

Question 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).

New Job Creation (Direct and Indirect):

Based on the U.S. Bureau of Labor Statistics *Business Employment Dynamics* report, we project that Startups.club will create 40 to 80 new jobs in the Sistrunk-Progresso-Flagler Village area during the first 18 months. (<https://www.bls.gov/bdm/entrepreneurship/entrepreneurship.htm/>). According to the *Business Employment Dynamics* report, there 679,072 new businesses in 2015 with these business creating 3,022,581 new jobs, for an average of 4.4 jobs per new business. The capacity of the Startups.club, is 23 businesses, we would conservative project 40 jobs to be created and optimistically project 80.

Startups.club will, in addition, be hiring an administrator-events coordinator, part time legal, accounting, outdoor maintenance and custodial services.

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

L09000101261
FILED 8:00 AM
October 20, 2009
Sec. Of State
Isellers

Article I

The name of the Limited Liability Company is:
EASTFORTLAUDERDALERENTALS.COM, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2200 INTRACOASTAL DRIVE
FT. LAUDERDALE, FL. US 33305

The mailing address of the Limited Liability Company is:
2200 INTRACOASTAL DRIVE
FT. LAUDERDALE, FL. US 33305

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:
PERLMAN, YEVOLI & ALBRIGHT, P.L.
200 S. ANDREWS AVE.
SUITE 600
FT. LAUDERDALE, FL. 33301

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: EDWARD T. YEVOLI, VICE PRESIDENT

Article V

The name and address of managing members/managers are:

Title: MGRM
OCT. 7, 2009 COLIN C. CAMPBELL TRUST
2200 INTRACOASTAL DRIVE
FT. LAUDERDALE, FL. 33305 US

L09000101261
FILED 8:00 AM
October 20, 2009
Sec. Of State
Isellers

Signature of member or an authorized representative of a member

Signature: EDWARD YEVOLI, AUTHORIZED REPRESENTATIVE

This Document Prepared By and Return to:

Jane C. Rankin, Esq.
Kubicki Draper
1 East Broward Boulevard, Suite 1600
Fort Lauderdale, FL 33301

INSTR # 114155128
Recorded 01/18/17 11:45:31 AM
Broward County Commission
Doc-D: \$6300.00
Deputy Clerk 3075
#1, 2 Pages

Parcel ID Number: 4942-34-07-1200

Warranty Deed

This Indenture, Made this 17 day of Jan, 2017 A.D., Between
ROBERT G. TAYLOR, a single man

of the County of Broward, State of Florida, grantor, and
EASTFORTLAUDERDALERENTALS.COM, LLC, a Florida limited liability company

whose address is: 100 SE 3rd Avenue, Unit 1310, Fort Lauderdale, FL 33394

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10)

DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward State of Florida to wit:

Lot 21, less the North 9 feet and less the East 15 feet thereof, and Lots 22, 23 and 24, less the East 15 feet of each of said lots, being in Block 286, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward

(Continued on Attached)

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

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

Signed, sealed and delivered in our presence:

Jane Rankin
Printed Name: Jane Rankin
Witness

Robert G. Taylor
ROBERT G. TAYLOR (Seal)
P.O. Address: 2030 NE 55th Street, Fort Lauderdale, FL 33308

Vera-Lynn Stoner
Printed Name: Vera-Lynn Stoner
Witness

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 11 day of Jan, 2017 by
ROBERT G. TAYLOR, a single man

who is personally known to me or who has produced his Florida driver's license as identification.



Vera-Lynn Stoner
Printed Name: _____
Notary Public
My Commission Expires: _____

(2)

