

Exhibit 3

PONDEROSA PLAZA



**Northwest – Progresso
Flagler Height Community Redevelopment Area (NPF-CRA)
Incentives Modification**

Submitted : February 5th, 2024

**Presented
To**

**City of Fort Lauderdale
Community
Redevelopment Agency**

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SUMMARY

SUMMARY

I am an African American who is focused, dedicated and ready to work hard to realize my dream of developing the vacant property I own on Sistrunk Boulevard that would be mutually beneficial to me and to my community. I own two (2) vacant adjacent land lots on the Sistrunk corridor but lack the resources to construct a new commercial building offering affordable rental spaces to neighborhood small minority businesses and entrepreneurs.

To realize my dream, I turn to you, the City of Fort Lauderdale Community Redevelopment Agency (CRA) to help me obtain the funds needed to improve our community.

This CRA loan to our business will assist other local individuals by providing affordable lease spaces for their small businesses.

We are looking to meet the economic development needs of this community by offering lower rent retail and office space that will help to revitalize the area and serve the residents of this emerging and expanding neighborhood.

Our building project will consist of service and office business units for local business owners and entrepreneurs. Successful financing and build-out will lead to direct and long-term benefits, sustaining the economic vitality of and further stabilizing and revitalizing this neighborhood.

Our goal is to enhance our vacant lots with a professionally run building with successful businesses as tenants, eliminating slum and blight, removing deterioration and underutilized land and increase the tax base.

The property is located in a CRA Focus Area, and funding is being sought under the CRA Property and Business Improvement Program and the CRA Streetscape Improvement Program.



CRA APPLICATION

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Mr. Alvin Lewis		Tel. No. 954-347-2514	E-Mail Address alalliance@yahoo.com
Primary Contact for this CRA Request Mr. Alvin Lewis		Tel. No. 954-347-2514	E-Mail Address alalliance@yahoo.com
Name of Business West Sistrunk Plaze, LLC		Tax I.D. No. 87-41772279	Company Website
Business Address 4701 NW 16th Street		Tel. No. 954-347-2514	Fax No. 954-314-7004
City Lauderhill		State Florida	Zip Code 33313
Commencement Date to Begin Project: <u>Dec 2024</u>		<u>JOB INFORMATION</u>	
Completion Date for Project: <u>Jul 2025</u>			
Check Appropriate Description		Project Type	
†Existing Business <input type="checkbox"/> †New Business <input checked="" type="checkbox"/>		†Expansion <input type="checkbox"/> †Relocation <input type="checkbox"/>	
Facility Description		Existing Space _____ sq. ft.	
		New Space <u>2207</u> sq. ft.	
NAICS Code / Industry Type 531312 Commercial Real Estate		Date of Incorporation 3/3/2022	State where the business was incorporated Florida
Proposed Project Location/City Fort Lauderdale		Proposed Address 2201 NW 6th Street	
Property Control Number(s) 5042 05 01 1080 5042 05 01 1090		Property Owner West Sistrunk Plaze, LLC	
Owner Tel. No. (include Area Code) 954-347-2514		Is there a lien on the property? † Yes † No No	
Bank(s) Where Business Accounts for Projects Are Held		1. _____	
		2. Bank Of America	
Name of Participating Bank/Lender Bank Of America			
Amount \$ 25,000	Contact Person Frank Noel	Tel. No. (include Area Code) 954-513-2068	Fax No. (include Area Code)
Name of Other Financial Source We Florida Financial			
Amount \$ 42,000	Contact Person Michaela Popaiacu	Tel. No. (include Area Code) 954-745-2400	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			
Project Purpose and Economic Impact This project serves to provide health, wellness and communication services as desired by residents of the community. The proximity of this project allows for the convenience of a short walkable commute for local residents and visitors to a centrally located plaza situated on Sistrunk Blvd. This project supports Business development by providing jobs, enhances neighborhood safety, contributes to a vibrant environment of activity and growth and creates community. Successful local businesses help reduce blight and crime, help reinforce investments made in housing and other redevelopment efforts and create 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
Mr. Alvin Lewis	4701 NW 16th Street	100	2022	Present
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:	\$ 850,000
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 800,000
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 PBIP (750k) + SEP (50k)	800,000	0	60
Company's current cash assets	50,000		
Owner equity (specify) LAND VALUE	279,000		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$1,129,000		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	Yes	279,000	
Real Property Acquisition	No		
Utility and road infrastructure improvements SITEWORK	Yes	51,420	
New construction of commercial and industrial buildings	Yes	625,000	
Rehabilitation of commercial and industrial buildings	No		
Purchase and installation of equipment and fixtures	No		
Other (specify) SOFT COSTS / DESIGN / PERMITS	Yes	123,580	
Other (specify) STREETScape IMPROVEMENTS	Yes	50,000	
Other (specify)			
Total Uses		\$1,129,000	

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: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$

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. **Development Team**
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. N/A~~
6. ~~If business is a franchise, include a copy of the franchise agreement. N/A~~
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). N/A~~
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). N/A~~
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). N/A~~
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 **See Attached**
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: West Sistrunk Plaze, LLC.

By:  12/15/2023
 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

SUPPLEMENTAL INFORMATION

BUSINESS PLAN

COMPANY MISSION

To provide affordable lower cost rent for quality commercial spaces for minority businesses and/or entrepreneurs who are needed in the community. To assist these tenants, by providing new attractive, well managed commercial space so that they can thrive and grow their business. To invest in the community by enhancing and beautifying the neighborhood.

MARKET ANALYSIS

There is no new affordable move-in ready affordable commercial space along the Sistrunk Corridor west of NW 9th Avenue. There are some older commercial buildings, often poorly managed and maintained, but very few of these become available to rent and/or are in need of substantial improvements and are not attractive to most small businesses or lack the basic amenities and conditions for occupancy for the business. Consequently, many of the types of businesses recommended in the Community Redevelopment Plan that the plan states are in demand and should be targeted, are not moving into the corridor. This includes coffee shops, ice cream parlors, destination retail, art studios, creative art businesses, professional services and other small businesses.

- Rental rates for new or newer commercial space within the northwest portion of the CRA, average \$25 - \$35 /SF/YR NNN. When you factor in the added charges under a triple net (NNN) lease for a pro-rata portion of the maintenance, property taxes and insurance cost passed on to the tenant, actual rents can surge to \$40 to \$50 per square foot.
- Rental spaces are generally 1000 square feet or more. Many small businesses do not require that much space and makes it unaffordable.

Conclusion

Rental rates of \$25 /SF total rent is a competitive and attractive rent for most small businesses when combined with offering smaller spaces in the 500 square foot range for new commercial space.

APPLICANT CAPACITY

Alvin Lewis has over 15 years of experience successfully managing businesses. He has a Bachelor of Science degree in Business Management. He also started and ran a Security Management business with over 62 employees. He supervised and managed all aspects of the business from hiring to business operations.

ECONOMIC ANALYSIS

Average unit rent= \$25.22/SF X 520 SF space = \$13,115.00 per year or \$1,092.00 per month. Estimated annual effective rental income of \$49,837 less expenses (\$27,500/year) = \$22,337 Net Operating Income.

If, at some point, we need to raise the rent, any increase will be capped at no more than 2% per year. As tenant businesses grow and become successful, we may be able to pass on a portion of the electricity, security, and water expenses.

PROJECT FEASIBILITY

We own the land on which the project will be built. With the approval of the loan, we will proceed to obtain the necessary building permits and start the construction. By using a CRA Approved Contractor, the construction project will be managed directly by the CRA. The project is already being processed through Development Review. We will dedicate our time and energy to make sure that the project runs smoothly and is completed on time and within budget. We are 100% confident that this project will be successful.

BRIEF HISTORY

AND DESCRIPTION OF THE COMPANY including the founding of the company

This company was founded on the premise that as African Americans we must be determined to build up our families and become leaders in our community. We need to establish a foundation that others will build on to create opportunities and support local minority businesses. Our goal is to grow and excel in building our lives, the lives of our families and those in our community.

We aim to nurture these businesses in our community and to create lasting generational wealth that will have a positive impact in the community today and for generations to come. We are totally committed to seeing this project completed and become a success.

I, Alvin Lewis, am inspired to build for the future. Starting as a Navy Veteran, I have built a career in teaching, insurance, and security. My love of public speaking, communicating, and helping others will be invaluable in dealing with the tenants and the various stakeholders. My business experience will be instrumental in managing the day-to-day operations of the businesses and the property.

OVERVIEW OF OPERATIONS

As founder, I will be active in the day-to-day management and operations of the businesses and will be responsible for making all key decisions involving them. I will hire competent and licensed personnel to work on all systems in and on the property. We will be responsible for following all rules and regulations and be code compliant in all areas.

Overall Management

To uplift the neighborhood and vicinity we will strictly enforce the rule of law but will do so in a respectful manner. Cleanliness and security are 2 areas that are very important to us. Some practical things that will be done include:

1. Parking lots and sidewalks will be routinely pressure washed.
2. Windows will always be kept clean.
3. Daily parking lot and hallway pickup of trash.
4. Encourage tenants to take out space trash daily
5. No loitering or soliciting will be permitted.
6. No loud music, no drugs tolerated on premises.
7. Security cameras will be installed and monitored.
8. Lighted parking lot and hallways
9. No unauthorized parking allowed. A contract with Westway Towing will be in place.

Property Management

Kesha Bynes of the Bynes Group LLC will be our property manager. She will lease the units, handle tenant concerns, and procure licensed contractors to work on the premises when needed. We will handle rent directly and will have an app that tenants can use to pay rent, and for us to communicate with them directly. This app will also enable us to screen tenants: check credit and do background checks.

Building Maintenance

Fire and safety systems will be regularly checked and will follow all applicable codes and regulations. These systems will always be maintained in working order. Plumbing, electrical, or mechanical issues will be addressed, as soon as possible, with licensed professionals. Roofing will be addressed in the same way if there are any issues. The building and parking lot will be kept in good working order with repairs dealt with immediately. Landscaping will be contracted out to professionals. We already have Imperial Lawn service on our landscaping and grounds maintenance team. We will keep grass mowed, shrubbery pruned, trees trimmed, etc.

Utilities

Tenants will pay for their cable and internet use. Electricity and garbage disposal will be provided by us. Water will be provided, however there will be an adjustment if a tenant uses an above average amount of water on a regular basis.

CUSTOMER BASE

Local and emerging entrepreneurs and small business owners who reside in the neighborhood.

West
Sistrunk
Plaze
L L C

DEVELOPER

WEST SISTRUNK PLAZE, LLC
Alvin Lewis - Manager



A lifelong Ft. Lauderdale, FL resident, Alvin Lewis is a graduate of Dillard High School, Class of 1967. He served in the **U.S. Navy** after graduating from Charleston Southern University with a BS degree in **Business Management & a minor in Economics**. Over the years, he has assisted the Lewis family in the operational aspects of several small businesses, (*"The Ponderosa Drive Inn"*) as well as a business of his own. Then he joined the **Broward Sheriff's Office** as a **Deputy Sheriff** and served there for 18 years. His father, now deceased, was recognized in the City of Ft. Lauderdale with a park named in his honor, *"Lewis Chisom Park"*, located on NW 27th Avenue in Ft. Lauderdale, Florida.

Mr. Lewis is focused, dedicated and ready to put in the work necessary to realize his dream of building and managing a business in his own community. He owns two (2) adjacent vacant lots in the Sistrunk neighborhood and with assistance from the Ft. Lauderdale CRA, he will obtain the resources necessary to construct a non-residential building. This building will offer affordable spaces to the residents to allow them to become small, minority business owners & entrepreneurs.

The CRA development funds will help other local individuals in the neighborhood be able to afford rental spaces for their small businesses. It will also provide employment opportunities for the residents and revitalize the entire neighborhood. The project consists of four equally sized units, (approx. 520 sq ft) each, on 9,295 square feet of land with a surface parking lot.

The objective is to revitalize and assist in the stabilization of the existing neighborhood and to enhance the community with successful businesses. 2200 Ponderosa Plaza will serve as a catalyst for economic growth in the Sistrunk Corridor for years to come.



ARCHITECT

LEWARS DESIGN LLC
Bertram Lewars, R.A. - President



Bertram Lewars is the President, and Sole Proprietor, of Lewars Design LLC. He is a native New Yorker and holds a Bachelor of Arts Degree from Brown University and a Master of Architecture Degree from Columbia University's Graduate School of Architecture, Planning & Preservation. For the past 35 years he has been involved in the design and construction fields.

The focus of the company is Architectural Design and includes residential, commercial, educational, medical office and religious projects. Lewars Design has completed new construction projects, renovations, and additions, as well as, provided Design Consulting Services upon request.

In 2001, Mr. Lewars became licensed to practice architecture in the State of Georgia and in 2002, he became licensed in the State of Florida. For the past 20 years, Mr. Lewars has been involved in a wide variety of projects. The company, Lewars Design LLC, was started in 2009 in Pembroke Pines, Florida.

Over the past fourteen (14) years, Lewars Design has completed over one hundred and seventy-five (175) projects in the South Florida area.



CONSTRUCTION MANAGER

SAGOMA CONSTRUCTION
SERVICES, INC.
Brian Powell - President



Brian Powell brings over 25 years of construction industry experience covering pre-construction, project engineering, onsite supervision, and project management aspects of various projects in the residential, commercial, industrial communications and marina sectors.

Brian is the President of Sagoma Construction Services, Inc and has successfully led the firm for 14 years. He manages the overall operations of the business starting the preconstruction phase through project closeout. Brian regularly collaborates with his project staff and manages all financial aspect to ensure that each project is completed on time and within budget.

His primary responsibilities are focused on Business Development, Consulting and Contracts, however, he remains involved in the Scheduling, Site Logistics, Cost and Quality Control and Project Safety for all of Sagoma's operations.



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

October 5, 2023

Sagoma Construction Services, Inc.
10032 NW 46 Street
Sunrise, FL 33351
Attn: Brian Powell

RE: Fort Lauderdale Community Redevelopment Agency Incentive Programs
Contractor Application for CRA Qualified Contractors List
Approval of Sagoma Construction Services, Inc as CRA Qualified Contractor

Dear Mr. Powell:

We are in receipt of the attached letter dated Nov 2, 2021 from the City of Fort Lauderdale Housing and Community Development Division regarding approval of your application for Qualified Contractor List. Therefore, you have been added to our list of Qualified Contractors for Community Redevelopment Agency (CRA) Incentive Programs.

