

FT. LAUDERDALE STUDIO INITIATIVE

VISION

Build a state-of-the-art Production Studio Lot to attract Film and Television production to Ft. Lauderdale.

An aerial photograph of Los Angeles, California, showing a dense urban landscape. In the foreground, several large, light-colored studio buildings with flat roofs are visible, surrounded by parking lots filled with cars. In the background, the city's skyline is dominated by numerous tall skyscrapers under a clear blue sky. The text is overlaid on the image.

WEST COAST OPERATING PARTNER HOLLYWOOD LOCATIONS

LOS ANGELES CENTER STUDIOS
OWNED AND OPERATED BY HOLLYWOOD LOCATIONS

**#1 INDEPENDENTLY OWNED STUDIO IN LOS ANGELES
OVER 20 YEARS OF INDUSTRY LEADING SERVICE**





THE TEAM

Christopher M. Ursitti - Studio Owner/Executive



Chris M. Ursitti is Chief Operating Officer of Hollywood Locations. Since its inception in 1989, HLC has grown to become the industry leader in film location management. HLC represents 80% of the most prestigious and filmable buildings in Los Angeles that are sought after by all the major motion picture, television and commercial companies. Chris is also the Co-Founder, Co-Owner and Managing Partner of Los Angeles Center Studios, a 20 acre, state of the art film studio in the heart of downtown Los Angeles. LACS has been home for many of the largest and most well known film projects of all time, working with every major studio and streamer in the industry. Chris has worked in the Film and Television industry since 1984 when he began as a location manager, learning the ins and outs of production needs. He is known for his creative and innovative use of “Green” building materials and techniques. His alma mater Westminster College (in Fulton, MO) awarded him the prestigious Lifetime Alumni Achievement Award in 2011 for his leadership, innovative approach to business and a strong commitment to a “Greener” world for future generations. Chris considers himself an east coaster, with midwest values who happens to currently be raising his family on the west coast.

DJ Viola - Director/Producer



D.J. Viola is an award winning director/producer in both film and television. He’s made Addy Award winning Commercials for Intel, Samsung, and Lenovo as well as directing TV shows across many networks such as ABC, MTV, PBS, A&E, Lifetime, Hallmark and others. He had the #1 show on YouTube for 2 years with Internet Icon and #1 show on Facebook with Jimmy Kimmel. He’s made multiple documentaries that range from Eminem and KISS (featured at Tribeca Film Festival) to Brain Aneurisms, Christian Motorcycle Clubs and Fantasy Football. He won an iParenting Award and a Young Entertainers Award for two separate scripted features starring children ensembles. He recently produced and sold Cicada 3301 to Lionsgate and directed the thriller Tell Me How I Die which was received with global fanfare. In 2021 he won the top Epiphany Award honor at the Movie Guide Awards with his Christmas Movie for exemplifying strong family values in film. Within his 25 years in the industry, DJ has amassed an extensive rolodex of industry professionals who will play key roles in this new venture.