Warranty Deed - Page 2

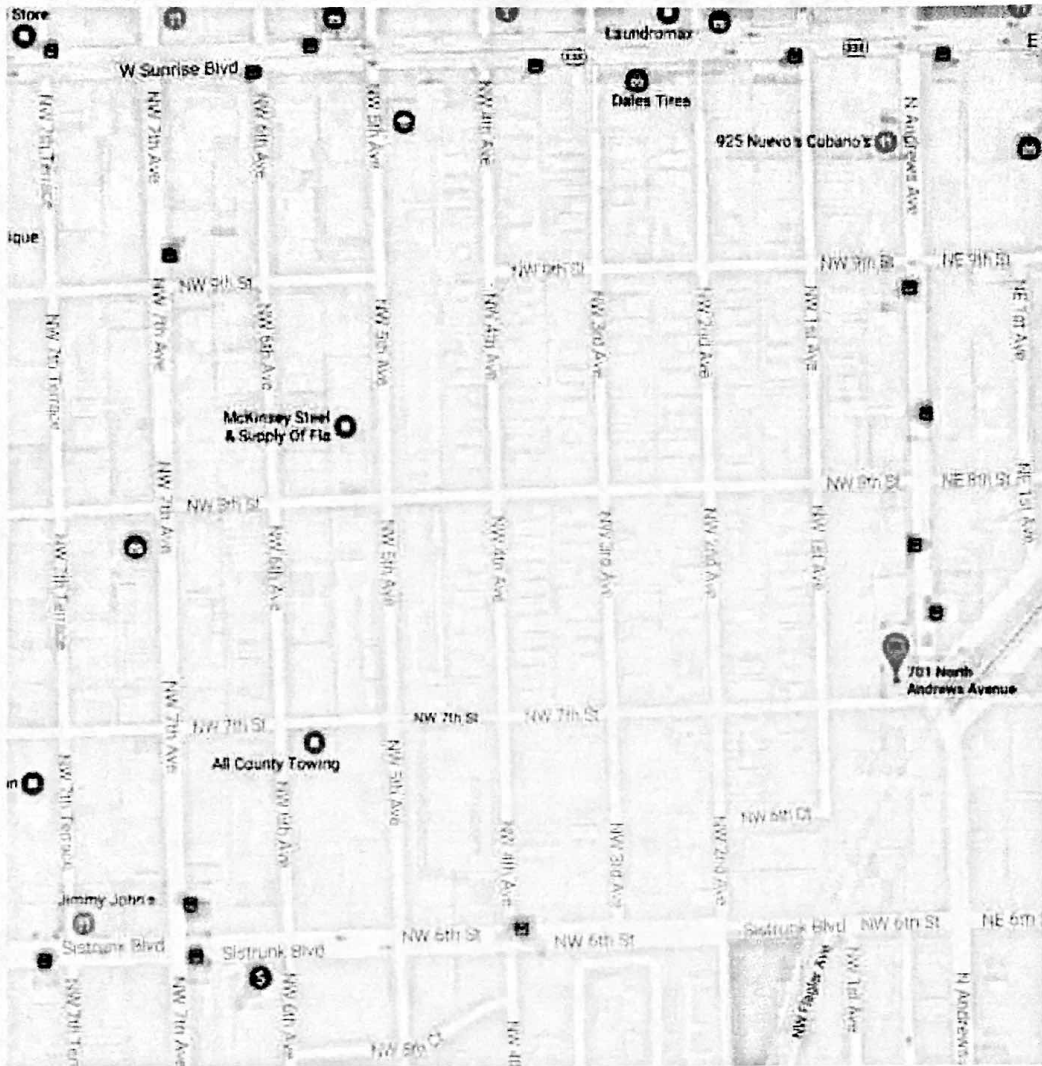
Parcel ID Number: 4942-34-07-1200

County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2016.

Question 15.

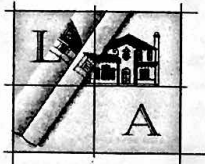
Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.



Location: 701 N ANDREWS AVENUE, FORT LAUDERDALE

Property Id#: 4942 34 07 1200

Abbreviated Legal Description: "PROGRESSO 2-18 D LOT 21 LESS N 9 & LESS E 15 FOR ST,22 TO 24 LESS E 15 FOR ST BLK 286"