You may be contacted by our CRA Project Manager Corey Ritchie to secure price proposals for various CRA funded projects or by applicants for CRA incentive program funds seeking the services of a General Contractor from the CRA's approved contractor list.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clarence Woods".

Clarence Woods, CRA Manager
Fort Lauderdale Community Redevelopment Agency

BW
Attachment

COMMUNITY REDEVELOPMENT AGENCY
914 SISTRUNK BLVD, SUITE 200, FORT LAUDERDALE 33311
TELEPHONE (954) 828-6130
WWW.FORTLAUDERDALE.GOV

LEGAL ADVISOR

CARUSI LAW
Daniel S. Carusi, P.A.



Daniel S. Carusi, Esq. has been practicing real estate law in Fort Lauderdale since 1988. Mr. Carusi has represented numerous small developers in the acquisition, construction and development and redevelopment of residential and commercial projects. He has experience collaborating with contractors, design professionals and other integral players in the development and approval process.

A boutique law firm that handles residential and commercial real estate law, which is the practice of law dealing with matters relating to ownership and rights in real property including, but not limited to, real estate conveyances and other transfers, the examination of real estate titles, and the determination of property rights. They handle purchase and sale transactions, financing and refinancing transactions, short sales, and many types of residential and commercial real estate matters. They understand the importance of working closely with buyers, sellers, real estate brokers, mortgage brokers, lenders and all other parties that may be involved in a real estate transaction.



FINANCIAL ADVISOR

**JADOO TAXES /
ACCOUNTING**
Gaji Jadoo - Owner



Mr. Jadoo has worked in accounting and finance for almost 30 years. After earning his B.A. in Economics from the University of Minnesota, he moved to New York City to pursue a career in finance. He quickly landed a position expediting bond trades for a global investment bank.

With a desire to develop his career further, he earned his MBA in Finance from the William E. Simon Graduate School of Business, University of Rochester.

Mr. Jadoo has earned the IRS designation of an Enrolled Agent.



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03/14/2024

Mr. Alvin Lewis
4701 NW 16th St
Lauderhill, FL 33313

Re: 2201-2205 Sistrunk Blvd

Dear Mr. Lewis

We're pleased to tell you that you've been conditionally pre-approved for the construction loan on above commercial property with the following condition:

Name of Project: 2200 Ponderosa Plaza

Borrower: Alvin Lewis/ West Sistrunk Plaze, LLC

Loan amount: \$300,000.

Projected property value: \$800,000

Lien Position: 1st mortgage

Second Liens: Allowed. (CRA)

Property Type: Commercial Retail Plaza

Term of Loan: 12 to 18 months Balloon. Inters only Payment at 10.5% with 4 months of guaranteed interest.

Conditions to be met prior to closing:

1. Marketable property title
2. Acceptable appraisal and property condition.
3. Subject to final underwriting conditions*.

Now that your application has been pre-approved with us, all you need to do is simply deliver the rest of the conditions required for closing and we will make sure your loan closes on time- *guaranteed*.

As part of the Secured Horizon Financial Group. Family, you now have many unique advantages.

Thank you,

Abe Hakawati

Sr. Loan Officer

e mail: abe@securedhorizon.com

*Contact your loan officer for further quification.

Bank of America
PO BOX 25118
TAMPA, FL 33622-5118

C3_15854_051717

WEST SISTRUNK PLAZE LLC
4701 NW 16TH ST
LAUDERHILL FL 33313-5523

Case Number
231213NS009815
Date
December 14, 2023
Account information
bankofamerica.com

To: WEST SISTRUNK PLAZE LLC

As requested, the below information is a verification of the status of your deposit account(s) with us:

Type of account	Account ending	12 month deposits	Current balance	Average balance	Date opened
Checking		0.00	\$24,779.83	\$50,458.67	10/11/22

What you need to know

The average balance information for accounts, if available, is based on the previous 12 months. For time deposit accounts, such as CDs the average balance information is not available.

Thank you for allowing us to meet your financial needs

The information provided is strictly confidential and intended for use solely by the requesting party and in reliance on your statement of intended purpose or use. The information is furnished as a matter of courtesy without a duty to do so and without responsibility, liability or warranty, express or implied, on the part of Bank of America to you or any third party. Information is obtained from electronic data sources, which may not represent all information in Bank of America's possession. Information is not guaranteed to be accurate and may be a matter of opinion. We do not accept any responsibility for errors, omissions or alterations after delivery. The information is constantly changing and therefore subject to change without notice. Bank of America will not update this response unless another written inquiry is received. This information applies to the name of the subject of the inquiry as stated in your request and does not include any indirect or related accounts or obligations, unless expressly specified in our response. Bank of America encourages you to contact more than one credit reference prior to making any credit decision. If you received this response by fax, and you are not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution or copying of the information contained in this message is strictly prohibited. If you have received this communication in error, please notify us immediately and return the message to us by mail.



CRL12



1982 North State Road 7
Margate, Florida 33063-5710

Phone: 954-745-2400
WeFloridaFinancial.com

February 5, 2024

ALVIN L LEWIS
4701 NW 16TH ST
LAUDERHILL, FL 33313

RE: Verification of Account

To Whom It May Concern:

This letter confirms the following accounts, for the above listed member(s), are currently open, active and in good standing with We Florida Financial:

Account Number	Type of Account	Date Account Opened	Current Balance
	Savings	4/6/2023	\$7,865.25
	Certificate Of Deposit	8/7/2023	\$28,505.16
	Checking	04/06/2023	\$6,207.83

Please contact us at 954-745-2400 if you need additional assistance.

Sincerely,
Mihaela Popaiacu
Support Services
We Florida Financial



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
WEST SISTRUNK PLAZE LLC

Filing Information

Document Number	L22000010167
FEI/EIN Number	N/A
Date Filed	01/04/2022
Effective Date	03/03/2022
State	FL
Status	ACTIVE

Principal Address

4701 NW 16TH STREET
LAUDERHILL, FL 33313

Mailing Address

4701 NW 16TH STREET
LAUDERHILL, FL 33313

Changed: 02/17/2023

Registered Agent Name & Address

LEWIS, ALVIN
4701 NW 16TH STREET
LAUDERHILL, FL 33313

Authorized Person(s) Detail

Name & Address

Title MGR

LEWIS, ALVIN
4701 NW 16TH STREET,
LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2023	02/17/2023

Document Images

02/17/2023 -- ANNUAL REPORT	View image in PDF format
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**Electronic Articles of Organization
For
Florida Limited Liability Company**

L22000010167
FILED 8:00 AM
January 04, 2022
Sec. Of State
bcoates

Article I

The name of the Limited Liability Company is:
WEST SISTRUNK PLAZE LLC

Article II

The street address of the principal office of the Limited Liability Company is:
4701 NW 16TH STREET
LAUDERHILL, FL. 33313

The mailing address of the Limited Liability Company is:
4701 NW 16TH STREET
APT 207
LAUDERHILL, FL. 33313

Article III

Other provisions, if any:
RENTAL & LEASING- RENTAL PROPERTY.

Article IV

The name and Florida street address of the registered agent is:
ALVIN LEWIS
4701 NW 16TH STREET
LAUDERHILL, FL. 33313

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: ALVIN LEWIS

Article V

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

Title: MGR
ALVIN LEWIS
4701 NW 16TH STREET,
LAUDERHILL, FL. 33313 US

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Article VI

The effective date for this Limited Liability Company shall be:

03/03/2022

Signature of member or an authorized representative

Electronic Signature: ALVIN LEWIS

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.

This Instrument Prepared By and
Return to:
Name: Mary McPherson Lewis, Esq.
Address: 4699 N, State Road 7 - #C5
Tamarac, FL 33319
Parcel Identification /
(Folio) Number: 5042 05 01 1090

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 29 day of April, 2017, by **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, **DOROTHY LEWIS BROWN**, a married woman, whose post office address is 10840 S.W. 128th Street, Miami, Florida 33176, and **SHANDELYN LEWIS CARABALLO, a single woman**, whose post office address is 11719 N.W. 37th Street, Sunrise, Florida 33323, first party, to **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, and **LEVITTRICK LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313; second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

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

LOTS 29 and 30, less the South 10 feet of BLOCK 5 of WASHINGTON PARK,
according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public
Records of Broward County, Florida, said land lying and being in Broward County.

Subject to Easements, Restrictions Reservations, Conditions and Limitations of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

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

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

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Handwritten Signature]

Witness Signature

Cecil Frank Jones

Print Name

Jimmie L. Harbberg

Witness Signature

Jimmie L. Harbberg

Print Name

GRANTOR:

[Handwritten Signature]

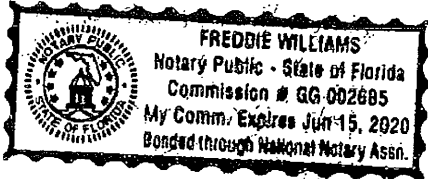
ALVIN LEWIS

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ALVIN LEWIS, who is personally known to me or who has produced DL/L200-00048-425-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that he took an oath before me and acknowledged before me that he executed the same of his own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.



(SEAL)

[Handwritten Signature]

NOTARY PUBLIC - STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Handwritten signature]

Witness Signature

Louis Jordan

Print Name

[Handwritten signature]

Witness Signature

Franklin D. Brown

Print Name

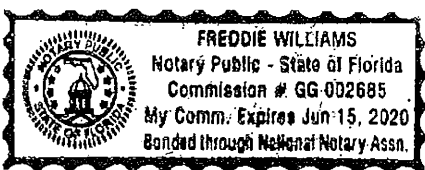
GRANTOR:

[Handwritten signature]
DOROTHY LEWIS BROWN

STATE OF FLORIDA)
COUNTY OF _____)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DOROTHY LEWIS BROWN, who is personally known to me or who has produced _____ as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of APRIL, 2017, A.D.



(SEAL)

[Handwritten signature]
NOTARY PUBLIC - STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Handwritten signature]

Witness Signature

Louis Jordan

Print Name

[Handwritten signature]

Witness Signature

Franklin D. Brown

Print Name

GRANTOR:

Shandelyn Caraballo

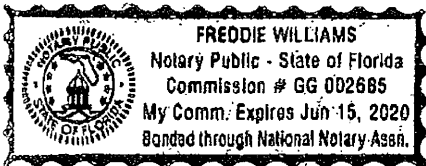
SHANDELYN LEWIS CARABALLO

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SHANDELYN LEWIS CARABALLO, who is personally known to me or who has produced C 614-792-60-801-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.



Freddie Williams

NOTARY PUBLIC - STATE OF FLORIDA

(SEAL)

Prepared under the Supervision of:
Franz C. Jobson, Esquire
1339 N.E. 4th Avenue,
Fort Lauderdale, Florida 33304
Phone: (954) 763-5336

INSTR # 107434429
OR BK 44697 Pages 629 - 629
RECORDED 10/09/07 15:11:52
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1016
#4, 1 Pages

INSTR # 106693001
OR BK 43707 Pages 1905 - 1905
RECORDED 03/07/07 13:42:55
BROWARD COUNTY COMMISSION
DEPUTY CLERK 2005
#1, 1 Pages

SATISFACTION OF MORTGAGE

Witnesseth: That JERRY CARTER and ELLA M. CARTER, Husband and Wife, the owner and holder of a certain mortgage deed executed by ALVIN LEWIS, a single man, and recorded in Official Records Book 24294, Page 0002, of the Public Records of Broward County, Florida, securing note in the total principal sum of \$20,000.00, and certain promises and obligations set forth in the mortgage deed, upon the following described land, to-wit:

Lots 29 and 30, less the South 10 feet, Block 5, WASHINGTON PARK according to the plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida

herby acknowledge full payment and satisfaction of said note and mortgage deed, and surrender the same as cancelled, and hereby direct the Clerk of the said Circuit Court to cancel the same of record.

Witness our hands and seals on February 15, 2007.

Signed sealed and delivered in the presence of:

Witnesses:

Erica Frederick
Signature

Erica Frederick
Print Name

Matthew Walters
Signature

Matthew Walters
Print Name

Mortgagee:

By: Jerry Carter
Jerry Carter

By: Ella Carter
Ella Carter

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JERRY CARTER and ELLA CARTER, Husband and Wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was taken. (check one) They are personally known to me. They provided the following type of identification: _____

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of February, 2007.