Michael Ullian - Redevelopment Expert



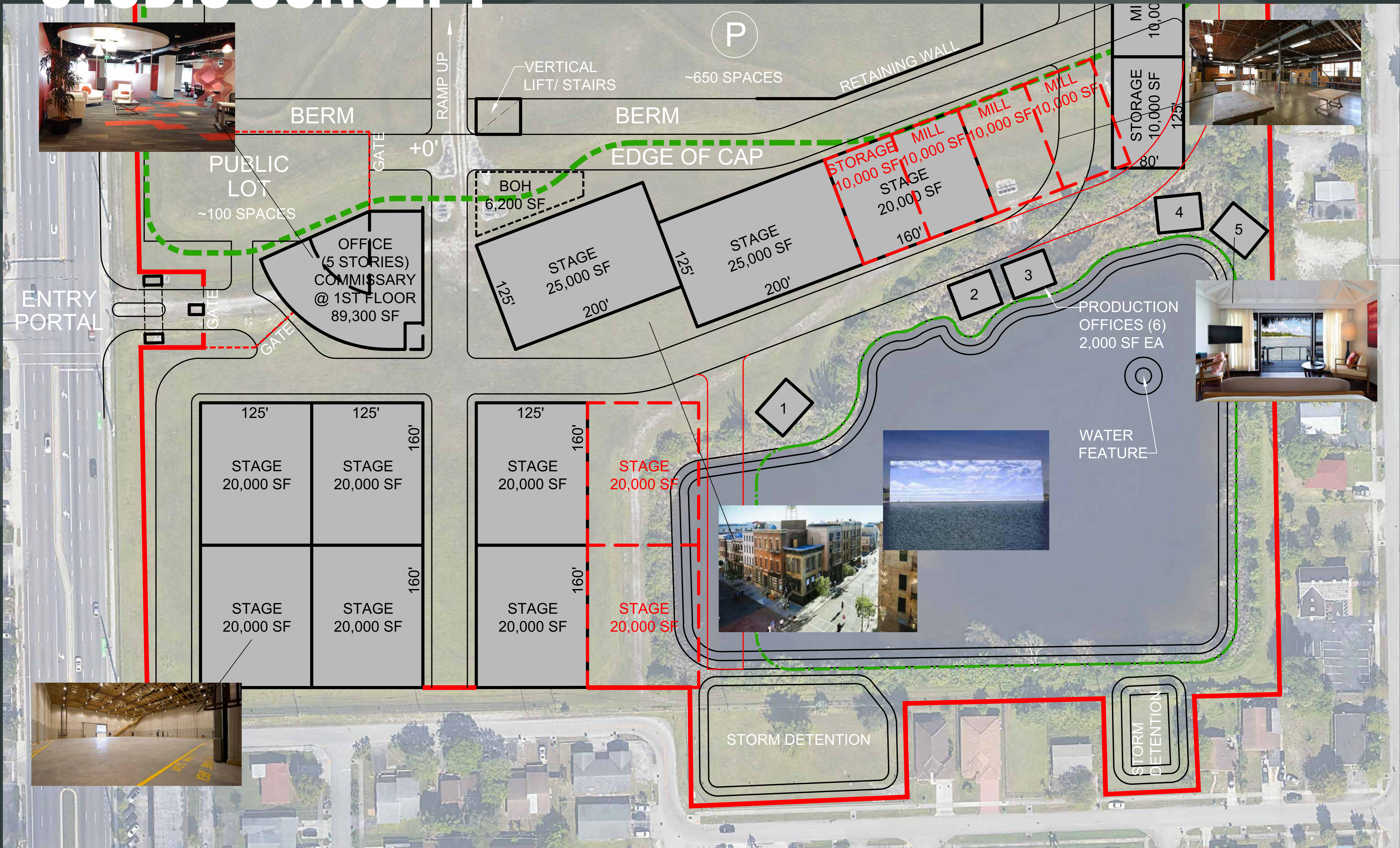
Michael is an award-winning developer who has consummated over one thousand real estate transactions in his 40 plus year career across every Real estate asset class. He has been a specialist in Brownfield redevelopment for over 20 years. Michael has been instrumental in over 2.5 billion in Real estate financing including one of the largest EB5 Raises in the Country at the time. He has been an advisor and partner to some of the most prominent Private developers in the US as well as an advisor to several Municipalities on Public Private Partnerships, authoring RFPs, REOI, as well as being a member of the Selection Committees of many of those projects. Michael was the Vice President of the Midtown Miami CDD board for over 10 years with oversight responsibility of \$200m of Municipal Bond proceeds. Notable projects include Midtown Miami, the New Orleans Convention Center, Steelpointe Harbor Redevelopment in Connecticut and Assembly Yards in Georgia. He is a Certified Expert Witness in Federal courts for his Brownfield Real Estate Development expertise and a Professional Qualified expert witness in Federal Court on Real Estate Development practices. Michael's Industry Awards include the AIA Archi Award for Residential Development and the ULI Phoenix Award for Brownfield Mixed use. He holds a B.A. from LIU and an M.B.A. from NYU. Mike is a permanent resident of Florida, currently residing in Miami.