**LARREA AGUIRRE
CONSTRUCTION, LLC**

5450 Griffin Road
Davie, FL 33314
Tel: 954-584-6880
Fax: 954-584-2862

GC: Jeff Larrea CGC1509722

Project: **STARTUPS.CLUB** 701 N Andrews Ave, Ft. Lauderdale, FL

3/17/2017

Section	Item	Description	Cost	alt cost	Sub Total
General Conditions					
	Dumpsters	10 loads @ \$ 500 / load	\$ 5,000.00		
	Construction Clean up		\$ 1,500.00		
	scaffolding		\$ 3,000.00		
					\$ 9,500.00
Site Work	Demolition	partial existing building demolition (Roofing-Trusses-Ext Strucc-Interior gutting)	\$ 20,000.00		
					\$ 20,000.00
Building Shell	Shell	foundation modification/ structural slab/CMU walls/ mtl bar joist/stl-Deck/Struct columns/structrual beams	\$ 40,000.00		
	Steel trusses	Steel Fabricator	\$ 25,000.00		
					\$ 65,000.00
Roofing / Thermal	insulation	light weight insulating roof deck	\$ 16,500.00		
	Roofing	4 ply Bur roofing system	\$ 35,000.00		
					\$ 51,500.00
Window	store front windows	storefront wind / glss doors	\$ 20,000.00		
		glass garage doors	\$ 32,000.00		
					\$ 52,000.00
Millwork	Millwork	Base Boards/Door Cassing/	\$ 10,000.00		
	Cabinetry	Kitchen/bar/ storage/ secretary desk	\$ 36,000.00		
	Doors	Interior hollow core wood doors	\$ 5,500.00		
	Hardware	finish hardware	\$ 2,000.00		
					\$ 53,500.00
Framing	Interior framing	metal framing and furing	\$ 10,000.00		
					\$ 10,000.00
Finshes	Drywall	drywall/level 4 finish	\$ 35,000.00		
	Interior Glass Wall	.5" cat II /telephone booth, conference room	\$ 7,500.00		
	conc floor finish	micro concrete epoxy	\$ 26,000.00		
	Granite Tops	Kitchen/bar/ storage/ secretary desk	\$ 15,000.00		
	Stucco-Deco molding	Exterior stucco /deco molding/deco col	\$ 35,000.00		
	Tile	Porcelane Tile 5' of wall	\$ 9,000.00		
	Painting	Interior /exterior painting	\$ 22,000.00		
					\$ 149,500.00
M.E.P	H.V.A.C	(4) RTU air conditioning / heating	\$ 40,000.00		
	Electrical	elect/ with only std light fixt	\$ 50,000.00		
		Low Voltage	\$ 4,500.00		
	Plumbing	plumbing w/ fixtures	\$ 25,500.00		
					\$ 120,000.00

Specialties

shower door	cat II frameless glass door	\$	1,500.00
Mirror	Mirrors	\$	1,500.00
Awnings	Aluminum Decorative Awning	\$	15,000.00
solar Panels	Electric Generating Solar Panels & battery	\$	50,000.00

\$ 68,000.00

Total Cost of Project

\$ 599,000.00

Contractors overhead	10%
Contractors profit	10%

\$ 59,900.00

\$ 59,900.00

Total

\$ 718,800.00

Note:

Items not included in this cost estimate are permit fees, city fees, taxes, surveyors fees, soil testing fees, special inspector fees, Architect fees, Engineering Fees, etc and shall be the responsibilities of the Owner



CORNELIU MARIUS HATEGAN P.E.

Professional Engineer & Certified General Contractor

5715 RODMAN ST.
Hollywood, Fl. 33023

Ph. : (954) 222-0000
Fax : (954) 223-0000

Ph: 1-800-424-0000
www.parusco.com

Lic: CGC-050877
P.E. 46615

Construction Estimate

15 March 2017

Bill To: EASTFORTLAUDERDALENTALS.COM, LLC
701 N ANDREWS AVENUE, FORT LAUDERDALE

Project Name: STARTUPS.CLUB

Ph : 954- 707-1013

GENERAL DEMOLITION	19,500.00
• all interior, all existing trusses, all roof, all exterior stucco, NOTE: height	
DRYWALL (plaster)	34,000.00
ELECTRICAL	39,000.00
Low voltage	5,000.00
CONCRETE FLOOR	19,000.00
DOORS (interiors)	5,800.00
FINISH HARDWARE	2,500.00
FRAMING & ROUGH CARPENTRY	9,500.00
HEAT, VENT & AIR CONDITIONING	39,000.00
• 4 combo units with metal ducts	
LIGHT CONCRETE ROOF DECK	17,500.00
METAL ROOF STRUCTURE AND METAL TRUSSES WELDING	22,000.00
LIGHT FIXTURES	9,500.00
STRUCTURAL CONCRETE (masonry)	19,000.00
GRANITE	15,400.00
• kitchen, storage, secretary desk, bar	