Erica Frederick
NOTARY PUBLIC - STATE OF FLORIDA



Satisfaction of mortgage being not present recorded because notary seal not present



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1080
Property Owner	LEWIS, ALVIN LEWIS, LEVITTRICK	Millage	0312
Mailing Address	4701 NW 16 ST LAUDERHILL FL 33313	Use	10-01
Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD RW BLK 5		

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).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$112,270		\$112,270	\$51,320	
2023	\$112,270		\$112,270	\$46,660	\$1,385.14
2022	\$76,550		\$76,550	\$42,420	\$1,061.76

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$112,270	\$112,270	\$112,270	\$112,270
Portability	0	0	0	0
Assessed/SOH	\$51,320	\$112,270	\$51,320	\$51,320
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	\$51,320	\$112,270	\$51,320	\$51,320

Sales History			
Date	Type	Price	Book/Page or CIN
4/29/2017	QC*-T	\$100	114383335
5/30/1996	QC*	\$100	25360 / 427
12/14/1995	WD*	\$44,000	24294 / 1
6/1/1989	WD	\$22,500	16519 / 585

Land Calculations		
Price	Factor	Type
\$22.00	5,103	SF
— Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						5103		

10 Year Operating Proforma 2200 Ponderosa Plaza

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Bay 1	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 2	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 3	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 4	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Potential Rental Income	52,460.00	52,460.00	53,509.20	53,509.20	54,579.38	54,579.38	55,670.97	55,670.97	56,784.39	56,784.39
General Vacancy	(2,623.00)	(2,623.00)	(2,675.46)	(2,675.46)	(2,728.97)	(2,728.97)	(2,783.55)	(2,783.55)	(2,839.22)	(2,839.22)
Turnover Vacancy	0	0	0	0	(6,822.42)	0	0	0	0	(7,098.05)
Effective Rental Income	49,837.00	49,837.00	50,833.74	50,833.74	45,027.99	51,850.41	52,887.42	52,887.42	53,945.17	46,847.12
Property Taxes	(10,000.00)	(10,000.00)	(10,200.00)	(10,200.00)	(10,404.00)	(10,404.00)	(10,612.08)	(10,612.08)	(10,824.32)	(10,824.32)
Insurance	(5,500.00)	(5,500.00)	(5,610.00)	(5,610.00)	(5,722.20)	(5,722.20)	(5,836.64)	(5,836.64)	(5,953.38)	(5,953.38)
Maintenance/Water/ Groundskeeping	(7,200.00)	(7,200.00)	(7,344.00)	(7,344.00)	(7,490.88)	(7,490.88)	(7,640.70)	(7,640.70)	(7,793.51)	(7,793.51)
Electricity	(4,800.00)	(4,800.00)	(4,896.00)	(4,896.00)	(4,993.92)	(4,993.92)	(5,093.80)	(5,093.80)	(5,195.67)	(5,195.67)
Total Expenses	(27,500.00)	(27,500.00)	(28,050.00)	(28,050.00)	(28,611.00)	(28,611.00)	(29,183.22)	(29,183.22)	(29,766.88)	(29,766.88)
Net Operating Income	22,337.00	22,337.00	22,783.74	22,783.74	16,416.99	23,239.41	23,704.20	23,704.20	24,178.29	17,080.24
Bank Loan	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)
Leasing Commissions	(6,557.50)	0	0	-	(3,411.21)	0	0	0	0	(3,549.02)
Reversion	0	0	0	0	0	0	0	0	0	0
Cash Flow Before Tax	11,274.50	17,832.00	18,278.74	18,278.74	8,500.78	18,734.41	19,199.20	19,199.20	19,673.29	9,026.21

(27,500.00) Total Expenses charged back through rent for year

13.22 Additional for tripple net

12.00 Base Rent

\$ 25.22 Total Rent per sq ft

520 sq ft per unit

4 units

2080 Total sq ft

52,460.00 check

6,875.00 Additional for tripple net

6,240.00 Base Rent per unit

13,115.00 Total rent per unit/year

52,460.00 Total revenue for 4 units

85,000.00 Loan amount

0.06 APR

5,100.00

90,100.00

4,505.00



ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE

2200 PONDEROSA PLAZA

ITEM #	DESCRIPTION	UNIT	QTY	RATE	COST	X	EXT. COST	TOTAL
SOFT COSTS								\$ 123,580.00
1	Land	LS	0	\$ -	\$ -	1.00	\$ -	
2	Pre-Construction Appraisal Fee	LS	1	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	By OWNER
3	Tree Removal	EA	0	\$ 5,000.00	\$ -	1.00	\$ -	ALLOWANCE
4	Utility Fees	ALLOW	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
5	Design & Engineering	LS	1	\$ 58,500.00	\$ 58,500.00	1.00	\$ 58,500.00	
6	CM Fees	LS	1	\$ 11,080.00	\$ 11,080.00	1.00	\$ 11,080.00	
7	Impact Fees	ALLOW	1	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	ALLOWANCE
8	Permit Fees	ALLOW	1	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	ALLOWANCE
9	Finance Costs	LS	0	\$ 2,500.00	\$ -	1.00	\$ -	By OWNER
10	Realtor Commission	LS	0	\$ 5,000.00	\$ -	1.00	\$ -	By OWNER
11	Special Inspection	ALLOW	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	By OWNER
12	Material Testing	ALLOW	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	By OWNER
HARD COSTS								\$ 660,043.00
GENERAL REQUIREMENTS								\$ 142,345.00
13	Permitting (by CM)	LS	1	\$ 30,450.00	\$ 30,450.00	1.00	\$ 30,450.00	
14	Overhead (Project Executive & Accounting)	LS	1	\$ 58,995.00	\$ 58,995.00	1.00	\$ 58,995.00	
15	Preconstruction	LS	0	\$ -	\$ -	1.00	\$ -	IN ABOVE
16	Project Management	LS	0	\$ -	\$ -	1.00	\$ -	IN ABOVE
17	Project Supervision	MONTHS	6	\$ 3,200.00	\$ 19,200.00	1.00	\$ 19,200.00	Onsite Supervisor
18	Jobsite Cleaning	MONTHS	6	\$ 225.00	\$ 1,350.00	1.00	\$ 1,350.00	
19	Final Cleaning	SF	2400	\$ 2.00	\$ 4,800.00	1.00	\$ 4,800.00	
20	Temporary Toilets	MONTHS	6	\$ 250.00	\$ 1,500.00	1.00	\$ 1,500.00	
21	Temporary Fencing w/ Windscreen	LF	500	\$ 6.50	\$ 3,250.00	1.00	\$ 3,250.00	
22	Safety & Protection	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	
23	Construction Equipment	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	
24	Crane	LS	0	\$ 25,000.00	\$ -	1.00	\$ -	N/A
25	Termite Treatment	SF	2400	\$ 0.75	\$ 1,800.00	1.00	\$ 1,800.00	
26	Miscellaneous Engineering	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
27	Dumpsters	EA	8	\$ 750.00	\$ 6,000.00	1.00	\$ 6,000.00	
28	MOT	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
SITWORK								\$ 78,475.00
29	Earthwork/Site Grading	SF	9500	\$ 2.25	\$ 21,375.00	1.00	\$ 21,375.00	INCLUDING BUILDING PAD
30	Site Civil (Utilities)	LS	1	\$ 18,000.00	\$ 18,000.00	1.00	\$ 18,000.00	ONSITE & OFF SITE; STORMWATER PROVISIONS
31	Paving & Striping and Signage	LS	1	\$ 10,000.00	\$ 10,000.00	1.00	\$ 10,000.00	
32	Landscape	SF	3000	\$ 5.00	\$ 15,000.00	1.00	\$ 15,000.00	ALLOWANCE
33	Irrigation	SF	3000	\$ 1.50	\$ 4,500.00	1.00	\$ 4,500.00	ALLOWANCE
34	Hardscape (Concrete Walkways)	SF	800	\$ 12.00	\$ 9,600.00	1.00	\$ 9,600.00	ALLOWANCE
CONCRETE (SHELL)								\$ 89,745.00
35	Concrete/Masonry Shell	SF	2207	\$ 35.00	\$ 77,245.00	1.00	\$ 77,245.00	CBS Structure with Columns & Beams
36	5' Site Wall	SF	500	\$ 25.00	\$ 12,500.00	1.00	\$ 12,500.00	ALLOWANCE
37	Dumpster Enclosure	SF	0	\$ 15.00	\$ -	1.00	\$ -	ALLOWANCE
METALS								\$ 61,218.00
38	Structural Steel Joists and Metal Deck	SF	2207	\$ 24.00	\$ 52,968.00	1.00	\$ 52,968.00	
39	6' Tall Chain Link Fence (Site)	LF	50	\$ 30.00	\$ 1,500.00	1.00	\$ 1,500.00	
40	Stair Handrails	LF	50	\$ 35.00	\$ 1,750.00	1.00	\$ 1,750.00	
41	Miscellaneous Roof Accessories	LS	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	ALLOWANCE
CARPENTRY & MILLWORK								\$ -
42	Storage - Millwork	ALLOW	0	\$ 500.00	\$ -	1.00	\$ -	ALLOWANCE
43								
THERMAL & MOISTURE PROTECTION								\$ 27,070.00
44	TPO Single Ply Roofing	SF	2207	\$ 10.00	\$ 22,070.00	1.00	\$ 22,070.00	
45	Roof Walkway Pads	LS	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00	
46	Waterproofing	ALLOW	1	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	ALLOWANCE
DOORS & WINDOWS								\$ 49,700.00
47	Storefront System	LS	1	\$ 35,000.00	\$ 35,000.00	1.00	\$ 35,000.00	Impact Glazing
48	Storefront Double Doors	EA	0	\$ 2,000.00	\$ -	1.00	\$ -	Impact Glazing
49	Storefront Single Door	EA	4	\$ 1,500.00	\$ 6,000.00	1.00	\$ 6,000.00	Impact Glazing
50	Interior HM Doors (Single)	EA	4	\$ 650.00	\$ 2,600.00	1.00	\$ 2,600.00	Impact
51	Exterior HM Doors (Single)	EA	2	\$ 2,000.00	\$ 4,000.00	1.00	\$ 4,000.00	Impact
52	Exterior Door Hardware	EA	6	\$ 350.00	\$ 2,100.00	1.00	\$ 2,100.00	
FINISHES								\$ 80,437.00
53	Interior Walls - 2hr rated Demising & Restrooms w/ Tile, Paint	SF	2207	\$ 16.00	\$ 35,312.00	1.00	\$ 35,312.00	
54	Exterior Stucco - Regular	SF	4750	\$ 6.50	\$ 30,875.00	1.00	\$ 30,875.00	
55	Exterior Paint	SF	4750	\$ 3.00	\$ 14,250.00	1.00	\$ 14,250.00	
SPECIALTIES								\$ 9,825.00
56	Misc. (Bldg Signage)	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	ALLOWANCE
57	Bike Racks (Site)	EA	1	\$ 325.00	\$ 325.00	1.00	\$ 325.00	ALLOWANCE
58	Fire Extinguishers & Cabinets	LS	4	\$ 500.00	\$ 2,000.00	1.00	\$ 2,000.00	ALLOWANCE
59	Toilet Accessories	LS	4	\$ 600.00	\$ 2,400.00	1.00	\$ 2,400.00	ALLOWANCE
EQUIPMENT								\$ -
60	Trash Equipment	LS	0	\$ 15,000.00	\$ -	1.00	\$ -	By OWNER



ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE

PRINT DATE: 6/14/2024

2200 PONDEROSA PLAZA

ITEM #	DESCRIPTION	UNIT	QTY	RATE	COST	X	EXT. COST	TOTAL
FURNISHINGS								
61	Interior FF&E (By Owner)	LS	1		\$			\$ -
By OWNER								
CONVEYING SYSTEMS								
62	NIC	0	0	\$ -	\$ -	1.00	\$ -	\$ -
MECHANICAL - HVAC								
63	RTU's per bay	EA	1	\$ 4,500.00	\$ 4,500.00	4.00	\$ 18,000.00	\$ 28,300.00
64	Ductwork per bay	SF	520	\$ 15.00	\$ 7,800.00	1.00	\$ 7,800.00	
65	Mechanical Controls	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
MECHANICAL - Fire Protection								
66	Fire Sprinkler System	SF	2207	\$ 4.00	\$ 8,828.00	1.00	\$ 8,828.00	ALLOWANCE
MECHANICAL - Plumbing								
67	Unisex Restrooms per bay	SF	150	\$ 7.00	\$ 1,050.00	4.00	\$ 4,200.00	
68	Rain Water Leaders/Storm Systems	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	ALLOWANCE
69	Bldg Exterior Plumbing	LS	1	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	ALLOWANCE
ELECTRICAL - Fire Alarm System								
70	Fire Alarm System	ALLOW	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	ALLOWANCE
ELECTRICAL								
71	Elec Panel, Circuits, Outlets and Switches per bay	SF	500	\$ 15.00	\$ 7,500.00	4.00	\$ 30,000.00	
72	Low Voltage	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	Conduit & Pull Strings
73	Electrical Service	LS	1	\$ 18,000.00	\$ 18,000.00	1.00	\$ 18,000.00	ALLOWANCE
74	Electrical (Site)	SF	9950	\$ 2.00	\$ 19,900.00	1.00	\$ 19,900.00	ALLOWANCE
75	Temporary Power	LS	0	\$ 5,000.00	\$ -	1.00	\$ -	ALLOWANCE
TOTAL COSTS (Hard & Soft) - NO MARK-UP					\$			783,623.00

BUILDING Area (SF)	2,400
SITE Area (SF)	10,000

COST SUMMARY

1 GENERAL REQUIREMENTS	\$	11.48	22%	\$	142,345.00
2 SITEWORK	\$	6.33	12%	\$	78,475.00
3 CONCRETE	\$	7.24	14%	\$	89,745.00
5 METALS	\$	4.94	9%	\$	61,218.00
6 CARPENTRY & MILLWORK	\$	-	0%	\$	-
7 THERMAL & MOISTURE PROTECTION	\$	2.18	4%	\$	27,070.00
8 DOORS & WINDOWS	\$	4.01	8%	\$	49,700.00
9 FINISHES	\$	6.49	12%	\$	80,437.00
10 SPECIALTIES	\$	0.79	1%	\$	9,825.00
11 EQUIPMENT	\$	-	0%	\$	-
12 FURNISHINGS (N.I.C)	\$	-	0%	\$	-
14 CONVEYING SYSTEMS (ELEVATOR)	\$	-	0%	\$	-
15 MECHANICAL (HVAC)	\$	2.28	4%	\$	28,300.00
15 MECHANICAL (FIRE PROTECTION)	\$	0.71	1%	\$	8,828.00
15 MECHANICAL (PLUMBING)	\$	0.70	1%	\$	8,700.00
16 ELECTRICAL (FIRE ALARM SYSTEM)	\$	0.40	1%	\$	5,000.00
16 ELECTRICAL	\$	5.68	11%	\$	70,400.00
TOTAL DIRECT COST	\$	53.23	100%	\$	660,043.00
OH & P	\$	5.35	10%	\$	66,377.00
TOTAL HARD COST (BLDG + SITE)	\$	58.58	85%	\$	726,420.00
TOTAL SOFT COST (BLDG + SITE)	\$	12.36	15%	\$	123,580.00
TOTAL PROJECT COST (BLDG + SITE)	\$70.94	100%	\$	850,000.00	

January 18, 2024

LEWARS DESIGN LLC
18242 NW 20th Street
Pembroke Pines, FL 33029
(954) 701-0228
e:bcawars@comcast.net

PONDEROSA PLAZE DESIGN COSTS

Bob Wojcik, Manager
CRA Housing and Economic Development
City of Ft. Lauderdale, Community Development Agency
914 Sistrunk Boulevard, Suite 200
Ft. Lauderdale, FL 33311



Digitally signed
by Bertram
Lewars
Date: 2024.01.18
16:42:22 -05'00'

Re: New Four-Unit Shopping Center on NW 6th Street (Sistrunk Boulevard), Ft. Lauderdale, FL.

