / Three (3): Neutral / Four (4): Like it / Five (5): Love it

	1. Hate it	2. Dislike it	3. Neutral	4. Like it	5. Love it
NW 9 th Alternative 3					

Please share any additional thoughts or comments you may have about the concept alternatives developed for NW 7th and NW 9th Avenues

Provide us with your email address if you would like to stay involved and receive project updates:

If you have additional comments or thoughts, please reach out to Fabian De La Espriella at fdelaespriella@kittelson.com or Robert Modys at rmodys@fortlauderdale.gov.



FEATURING

HOSTED BY **CHICO THE VIRGO** OF HOT 105
MUSIC BY **DJ LUCKY C**



AUGUST 23, 2019
5:30 PM - 9:00 PM
NW 10TH TERRACE & SISTRUNK BLVD



CITY OF FORT LAUDERDALE



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VILLAGE DISTRICT**
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