THE SITE

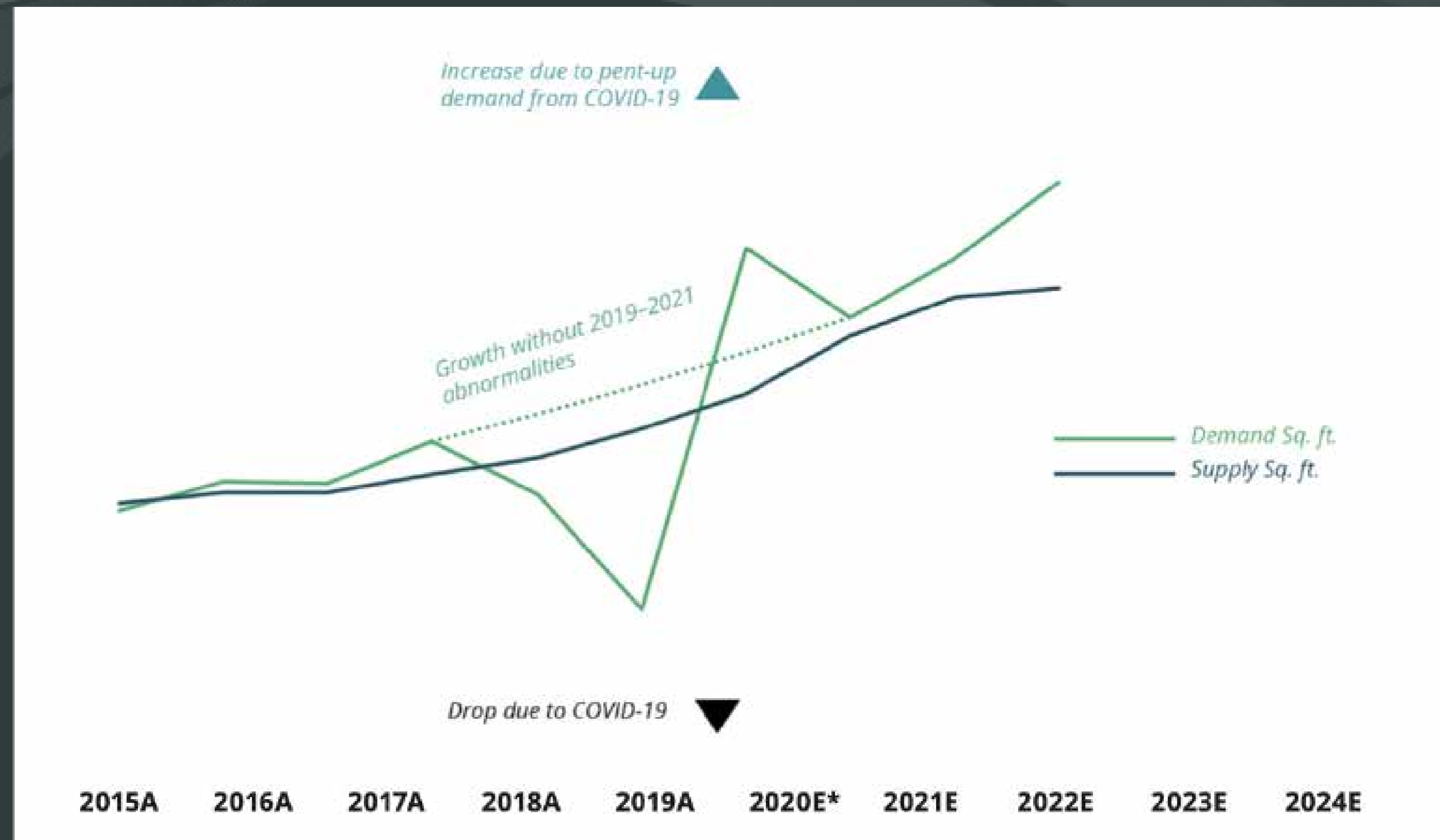
1400 NW 31ST AVENUE
FT. LAUDERDALE, FL 33311



STUDIO CONCEPT



THE INCREASE IN ORIGINAL CONTENT CREATION HAS LEAD TO A SHORTAGE OF SOUND STAGE SPACE ACROSS THE TOP MARKETS IN NORTH AMERICA.



Demand for production space is outpacing supply

ECONOMIC IMPACT

DIRECT EFFECT

Spending money on production needs to make a film

- Locations services, labor, building materials, electricity, wardrobe, gear rental

IN-DIRECT EFFECT

Spending money on food and other local services not directly related to making a film

- Food, drink, hotels, car rentals, dry cleaners, florists, hardware, digital equipment suppliers

INDUCED EFFECT

More money in households to use as they please

- Tourism, theme parks, entertainment, shopping, investments

ECONOMIC IMPACT

Examples of needs from local vendors

ART DEPARTMENT

- Paint
- Fabric
- Printing
- Art Supplies

AD DEPARTMENT

- Trailer
- Generator
- Walkie-Talkies
- Printing Supplies

WARDROBE

- Trailer
- Clothing (Dubilicates)
- Accessories
- Jackets
- Robes
- Iron / Steamer
- Sewing Machine
- Hangers
- Racks
- Laundry
- Dry Cleaning

SET CONSTRUCTION

- Cabinetry
- Windows
- Wood
- Concrete
- Hardware
- Tools
- Trucks

PRODUCTION DESIGN

- Furniture
- Wallpaper
- Carpeting
- Lighting

ALL CREW

- Food
- Hotels
- Rental Cars
- Gas
- Parking
- Entertainment
- Laundry

SOUND DEPARTMENT

- Batteries
- Blankets
- Clips/Clamps
- Medical Tape

ELECTRIC

- Generators
- Cables
- Safety Gear
- Scissor Lifts

CAMERA DEPARTMENT

- Computers
- Media
- Cases
- Batteries
- Wires
- Flashlights
- Tape

GRIP

- Dollies
- Tools
- Trucks
- Clip/Clamps

PROP MASTER

- Antiques
- Household Products
- Sporting Goods
- Weapons
- Food
- Set Chairs

HAIR / MAKE-UP

- Trailer
- Hair Products
- Make-up
- Blood
- Brushes
- Towels

FILM SCHOOL

ON-SITE ACCREDITED FILM SCHOOL

Classes range from development to production through post production disciplines

MENTORSHIP PROGRAMS

Giving opportunities to less experienced tradespersons to work under industry veterans

INTERNSHIPS

Direct access to and on the job training from professionals in various fields of the entertainment industry