This document provides the design costs for a proposed 4-Unit shell structure at 2201 NW 6th Street, Ft. Lauderdale, FL, on two (2) adjacent vacant lots to house four separate businesses. Tenant buildout is not included. The base design fee for the Scope of Work as outlined is based on the following disciplines:

Architectural Design:	\$26,000	(Excludes Construction Administration @ \$150 p/h)
Civil Engineering:	\$11,000	(Excludes Construction Administration @ \$195 p/h)
Structural Engineering:	\$11,750	(Excludes Construction Administration @ \$175 p/h)
Landscaping and Irrigation:	\$5,000	(Excludes Construction Administration @ \$135 p/h)
<u>MEP (Shell, Incl. Site Light'g):</u>	<u>\$4,750</u>	<u>(Excludes Construction Administration @ \$150 p/h)</u>
TOTAL	\$58,500	

This base fee does not include any additional services, such as Construction Administration, Meetings, RFIs, Reimbursables, etc. Submittals will be based on the following phases:

Retainer	\$11,000
DRC Submittal	\$ 7,500
50% Construction Documents (CDs)	\$13,000
90% Construction Documents (CDs)	\$12,500
100% Construction Documents (CDs)	\$11,500
<u>Responses to Bldg. Dept. Comments</u>	<u>\$ 3,000</u>
Total	\$58,500

The retainer will include team kick-off meeting, confirmation of Scope of Work, preliminary meeting with Municipal Authorities, a presentation of the Schematic Design including a 3-D rendering.

Sincerely,

Bertram Lewars, R.A.
AR 0017820



DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION FORM

Revision Date: XX/XX/2023 | Print Date XX/XX/2023

FOR CITY'S COMPLETION – STAFF USE ONLY

Complete this form by indicating "X" in all the applicable boxes below, answer questions, and sign the form.

PURPOSE OF REQUEST:		Mark with an "X" in the boxes below.
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	To verify an existing address/addresses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	To verify any formerly assigned addresses or known-as addresses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	To assign a new address for development or redevelopment of the property.

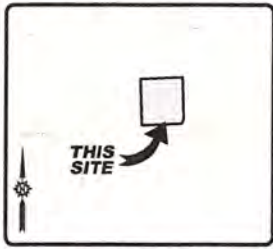
PROPERTY INFORMATION:		
<i>Provide property information as outlined below. If property has more than one address and more than one folio number, please list each separately.</i>		
FOLIO NUMBER(S) <small>(e.g. 494210440010)</small>	ADDRESSES <small>(e.g. 1245 NW 15 Ter, 101 N. Andrews Ave)</small>	BRIEF LEGAL DESCRIPTION <small>(e.g. Pearls Plat, Section 4, Lot 5)</small>
504205011090	W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5
504205011080	2201-05 NW 6 th STREET FORT LAUDERDALE, FL	WASHINGTON PARK 19-22B LOT 29 Less S 10 FOR RD R/W BLK 5
504205011090	2201-05 NW 6 th STREET FORT LAUDERDALE, FL	WASHINGTON PARK 19-22B LOT 30 Less S 10 FOR RD R/W BLK 5

REQUESTOR NAME (PRINT):	Bertram Lewars	DATE:	11-17-2023
REQUESTOR EMAIL (PRINT):	bcalewars@comcast.net	PHONE:	(954) 701-0228

VERIFIED/ASSIGNED ADDRESS:	W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311		
FORMER OR KNOWN AS ADDRESS:	W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311		
AUTHORIZED CITY SIGNATURE:	<i>Jasmine Eveillard</i>	DATE:	11-17-2023
NOTES:	FOR DRC SUBMITTAL PROPOSED DEVELOPMENT	FEE REQUIRED	<input type="checkbox"/> \$xx <input type="checkbox"/> No Fee

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

2201-2205 N.W. 6TH ST., FORT LAUDERDALE, FL.



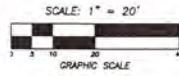
LOCATION MAP NOT TO SCALE



VIEW 1 NOT TO SCALE



VIEW 2 NOT TO SCALE



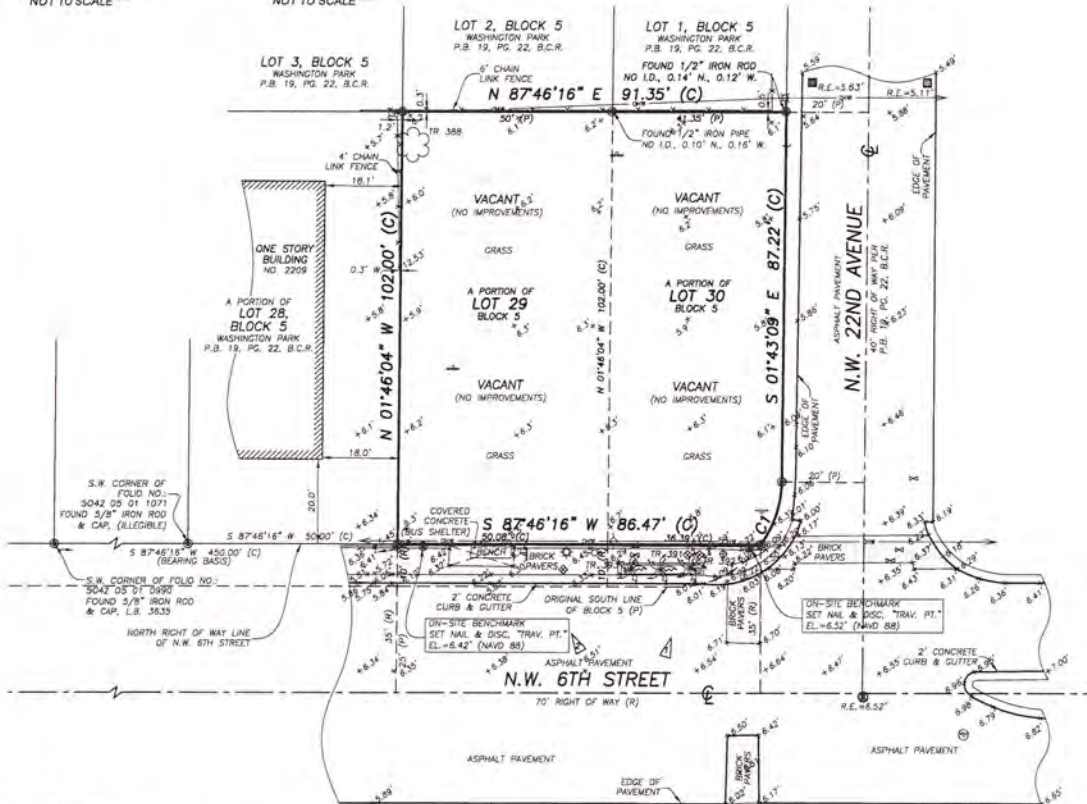
- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - PG. PAGE
 - I.D. IDENTIFICATION
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
 - L.B. LICENSED BUSINESS
 - (C) CALCULATED
 - (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
 - C1 CURVE NO. 1 (SEE CURVE TABLE)
 - E CENTERLINE
 - OHW- OVERHEAD WIRES
 - BREAK IN SCALE
 - VIEW 1
 - R.E. RIM ELEVATION
 - EL. ELEVATION
 - TR 388 TREE NUMBER 388
- LEGEND:**
- CONCRETE LIGHT POLE
 - CLY ANCHOR
 - CONCRETE POWER POLE
 - WOOD POWER POLE
 - METAL LIGHT POLE
 - CATCH BASIN
 - UTILITY MANHOLE
 - SANITARY SEWER MANHOLE
 - SIGN
 - CONCRETE POLE
 - WATER VALVE
 - FIRE HYDRANT
 - WIRE PULL BOX
 - CROSSWALK SIGNAL POLE
 - SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
 - NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAVERSE POINT
 - SURFACE ELEVATION

CURVE TABLE (C)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	15.67	25.00	132°21'47"

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
388	oak	48"	50'	60'	
391	PALM	10"		15'	10'
392	PALM	8"		20'	12'
393	PALM	6"		18'	12'



LEGAL DESCRIPTION:

LOTS 29 AND 30, LESS THE SOUTH 10 FEET OF BLOCK 5 OF WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19 PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
- THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE PROPERTY SHOWN HEREON CONTAINS 0.21 ACRES (9,290 SQUARE FEET), MORE OR LESS.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY NUMBER 125103, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.
- THE ELEVATIONS SHOWN HEREON WERE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 545" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD. BM NW 545 SET ON TOP OF CURB AT THE NORTHWEST CORNER OF N.W. 6TH STREET AND N.W. 22ND AVENUE. ELEVATION=6.434'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NAVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56" UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.87°46'16"W, ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 6TH STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

- ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
- THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, ORA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF:



Digitally signed by Javier De La Rocha
Date: 2023.05.18 13:50:04 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecsurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 29 & 30, LESS THE SOUTH 10 FEET, BLOCK 5
WASHINGTON PARK
PLAT BOOK 19, PAGE 22, B.C.R.

CITY OF FORT LAUDERDALE, ORA
DATE: 03/27/23

DESIGNED BY: J.E.C.
CHECKED BY: JDLR
LAST FIELD DATE: 05/09/23

REVISIONS:
01 BOUNDARY SURVEY 03/27/23
02 ADD TREES AND TOPOGRAPHIC ELEVATIONS 06/15/23

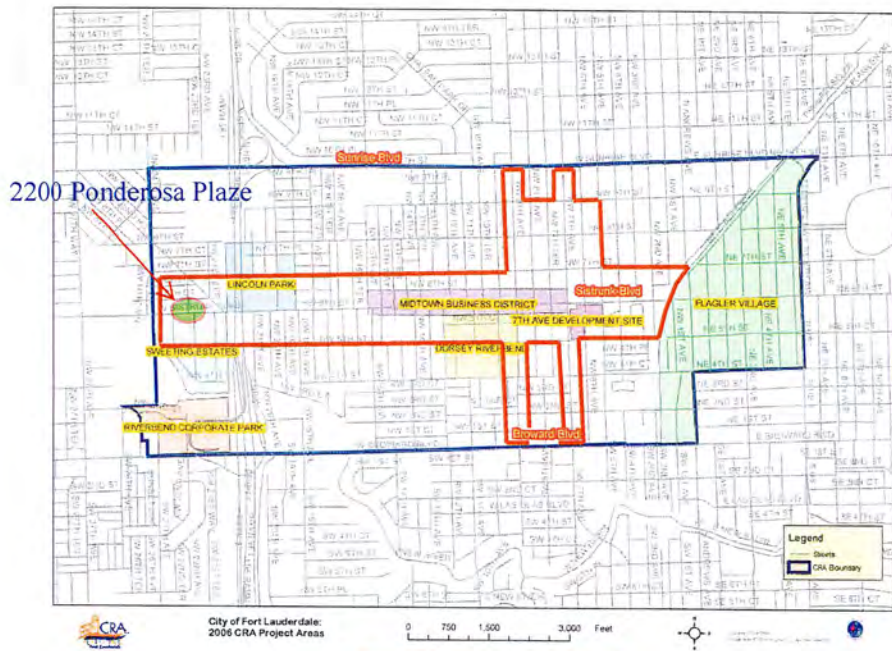
JOB NO.: ECS3349
TASK 2

SHEET NO.: 01 OF 01

CRA

INCENTIVE

PROGRAMS



CRA Focus Areas - 2019

CRA Focus Areas Consist of:

1. Sistrunk Blvd from NW 24th Ave to the FEC Railway including one block north and south of Sistrunk Blvd;
2. NW 7th Ave from Broward Blvd to Sunrise Blvd; and
3. NW 9th Ave from Broward Blvd to Sunrise Blvd.
4. Industrial Zoned Area between Sistrunk and Sunrise, and NW 9th Ave and NW 5th Ave.



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:

<input type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ 750,000
<input checked="" type="checkbox"/> STREETScape ENHANCEMENT PROGRAM	\$ 50,000
<input type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM	\$ _____
<input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

1. Please describe your project. **Retail Plaza - 4 bays @ 520 SF each. See attached.**
2. What is the address, folio number and legal description of the property. **2201 NW 22nd Ave. See attached.**
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. **Existing: Two (2) Vacant lots; Proposed: New non-residential Bldg. See attached.**
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. **NO. New Construction for Owner use.**
5. What is the zoning of the property? **NWRAC-MUw**
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. **YES. See attached.**
7. Is your project new construction or is it renovation? **New Construction**
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) **Total Investment: \$850,000. Hard Cost - \$726,420; Soft Cost - \$123,080**
9. What is the current Broward County Assessed Value of the property? **Assessed Value - \$93,500; Appraisal - \$279,000**
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

NO Mortgage. See attached.

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. **NO Liens.**
12. Are there any code violations on the property? Identify. **NO Code Violations.**
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding. **Not For Sale.**
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries. **Four (4) FTE positions provided by Tenants. See schedule.**
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. **December 2024**
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. **Seven (7) months: July 2025**
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. **TBD; See attached.**
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. **TBD**
19. Have you previously received funding from the CRA? Explain. **NO.**

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. **YES. See attached.**
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. **YES. See attached.**
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. **YES. DRC submission 11/27/2023 (UDP-S23066/ DRT-23016); In Review**
23. Do you have detailed, written contractor cost estimates? If so, please provide. **YES. See attached.**
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. **YES. Sagoma Const. Svs, Inc as CM/GC. Approved CRA Contractor.**
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. **YES. Sagoma Const. Svs, Inc as CM/GC. Approved CRA Contractor.**
26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20. **YES. SEP funding request is \$50,000.**

I Alvin Lewis 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.

Alvin Lewis

Signature of

Property Owner or Business Owner

Alvin Lewis dba West Sistrunk Plaze, LLC.

Print Name

CRA QUESTIONS

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

1. Please describe your project.

The name of the project is 2200 Ponderosa Plaza. A new construction commercial building offering spaces for rent. We will offer below-market lower rents to enable minority businesses to get started and open. We would like to attract small new or ongoing businesses owned by local individuals to service people living in the neighborhood. Examples of such businesses are a Barber Shop, Beauty Salon, Nail Salon, Internet Coffee shops, tax and business offices. We will not rent to a business that is not approved for CRA funding or is restricted by CRA Covenants.

The project consists of constructing an office building on 2 vacant commercial lots located at 2201 & 2205 SW 6th St in the Sistrunk neighborhood of Fort Lauderdale. The building will have 4 spaces or bays. Each bay will be approximately 520 square feet.

Each office will have its own restroom and water facilities. We will accommodate a tenant who desires more or less space than 520 square feet. This will be accomplished by installing non-permanent ceiling to wall partitions.

2. What is the address, folio number and legal description of the property.

2 adjacent properties:

Address: 2205 NW 6TH STREET, FORT LAUDERDALE FL 33311

Folio Number: 504205 011090

LOT 1, Block 1 of WASHINGTON PARK, 19-22 Blot 30 Less S 10 for RD R/W BLK 5 according to the Plat thereof, as recorded in Plat Book 197, Page 22, of the Public Records of Broward County, Florida

Address: 2201 NW 6TH STREET, FORT LAUDERDALE FL33311

Folio Number: 504205 011080

LOT 1, Block 1 of WASHINGTON PARK, 19-22 Blot 29 Less S 10 for RD R/W BLK 5 according to the Plat thereof, as recorded in Plat Book 197, Page 22, of the Public Records of Broward County, Florida

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.

Existing use: Vacant, cleared land: Commercial or non-residential use.

Proposed use: Construct and manage a non-residential building with spaces to rent.

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.

NO. New Construction for Owner use.

5. What is the zoning of the property?

NWRAC-MUw District.

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.

YES. See attached.

7. Is your project new construction or is it renovation?

New Construction

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)

Total Investment: \$850,000. Hard Cost - \$726,420; Soft Cost - \$123,580

9. What is the current Broward County Assessed Value of the property?

Assessed Value - \$93,500; However, see attached Appraisal - \$279,000

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.

NO Mortgage.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

NO Liens.

12. Are there any code violations on the property? Identify.

NO Code Violations.

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.

Not For Sale.

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

Four (4) FTE positions to be provided by Tenants

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.

December 2024

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.

Seven (7) months: July 2025

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.

TBD; See attached Bank Verification of Deposit and Credit Union Verification of Account.

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.

TBD; We are currently pursuing Insurance proposals for Property, Liability and Builders Risk.

19. Have you previously received funding from the CRA? Explain.

NO

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.

YES. See attached.

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.

YES. See attached.

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.

YES. DRC submission 11/27/2023 (UDP-S23066/ DRT-23016); Currently in Review

23. Do you have detailed, written contractor cost estimates? If so, please provide.

YES. See attached.

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.

YES. Sagoma Const. Svs, Inc as CM/GC. Approved CRA Contractor.


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.

YES. Sagoma Const. Svs, Inc as CM/GC. Approved CRA Contractor.

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

YES. SEP funding request is \$50,000.

I Alvin Lewis 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.

 (Manager)
Signature of Property Owner or Business Owner

Alvin Lewis
Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Tenant A	1	Staff	TBD		
Tenant B	2	Staff	TBD		
Tenant C	3	Staff	TBD		
Tenant D	4	Staff	TBD		

***USE ADDITIONAL SHEETS IF NECESSARY**

APPRAISAL REPORT



VACANT LAND PARCEL

LOCATED AT
NWC OF W. SISTRUNK BLVD. & NW 22nd AVE.
FT. LAUDERDALE, FLORIDA 33311

AS OF

OCTOBER 17, 2023

PREPARED FOR

MR. ALVIN LEWIS
4701 NW 16th STREET
FORT LAUDERDALE, FLORIDA 33313

October 18, 2023

Mr. Alvin Lewis
4701 NW 16th Street
Fort Lauderdale, Florida 33313

Re: Vacant Parcel of Land
Owner: Alvin Lewis and Levittrick Lewis
NWC of W. Sistrunk Boulevard & NW 22nd Avenue
Ft. Lauderdale, Florida 33311
Folio Number: 5042-05-01-1080 & 5042-05-01-1090

Dear Mr. Lewis:

Per your request, we have reviewed the above referenced property for the purpose of providing you with an opinion of market value of the vacant parcel containing 9,295 square feet of land located at the NWC of NW 6th Street (Sistrunk Boulevard) and NW 22nd Avenue, Ft. Lauderdale. The property uses the street address of 2201 NW 6th as the common address for this report. **We were not provided with a survey and the land size was estimated by the appraiser and we assume the size is accurate.** The property is currently zoned , NWRAC-MUw – NW Regional Activity Center, Mixed Use West. Based on our review of the property and location as well as our review of the surrounding land uses and zoning, it is our opinion that the highest and best use of the site is for future commercial or mixed-use development. The property is vacant land and is proposed for office development.

The purpose of our analysis is to form an opinion of the market value of the fee simple ownership of the subject property as of the effective date, October 17, 2023. The function of this report is for the use by the client in the development process with the Ft. Lauderdale Community Redevelopment Agency.

We have prepared the attached **Appraisal Report**, which contains a recapitulation of the data utilized to form an opinion of the market value as of October 17, 2023. If any additional data is required, please advise.

The client for this project is the property owner and the intended users are the client, the City of Ft. Lauderdale Community Redevelopment Agency, and their respective legal and accounting representatives.

October 18, 2023
Mr. Lewis
Page 2

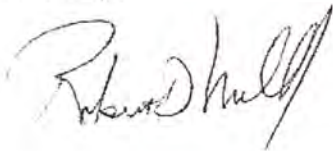
Based upon our inspection of the property and market data analysis, it our opinion that the market value of the property as of October 17, 2023, is as follows:

TWO HUNDRED SEVENTY-NINE HOUSAND DOLLARS
(\$279,000)

ASSUMPTION:

The appraiser has estimated the land size and we have assumed that this size is accurate.

Sincerely,



Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270

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ADDENDUM

Photographs of the Subject Property
Subject Property Deed
Qualifications of the Appraiser

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY LOCATION: NWC of NW 6th Street (Sistrunk Boulevard) and NW 22nd Avenue.
2201 NW 6th Street
Ft. Lauderdale, Florida 33311

OWNER'S NAME/ADDRESS: Alvin Lewis and Levitrick Lewis
4701 NW 16th Street
Ft. Lauderdale, FL 33313

INSPECTION DATES: October 5 and October 17, 2023

SITE SIZE: 9,295 Square Feet

DIMENSIONS: Rectangular shaped vacant parcel-See sketch

ZONING: NWRAC-MUw – NW Regional Activity Center, Mixed Use
West City of Ft. Lauderdale

PRESENT USE: Vacant land

HIGHEST AND BEST USE: The highest and best use is for future commercial or mixed-use development.

IMPROVEMENTS: None-vacant parcel

SALES HISTORY: The subject property was last transferred in April of 2017 via a Quit Claim Deed as recorded in Instrument Number 114383335. No listing information was noted in our review.

INCOME APPROACH: N/A

COST APPROACH: N/A

SALES COMPARISON APPROACH TO VALUE: \$279,000

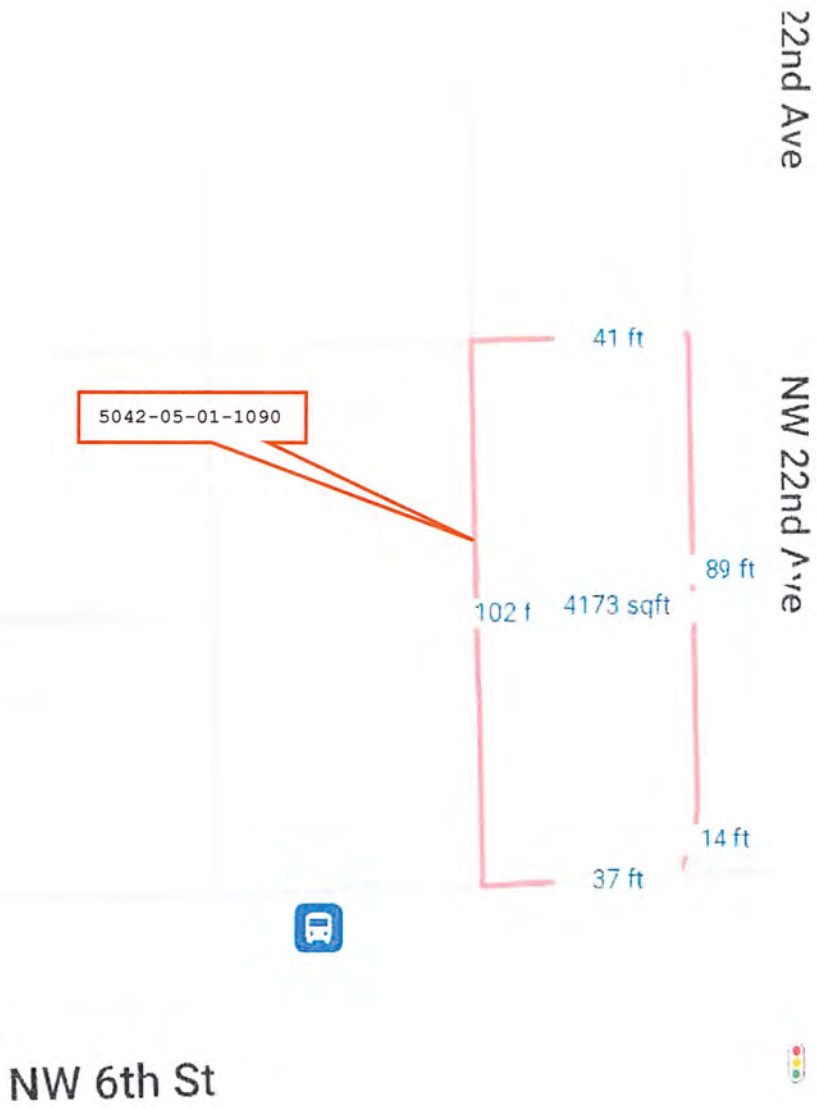
DATE OF VALUE: October 17, 2023

AERIAL PHOTOGRAPH OF THE SUBJECT PROPERTY



SKETCH OF SUBJECT PROPERTY





DEFINITION OF MARKET VALUE

Market value is defined in the 2021-2022 Edition of the Uniform Standards of Professional Practice from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990 as follows:

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

-1. Buyer and seller are typically motivated.
-2. Both parties are well informed or well advised, and acting in what they consider their own best interests.
-3. A reasonable time is allowed for exposure in the open market.
-4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto, and;
-5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

COMPETENCY PROVISION

The appraiser has completed similar type appraisals of vacant land throughout the Broward County area during his 41 years as a real estate appraiser in South Florida. As a result of these experiences, the appraiser meets the competency provision of USPAP.

PURPOSE AND FUNCTION OF APPRAISAL

The purpose of the appraisal is to form an opinion of the market value of the fee simple interest of the subject property with a land size of 9,295 square feet as of the effective date, October 17, 2023. The function of this report is for the client's use in the development process in accordance with the Ft. Lauderdale Community Redevelopment Agency development plans for NW 6th Street (Sistrunk Boulevard).

LEGAL DESCRIPTION

The legal description is as follows as noted on the attached deed and property appraiser records.

Lots 29 and 30, less the south 10 feet of Block 5, of Washington Park, according to the plat thereof recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida, and land lying and being in Broward County. A copy of the most recent deed is included in the addendum.

SCOPE OF SERVICES

The appraisal problem with this assignment is to estimate the market value for use in the potential purchase of the property. We have compiled all the necessary data in order to formulate an opinion of value. We have presented the applicable data in this Appraisal Report format. Any additional supporting data can be found in our working file. In preparing our report, we have reviewed and relied upon the following data.

1. Sales and listings of vacant land properties throughout the subject neighborhood and Broward County over the past three years.
2. Review of public records for all pertinent sales data. Data was obtained from LoopNet, CoStar Comps, MLS, and the Property Appraiser's Office.
3. Review and consider the sales history of the subject property and surrounding properties in the neighborhood.
4. Review of Ft. Lauderdale, Broward County, and neighborhood trends.
5. Inspection of neighborhood and analysis of land use patterns and trends.
6. Inspection of subject property and comparable sales and verification of sales information.

MARKETING PERIOD

Based upon review of the neighborhood and competing properties it is our opinion that the marketing period for the subject property would be three to six months.

INTENDED USE, INTENDED USERS AND CLIENT

The intended use is for submission to the Ft. Lauderdale Community Redevelopment Agency for development assistance and the intended users are the client, the Ft. Lauderdale CRA and their respective legal and financial representatives. The client on this assignment is Mr. Alvin Lewis.

REAL ESTATE TAX INFORMATION

Owner- Alvin Lewis and Levitrick Lewis

Property I.D. 5042-05-01-1080

Property Assessment					
Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2024	\$112,270	0	\$112,270	\$51,320	
2023	\$112,270	0	\$112,270	\$46,660	
2022	\$76,550	0	\$76,550	\$42,420	\$1,061.76

Total Just Market Value (2022)	\$76,550
Total Land Assessment (2022)	\$76,550
Total Real Estate Taxes (2022)	\$ 1,061.76
Real Estate Taxed Paid (12/23/2022)	\$ 1,019.20

5042-05-01-1090

Property Assessment					
Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2024	\$92,220	0	\$92,220	\$42,180	
2023	\$92,220	0	\$92,220	\$38,350	
2022	\$62,880	0	\$62,880	\$34,870	\$872.47

Total Just Market Value (2022)	\$ 62,880
Total Land Assessment (2022)	\$ 62,880
Total Real Estate Taxes (2022)	\$ 872.47
Real Estate Taxes Paid (12/23/2022)	\$ 846.30
Total Taxes Paid (2022)	\$ 1,865.50

PROPERTY DESCRIPTION

LOCATION: NWC of NW 6th Street (Sistrunk Boulevard) and NW 22nd Avenue
2201 NW 6th Street
Ft. Lauderdale, Florida 33311

OWNER'S NAME/ADDRESS: Alvin Lewis and Levittrick Lewis
4701 NW 16th Street
Ft. Lauderdale, FL 33313

INSPECTION DATES: October 5 and October 17, 2023

SITE SIZE: 9,295 Square Feet

DIMENSIONS: Rectangular shaped vacant parcel- Roughly 92 feet by 102 feet.

ZONING: NWRAC-MUw – NW Regional Activity Center, Mixed Use West City of Ft. Lauderdale

ACCESS: The property has access along the west side of NW 22nd Avenue and on the north side of NW 6th Street (Sistrunk Boulevard)

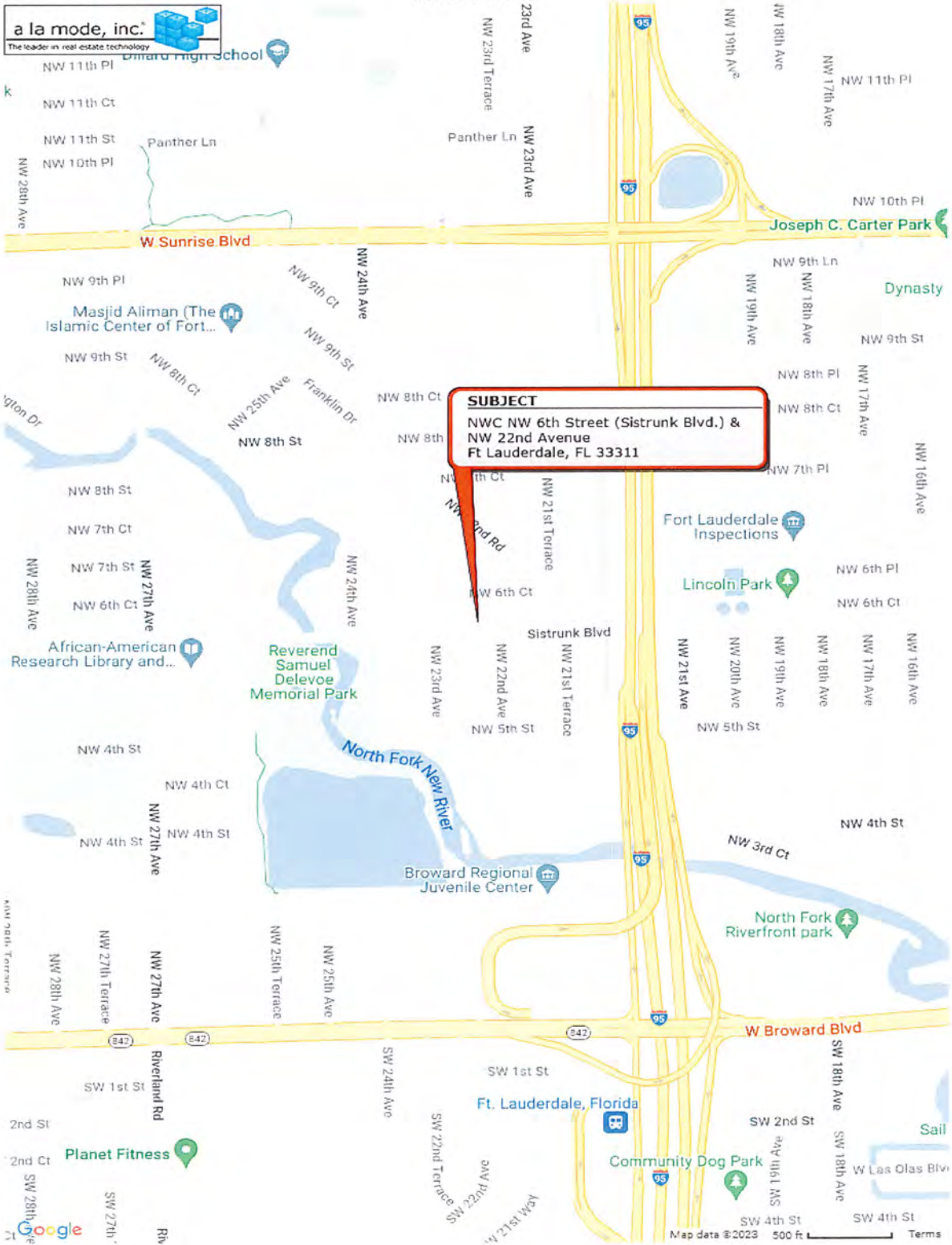
PRESENT USE: Vacant land

HIGHEST AND BEST USE: The highest and best use is for future commercial or mixed-use development.

SALES HISTORY: The subject property was last transferred in April of 2017 via a Quit Claim Deed as recorded in Instrument Number 114383335.

IMPROVEMENTS: Vacant land-no building or site improvements

AREA MAP



NEIGHBORHOOD DESCRIPTION

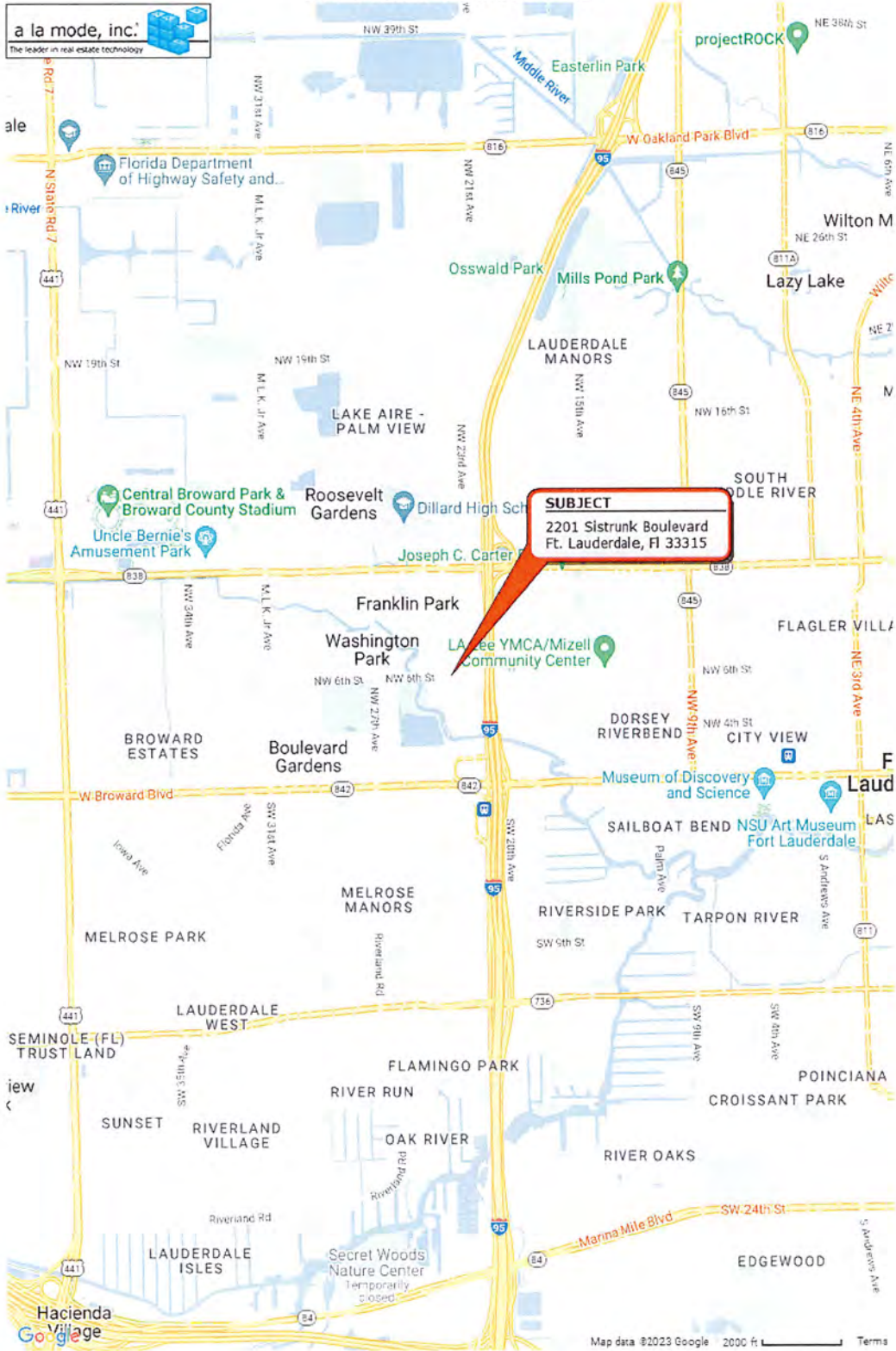
The neighborhood is located in the northwest section of Ft. Lauderdale along the Sistrunk Boulevard corridor from NW 31st Avenue to Andrews Avenue. The area is generally described as being bound on the East by I-95, on the south by Broward Boulevard, on the West by NW 31st Avenue and on the north by Sunrise Boulevard. This is an area of single family, multi-family residential and commercial development. Most commercial development is on the major roadways, Sistrunk Boulevard, NW 27th Avenue, NW 31st Avenue, Broward, and Sunrise Boulevards. The subject is located in an area with good access to downtown Ft. Lauderdale, the Ft. Lauderdale International Airport, Port Everglades, the Broward Convention Center, and Ft. Lauderdale Beach.

Access to the Ft. Lauderdale International Airport is via Federal Highway or by I-95 with entrances at Sunrise and Broward Boulevards, and access to the Ft. Lauderdale Convention Center, Port Everglades and Ft. Lauderdale Beach is also within close proximity to the subject neighborhood. Public and private transportation options make this a good location for the employment centers of South Florida. New development of commercial properties along the Sistrunk corridor, east of I-95 have been proposed or constructed over the past few years.

In general, the neighborhood is a well-established older residential neighborhood with a mixture of single family residential and multifamily residential development. The area consists of a high percentage of small older ranch style homes which are being renovated and replaced with new residential or mixed-use properties. Values in the subject neighborhood have increased considerably in the past 10 years and the vertical developments in the downtown area are overflowing into the subject neighborhood. The long-term outlook for the neighborhood is for the market to continue to strengthen and values to increase in the subject area. This trend is evident in many of the neighborhoods in the Ft. Lauderdale market area.

The Fort Lauderdale Community Redevelopment Agency has been acquiring properties in this neighborhood for almost 20 years and the agency is now assisting many developers with new residential, commercial, and mixed-use projects. Sistrunk Boulevard infrastructure was one of the first improvements to the neighborhood with new lighting, paving, curbing, and parking.

NEIGHBORHOOD MAP



ZONING

The subject property is zoned NWRAC-MUw – NW Regional Activity Center, Mixed Use West in the City of Ft. Lauderdale. This zoning classification allows for a variety of development options including residential, commercial, and mixed-use development.

The following is the purpose of this zoning district as taken from the code of ordinances of the City of Ft. Lauderdale:

This district is intended to promote and enhance the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. These areas include higher densities along the corridors transitioning to the lower densities and intensities of the surrounding zoning districts subject to adopted regulations.


W SISTRUNK BLVD, Fort Lauderdale, FL 33311

Zoning Property Details Layers

BASIC ZONING AND LAND USE

Zoning District: [NWRAC-MUw](#) North West Regional Activity Center Mixed Use west

Municipal Future Land Use: NW REGIONAL ACTIVITY CENTER

 This parcel has specific requirements that require further attention and can be viewed by clicking on the Zoning District above. **Please review the additional requirements prior to submitting a development application.**

ADDITIONAL ZONES

FEMA Flood Zone: X 0.2 PCT ANNUAL CHANCE FLOOD HAZARD Broward County

ZONING MAP




6 NW WAY, Fort Lauderdale, FL 33309

Zoning Property Details Layers

BASIC ZONING AND LAND USE

Zoning District: [NWRAC-MUw](#) - North West Regional Activity Center-Mixed Use west

Municipal Future Land Use: NW REGIONAL ACTIVITY CENTER

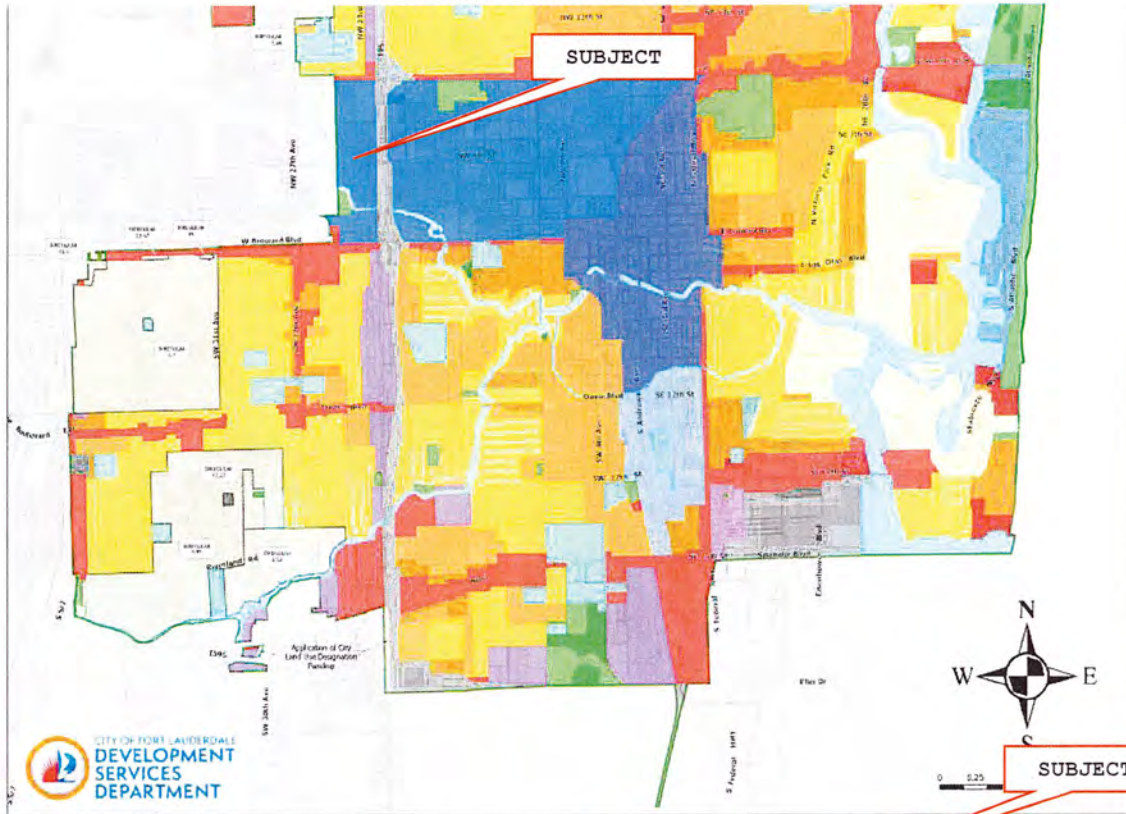
 This parcel has specific requirements that require further attention and can be viewed by clicking on the Zoning District above. **Please review the additional requirements prior to submitting a development application.**

ADDITIONAL ZONES

FEMA Flood Zone: X 0.2 PCT ANNUAL CHANCE FLOOD HAZARD Broward County



FUTURE LAND USE MAP



**City of Fort Lauderdale
Future Land Use Map
June 2023**

Legend Future Land Use Designations			
WATER**	LOW REGIONAL ACTIVITY CENTER	COMMERCIAL	COMMERCIAL RECREATION
LOW	MID REGIONAL ACTIVITY CENTER	EMPLOYMENT CENTER	CONSERVATION
LOW-MEDIUM	CENTRAL BEACH REGIONAL ACTIVITY CENTER	OFFICE PARK	COMMUNITY FACILITIES
MEDIUM	S REGIONAL ACTIVITY CENTER	INDUSTRIAL	TRANSPORTATION
MEDIUM-HIGH	MIXED USE	PARK-OPEN SPACE	UTILITIES
HIGH			
IRREGULAR RESIDENTIAL*			

**Water designation and Corps permit is indicated on map in existing and/or new.
*Water is not an official future land use designation.
*Special use areas (indicated on map) are subject to special use permit from the City of Fort Lauderdale.

DEFINITION OF HIGHEST AND BEST USE

That reasonable and probable use that will support the highest and present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonable, probable, and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value.

Implied within this definition is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual owners.

Also implied is that the determination of the highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from the analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of probable selling price (Market Value), another appropriate term to reflect highest and best use would be "most probable use". In the context of investment value, an alternative term would be "most profitable use".

HIGHEST AND BEST USE

The subject consists of a 9,295-square foot parcel located at the NWC of NW 22nd Avenue and Sistrunk Boulevard (NW 6th Street) in the City of Ft. Lauderdale, Florida 33311. The site is physically able to be constructed for residential, commercial, or industrial uses. The property has a zoning of NWRAC-MUw – NW Regional Activity Center, Mixed Use West in the City of Ft. Lauderdale. This zoning allows for more intense use than many other zoning districts and allows for both residential and mixed-use development. The CRA has been highly active along the Sistrunk corridor with the majority of the new construction on the east side of I-95, however the proximity to the downtown business core makes this area attractive to developers and end users. Based on the four criteria for the estimation of the highest and best use, it is our opinion that the subject 9,295 square foot property would have the highest and best use for future commercial and or mixed-use development.

APPRAISAL PROCESS

In order to arrive at the market value for the property, special attention must be given to the typical purchaser who might have an interest in a particular property. Market Value is the most probable sales price which a property will bring, and this price depends upon the typical purchaser's reaction to the various supply and demand factors that affect the market value.

The Appraisal Process is basically an economic analysis consisting of a review of the factors that affect market value. There are three approaches to value to be considered in any appraisal, The Cost, Income and Market Approaches. In this instance, the Cost and Income Approaches to Value will not be considered, as the subject property is a vacant parcel of land. The Income Approach to Value will not be considered due to the lack of available market data in support of a rental rate for the property. The Cost Approach to Value would not be applicable as the subject is vacant land.

The subject property consists of a 9,295 square foot parcel of vacant land with a zoning of NWRAC-MUw – NW Regional Activity Center, Mixed Use West in the City of Ft. Lauderdale. In this instance, we will provide comparable land sales located in the subject neighborhood to arrive at a market value conclusion. Properties similar to the subject property are generally valued using a sale price per square foot of land area as the unit of comparison.

COMPARABLE VACANT LAND SALE NUMBER 1 - DATA SHEET



RECORDING DATA:

County: Broward County
Instrument Number: 118672485
Folio number's: 5042-04-05-0270

LOCATION OF SALE:

1102 NW 6th Street
Ft. Lauderdale, Florida, 33311

GRANTOR:

Vacant Land Men, LLC

GRANTEE:

ILFC Corporation

LEGAL DESCRIPTION:

Lot 2, Block 3, of Tuskegee Park, according to , the Plat thereof, recorded in the Plat Book 3, Page 9, of the Public Records of Broward County, Florida.

Less the following: That portion of Lot 2, Block 3, of Tuskegee Park, according to , the Plat thereof, recorded in the Plat Book 3, Page 9, of the Public Records of Broward County, Florida.

COMPARABLE VACANT LAND SALE NUMBER 1 (CONTINUED)

DATE OF SALE: 2/9/2023

SIZE: 6,342 Square Feet

CONSIDERATION: \$295,000

FINANCING: Cash to seller

SALE PRICE PER SQ. FT.: \$46.52 per square foot of land area

TYPE OF INSTRUMENT: Warranty Deed

ZONING: NWRAC-MUw NW Regional Activity Center
Mixed Use West, Ft. Lauderdale, Florida.

PRESENT USE: Vacant

CONDITIONS OF SALE: Arm's-length

ENCUMBRANCES: Restrictions, covenants, limitations, and easement of record. No apparent effect on sale price.

VARIOUS ON-SITE UTILITIES: All utilities available to the site

COMMENTS: Parcel is an interior lot with direct access to NW 6th Street to the north.

PHOTOGRAPH OF COMPARABLE SALE NUMBER 1



COMPARABLE VACANT LAND SALE NUMBER 2 - DATA SHEET



RECORDING DATA:

County: Broward County
Instrument Number: 117509340
Folio number's: 5042-05-01-0770

LOCATION OF SALE:

2133 NW 6th Street
Ft. Lauderdale, Florida 33311

GRANTOR:

The Devine Touch Investments, Inc.

GRANTEE:

2133 NW 6th Ave., Inc.

LEGAL DESCRIPTION:

Lot 17, Block 4, of Washington Park, according to the map or plat thereof recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida.

COMPARABLE VACANT LAND SALE NUMBER 2 (CONTINUED)

DATE OF SALE: August 16, 2021

SIZE: 4,797 Square Feet

CONSIDERATION: \$130,000

FINANCING: Cash to seller

SALE PRICE PER SQ. FT.: \$27.10 per square foot of land area

TYPE OF INSTRUMENT: Warranty Deed

ZONING: NWRAC-MUw NW Regional Activity Center
Mixed Use West, Ft. Lauderdale, Florida.

PRESENT USE: Vacant

CONDITIONS OF SALE: Arm's-length

ENCUMBRANCES: Restrictions, covenants, limitations, and easement of record. No apparent effect on sale price.

VARIOUS ON-SITE UTILITIES: All utilities available to the site

COMMENTS: Parcel is an interior lot with direct access to NW 6th Street.

PHOTOGRAPH OF COMPARABLE SALE NUMBER 2



COMPARABLE VACANT LAND SALE NUMBER 3 - DATA SHEET



RECORDING DATA:

County: Broward County
Instrument Number: 118808115 and 118774517
Folio number's: 5042-05-01-0960, -0970, -0980

LOCATION OF SALE

2360 NW 6th Street
Ft. Lauderdale, Florida 33311

GRANTOR:

Albert R. McWhite and L.T. B. Electrical Service, Inc.

GRANTEE:

Vacant Land Men, LLC

COMPARABLE VACANT LAND SALE NUMBER 3 (CONTINUED)

LEGAL DESCRIPTION: Lot 16, Lot 17 and Lot 18, Block 5, of Washington Park, according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida less lands deeded for road.

DATE OF SALE: April 21, 2023, and March 31, 2023

SIZE: 15,061 Square Feet

CONSIDERATION: \$340,000 (\$200,000 + \$140,000)

FINANCING: Cash to seller

SALE PRICE PER SQ FT: \$22.57 per square foot of land area

TYPE OF INSTRUMENT: Warranty Deed

ZONING: RS-6 One Family Detached Broward County

PRESENT USE: Vacant

CONDITIONS OF SALE: Arm's-length

ENCUMBRANCES: Restrictions, covenants, limitations, and easement of record. No apparent effect on sale price.

VARIOUS ON-SITE UTILITIES: All utilities available to the site

COMMENTS: Assemblage of two adjoining parcels outside of the CRA in unincorporated Broward County.

PHOTOGRAPH OF COMPARABLE SALE NUMBER 3



COMPARABLE VACANT LAND SALE NUMBER 4 - DATA SHEET



RECORDING DATA:

County: Broward
Instrument Number: 118176968
Folio number: 5042-05-06-0345
5042-05-06-0340
5042-05-06-0320
Instrument Number: 118176942
Folio number: 5042-05-06-0350

LOCATION OF SALE:

707 NW 27th Avenue
Ft. Lauderdale, Fl. 33311

GRANTOR:

Yakut Properties, LLC
Eli Nissim and Ayala Nissim

GRANTEE:

Samer Diab Agha

COMPARABLE VACANT LAND SALE NUMBER 4 (CONTINUED)

LEGAL DESCRIPTION: The West 50.00 feet of lot 4 and all of Lot 5, Less the East 11.00 Feet, Block 17, Washington Park Third Addition, a Subdivision, according to the Plat thereof as recorded in Plat Bool 21, Page 43, of The Public Records of Broward County, Florida, Containing 7,080 Square Feet, More of Less.

DATE OF SALE: May 25, 2022

SIZE: 24,872 Square Feet

CONSIDERATION: \$550,000

FINANCING: Cash to seller

SALE PRICE PER SQ FT: \$22.11 per square foot of land area

TYPE OF INSTRUMENT: Warranty Deed

ZONING: B-3 – General Business, Broward County

PRESENT USE: Vacant Land

CONDITIONS OF SALE: Arm's-length

ENCUMBRANCES: Restrictions, covenants, limitations, and easement of record. No apparent effect on sale price.

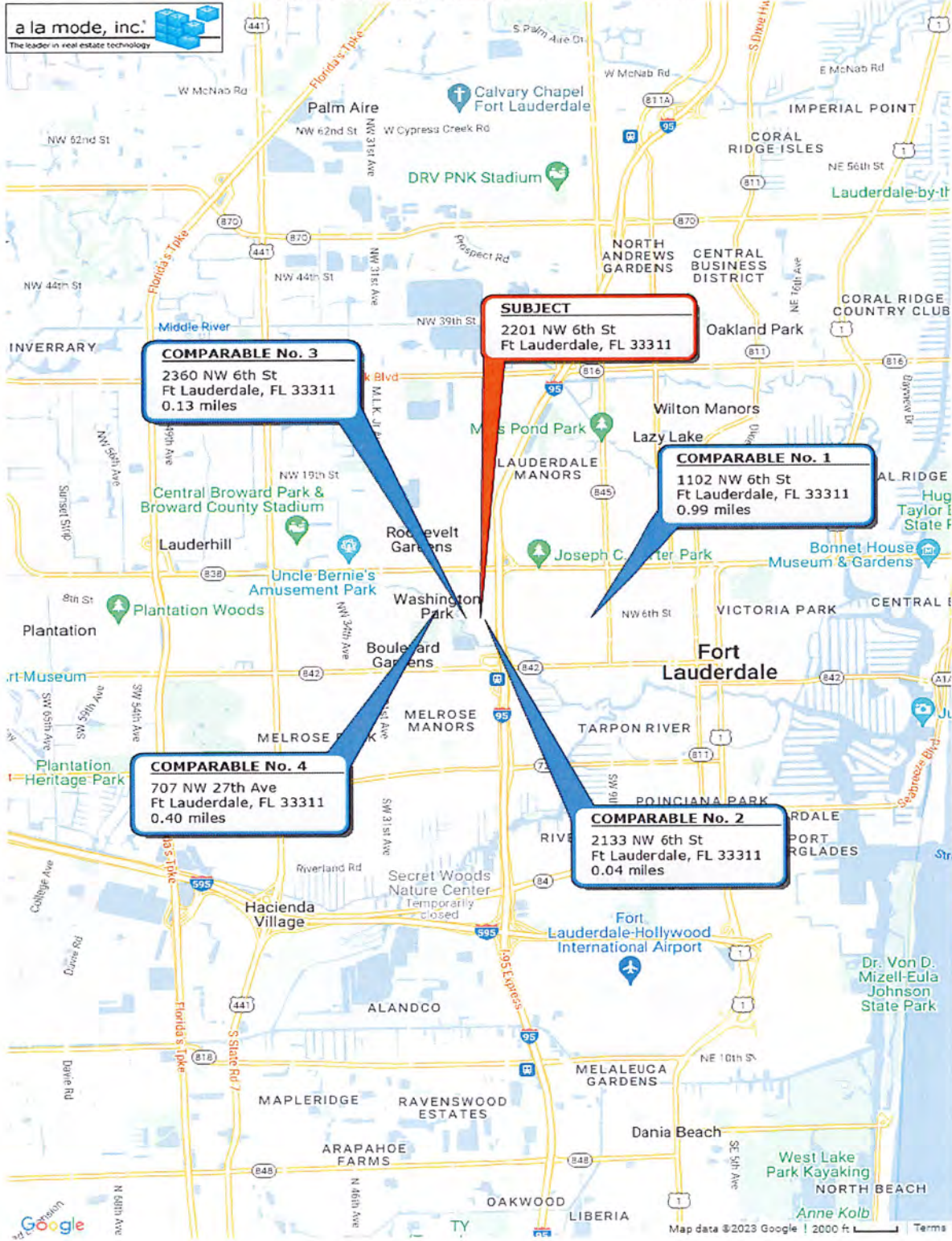
VARIOUS ON-SITE UTILITIES: All utilities available to the site

COMMENTS: This sale is a corner lot with access to NW 7th Street to the south, NW 27th Avenue to the east and NW 7th Court to the north.

PHOTOGRAPH OF COMPARABLE SALE NUMBER 4



COMPARABLE SALES LOCATION MAP



COMPARABLE SALES TABLE-

SALE NO.	SALE DATE	SALE PRICE	Address	SITE SIZE	UNIT PRICE PER SF	ZONING
1	2/9/2023	\$295,000	1102 NW 6th Street, Ft. Lauderdale, FL 33311	6,342	\$46.52	NWRAC- MUw
2	8/16/2021	\$130,000	2133 NW 6th Street, Ft. Lauderdale, FL 33311	4,797	\$27.10	NWRAC- MUw
3	3/21/2023	\$340,000	2360 NW 6th Street, Ft. Lauderdale, FL 33311	15,061	\$22.57	RS-6
4	5/27/2022	\$550,000	707 NW 27th Avenue, Ft. Lauderdale, FL 33311	24,872	\$ 22.11	B-3
	Subject		2201 NW 6th Street, Ft. Lauderdale, FL 33311	9,295		NWRAC- Muw

VALUATION - SALES COMPARISON APPROACH TO VALUE

Discussion of Comparable Sales

In order to form an opinion of the market value of the land, we have reviewed numerous comparable vacant land sales located within the Ft. Lauderdale and Broward County market. The comparable properties are all located within one mile of the subject property in the Northwest area of the City of Ft. Lauderdale and adjoining unincorporated areas of Broward County. Careful consideration was given to locations, size, zoning, access, site conditions as well as elements such as conditions of sale, market conditions, cash equivalency and other factors. Based upon our review of all pertinent factors we have selected the four sales summarized herein as being the most comparable of the sales reviewed. The review of all of these sales was helpful in our overall analysis and we relied more specifically on the sales included in this report. The market has seen a resurgence in activity and has strengthened after the downturn of the real estate market. The subject property has a very good location on Sistrunk Boulevard and the area is undergoing a major transformation with numerous new developments planned and under construction. The CRA has been highly active along the Sistrunk corridor for the last 20 years and much of their planning and financial assistance has created a demand in this area. After reviewing all of the data, we felt the sales summarized in this report were reflective of the market for the subject land at this time. The variances on each sale were considered in our overall review.

In evaluating the sales, various factors are evaluated in a logical sequence. Overall, the sale properties range in size from 4,797 to 24,872 square feet of land area. The price per square foot range was from a low of \$22.11 per square foot of land area to \$46.52 per square foot of land area. The following discussion illustrates the steps undertaken in our analysis.

Property Rights Conveyed:

The property rights being appraised are the Fee Simple Interest subject to existing easements. Each of the comparable sales consisted of the conveyance of the fee simple ownership of the parcels. Thus, no adjustment for property rights is indicated.

Financing:

Vacant land of this type is generally acquired for cash or construction loans with institutional financing. Often times, the financing is obtained in the form of an acquisition and development loan. The financing for each of the sales has been analyzed and all of the sales consisted of cash to seller financing and/or conventional mortgage financing therefore, no adjustment for favorable financing was necessary.

SALES COMPARISON APPROACH TO VALUE

Market Conditions:

We have analyzed numerous sales in the subject area, in the time period of the last few years. The sales took place from August of 2021 to March of 2023, all within 26 months of the date of value. The market conditions for vacant land in this area have been increasing as noted in the sales data included in this report as well as additional sales reviewed to the east of the subject property. No definitive pattern was indicated by the sales that would suggest a market-based adjustment for market conditions. All of the sales have generally sold under similar market conditions. Therefore, no adjustments are considered applicable, but we did consider the sale date of the older sales in our overall final analysis.

Conditions of Sale:

Each of the sales utilized for direct comparison were considered arm's-length transactions for this type of land.

Location:

Locational characteristics deemed significant for vacant land sales include access, surrounding demographics, surrounding properties and uses, supply of competitive land, etc. Three of the sales are located along Sistrunk Boulevard with two of the sales in the City of Ft. Lauderdale. One sale is located on NW 27th Avenue and this was considered an inferior location with a unit sale price of \$22.11 per square foot of land area. Sale 1 is located to the east of I-95, and this was considered to be superior for this locational difference as the demand on the east side is currently stronger than the subject location to the west of I-95. No adjustment for location was considered applicable, but the varying locations were considered in our final analyses.

Zoning/Land Use:

Sales 1 and 2 had similar zoning classifications in the City of Ft. Lauderdale and Sale 3 had a residential zoning and Sale 4 had a commercial zoning. The subject zoning was considered superior to both Sales 3 and 4 and some upward adjustment for zoning was considered to be applicable.

Size/Physical Features:

We have reviewed the sizes and various physical features of each of the sales relative to the subject property. The subject site is 9,295 square feet of land area. The sales had varying sizes from 4,797 square feet to 24,872 square feet of land area with the two largest sales having the lowest unit sale prices. The varying sizes of each sale will be considered in conjunction with the other variances noted and discussed above.

SALES COMPARISON APPROACH TO VALUE

Conclusion

The sales had a unit sale price range from a low of \$22.11 per square foot for the largest site located in unincorporated Broward County to a high of \$46.52 per square foot of land area for a similar size site located to the east of I-95 with the same zoning and located on Sistrunk Boulevard. The sales sold from August of 2021 to the most recent sale in March of 2023 and our review of additional sales to the east of the subject indicate some upward adjustment for time is applicable. No definitive dollar-based adjustments were indicated by this array of sales although we have considered the variances noted in our review. In summary, a market value below Sale 1, being located east of I-95 and above Sale 2, the oldest sale at \$27.10, was considered applicable.

Therefore, we have estimated the value of the subject 9,295 square foot site based upon the overall review of the sales presented, the sale history for the subject and surrounding properties and additional sales and listings considered in our review. Based on our review of the data, it is our opinion that a land value of \$30.00 per square foot of land area would be applicable for the subject property. Therefore, the market value of the whole property would be.

$$9,295 \text{ square feet} \times \$30.00 \text{ per Square Foot} = \$278,850 \text{ say } \$279,000$$

RECONCILIATION

The Sales Comparison Approach was used to analyze sales of similar properties for the 9,295 square feet subject parcel. The review of the sales data led us to a conclusion of market value for the subject site at \$30.00 per square foot of land area, which indicated a market value of \$279,000. The use of the Cost and Income Approaches to Value was not considered relevant in this assignment and thus we have relied solely on the Sales Comparison Approach to Value.

Based upon our review of the subject's location, zoning, and available utilities, it is our opinion that the market value of the subject property as of October 17, 2023, is as follows:

MARKET VALUE OF SUBJECT PROPERTY

**TWO HUNDRED SEVENTY-NINE THOUSAND DOLLARS
(\$279,000)**

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished to the appraiser is assumed to be correct.

All existing liens and encumbrances have been considered, however, the property is appraised as though free and clear, under responsible ownership and competent management.

The information identified in this report as being furnished to the appraiser by others is believed to be reliable; however, the appraiser assumes no responsibility for its accuracy.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land any improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

The distribution, if any, of the total valuation in this report between land and any improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualifications and only in its entirety.

It is assumed that the land size is accurate.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

Disclosure of the contents of this appraisal is governed by the bylaws and regulations of the American Society of Appraisers.

The appraiser herein by reason of the appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

Neither all, nor part of the contents of this report, especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected, shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

CERTIFICATION

I certify that, to the best of our knowledge and belief:

- ___ The statements of fact contained in this report are true and correct.
- ___ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
- ___ I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- ___ My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimated, the attainment of a stipulated result, or the occurrence of a subsequent event.
- ___ My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of The American Society of Appraisers and The Appraisal Foundation.
- ___ I have made a personal inspection of the property that is the subject of this report. I have not performed any services regarding the property as an appraiser or in any other capacity during the past three years.
- ___ John Zink provided significant professional assistance in the preparation of this report including research and sales data collection.
- ___ My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- ___ I have met or exceeded the minimum prescribed educational requirements for Recertification as an Accredited Senior Appraiser (ASA) of the American Society of Appraisers.



Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270

ADDENDUM

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Street view looking westerly along NW 6th Street



View looking westerly on Sunrise Boulevard



View looking westerly along NW 6th Street frontage



View looking northerly along NW 22nd Avenue.



Street view looking easterly along NW 6th Street



View looking northwesterly at corner



View looking northwesterly of NW 6th Street frontage



View looking northerly from NW 6th Street.

MOST RECENT DEED

Instr# 114383335, Page 1 of 4, Recorded 05/15/2017 at 09:59 AM
Broward County Commission
Deed Doc Stamps: \$0.70

This Instrument Prepared By and :
Return to: :
Name: Mary McPherson Lewis, Esq. :
Address: 4699 N. State Road 7 - #C5 :
Tamarac, FL 33319 :
Parcel Identification / :
(Folio) Number: 5042 05 01 1090 :

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 29 day of April, 2017, by **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderdale, Florida 33313, **DOROTHY LEWIS BROWN, a married woman**, whose post office address is 10840 S.W. 128th Street, Miami, Florida 33176, and **SIBANIMOLYN LEWIS CARABALLA, a single woman**, whose post office address is 11719 N.W. 37th Street, Sunrise, Florida 33323, first party, to **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderdale, Florida 33313, and **LEVITRACK LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderdale, Florida 33313, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten Dollars (\$10,000), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

LOTS 29 and 30, less the South 10 feet of BLOCK 5 of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida, said land lying and being in Broward County.

Subject to Easements, Restrictions Reservations, Conditions and Limitations of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR


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

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




SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

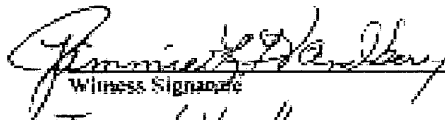
GRANTOR:



Witness Signature
Cecil Fink-Jones
Print Name



ALVIN LEWIS



Witness Signature
Jannice L. Harberry
Print Name


STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ALVIN LEWIS, who is personally known to me or who has produced DL/1200-00018-125-0 as Identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that he took an oath before me and acknowledged before me that he executed the same of his own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.



(SEAL)



NOTARY PUBLIC - STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Signature

Louis Jordan

Print Name

Frankie D. Rowland

Witness Signature

Frankie D. Rowland

Print Name

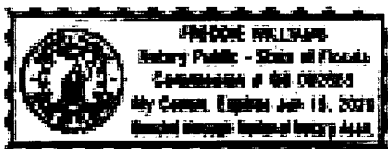
GRANTOR:

Dorothy Lewis Brown
DOROTHY LEWIS BROWN

STATE OF FLORIDA)
COUNTY OF _____)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DOROTHY LEWIS BROWN, who is personally known to me or who has produced _____ as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, 2017, A.D.



(SEAL)

Freddie Williams
NOTARY PUBLIC - STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness Signature
LEWIS JORDAN
Print Name

GRANTOR:

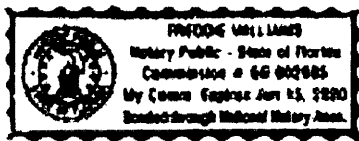
[Signature]
SHANDELYN LEWIS CARABALLO

[Signature]
Witness Signature
FRANCIS D. BROWN
Print Name

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SHANDELYN LEWIS CARABALLO, who is personally known to me or who has produced Q614-792-60-801-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, 2017, A.D.



[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

(SEAL)

QUALIFICATIONS

ROBERT D. MILLER, ASA

EDUCATION:

Appraisal Institute Courses
SSP Standards of Professional Practice
I-A Fundamentals of Real Estate Appraisal
I-B Capitalization Theory and Techniques
8 Appraising a Single-Family Residence
2-1 Case Studies in Real Estate Valuation
2-2 Report Writing
Business Valuation Seminar
Litigation Valuation
Other Appraisal Courses
Mass Appraisal of Residential Properties
Florida State Law and USPAP
Factory Built Housing
Automated Valuation Models
Over 600 Hours of CE

PROFESSIONAL AFFILIATION:

Senior Member of American Society of Appraisers-
South Florida Chapter No. 82 – Accredited Senior Appraiser (ASA) Real Property Urban

LICENSED:

Certified General Real Estate Appraiser RZ#1270- State of Florida

EXPERIENCE:

1993-1995 Vice President-The Urban Group, Inc.
1995-2018 Real Estate Appraiser and Subconsultant
1978-1993 Real Property Analysts, Inc., Fort Lauderdale, Florida, Executive Vice President
1987 Involved in United States Senate Study Right-of-Way Acquisition Procedures

QUALIFIED AS EXPERT WITNESS FOR:

Condemnation proceeding in Broward, Dade, Monroe, Palm Beach and Duval Counties, Florida and Lake, Kankakee, Cook and DuPage Counties, Illinois. Testified in Bankruptcy Court in Florida and Texas and Federal Court in Miami, Florida

HAS COMPLETED:

Appraisal Assignments	Counseling
Commercial, vacant, and improved	Acquisition projects
Condemnation projects	Income tax analysis
Industrial, vacant, and improved	Investment analysis
Multi-family residential,	Tax assessments
Mobile Home Parks	ROW Cost Analysis
Office, vacant and improved	Special assessments
Special purpose properties	Review Services

VARIOUS CLIENTS OVER THE PAST TEN YEARS

GOVERNMENT

ALACHUA COUNTY
BROWARD COUNTY
BROWARD COUNTY AVIATION DEPARTMENT
BROWARD COUNTY SCHOOL BOARD
CHARLOTTE COUNTY
CITY OF CORAL SPRINGS
CITY OF FORT LAUDERDALE
CITY OF FORT MYERS
CITY OF HALLANDALE BEACH
CITY OF HOLLYWOOD
CITY OF LAUDERDALE LAKES
CITY OF KEY WEST
CITY OF MIAMI
CITY OF MIRAMAR
CITY OF MOUNT DORA
CITY OF NEW SMYRNA
CITY OF POMPANO BEACH
CITY OF RIVIERA BEACH
CITY OF SUNRISE
FEDERAL AVIATION ADMINISTRATION
FLORIDA DEPARTMENT OF TRANSPORTATION
MIAMI DADE COUNTY
PALM BEACH COUNTY
PALM BEACH COUNTY SCHOOL BOARD
SMALL BUSINESS ADMINISTRATION
SOUTH FLORIDA WATER MANAGEMENT
TOWN OF DAVIE
TOWN OF PALM BEACH
US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

PRIVATE

ALTMAN DEVELOPMENT CORPORATION
CLEAR CHANNEL OUTDOOR
CLEVELAND CLINIC
LENNAR HOMES
THE TAUBMAN COMPANY
SBA TOWERS INC.
WAL-MART CORPORATION

ATTORNEY

ACKERMAN SENTERFITT
BECKER & POLIAKOPF
BRIGHAM-MOORE
COKER AND FEINER
BRIAN PATCHEN PA
HOLLAND & KNIGHT
DALE BRUSCHI PA
TEW CARDENAS
GOREN CHEROF DOODY & EZROL PA
WEISS-SEROTA-HELFMAN