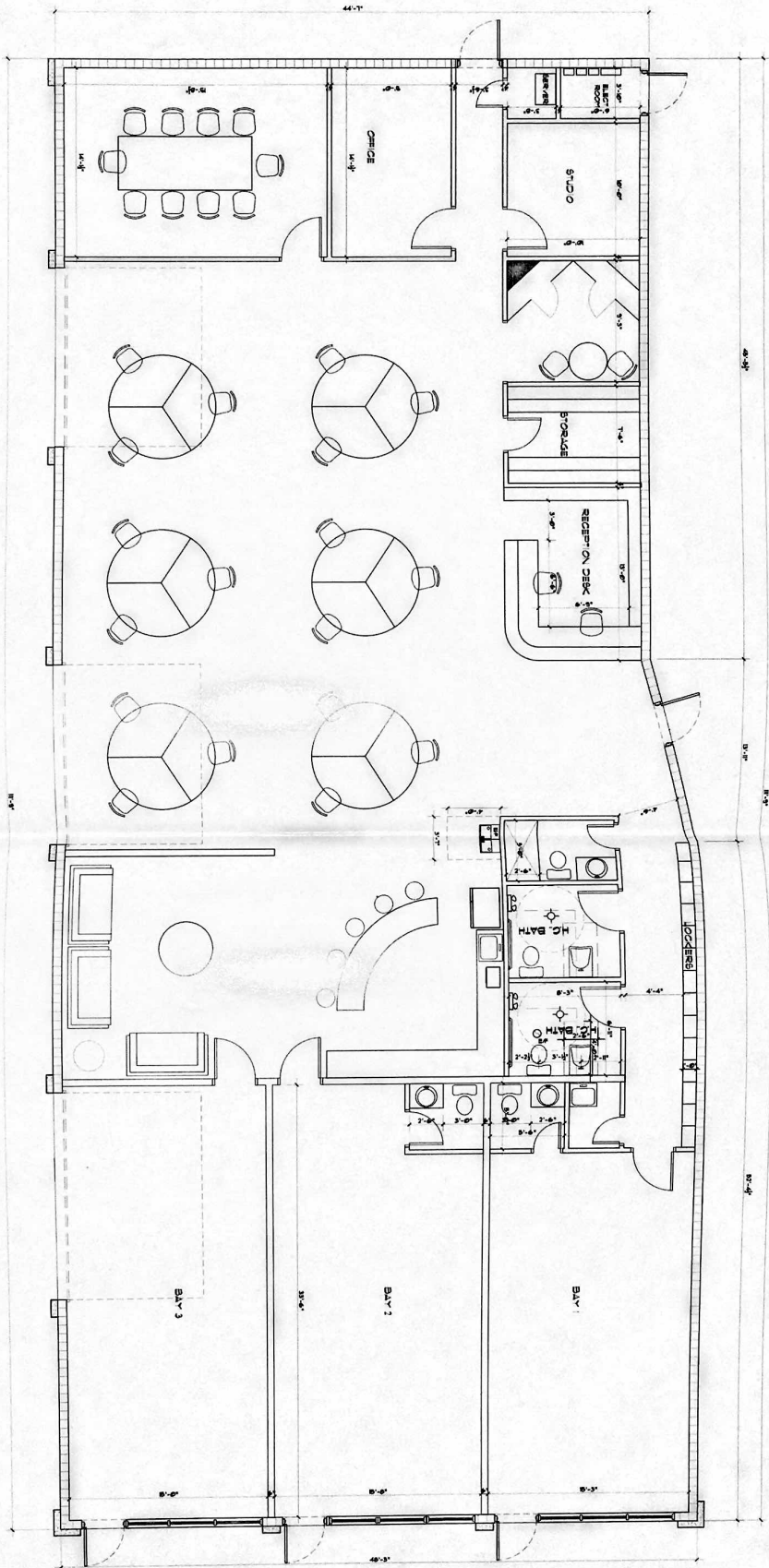
SHOWER DOOR	1,400.00
PLUMBING (with all fixtures)	26,000.00
PAINTING (interior)	12,000.00
PAINTING (exterior)	9,800.00
SCAFFOLDING	3,500.00
STUCCO & EXTERIOR PLASTER	35,000.00
Mirror	1,500.00
TILE (wall porcelain 5')	8,500.00
WINDOWS - ALUMINUM (impact store front)	23,000.00
IMPACT GLASS GARAGE DOORS	29,000.00
ROOFING	39,000.00
SOLAR PANELS	55,000.00
GLASS WALLS	7,000.00
• telephone booth, conference room	
ALUMINUM AWNINGS	16,000.00
CABINETRY (standard)	36,000.00
• Kitchen, storage, secretary desk, bar	
Subtotal:	559,400.00
Overhead 10%	55,940.00
Profits 10%	55,940.00
TOTAL:	671,280.00

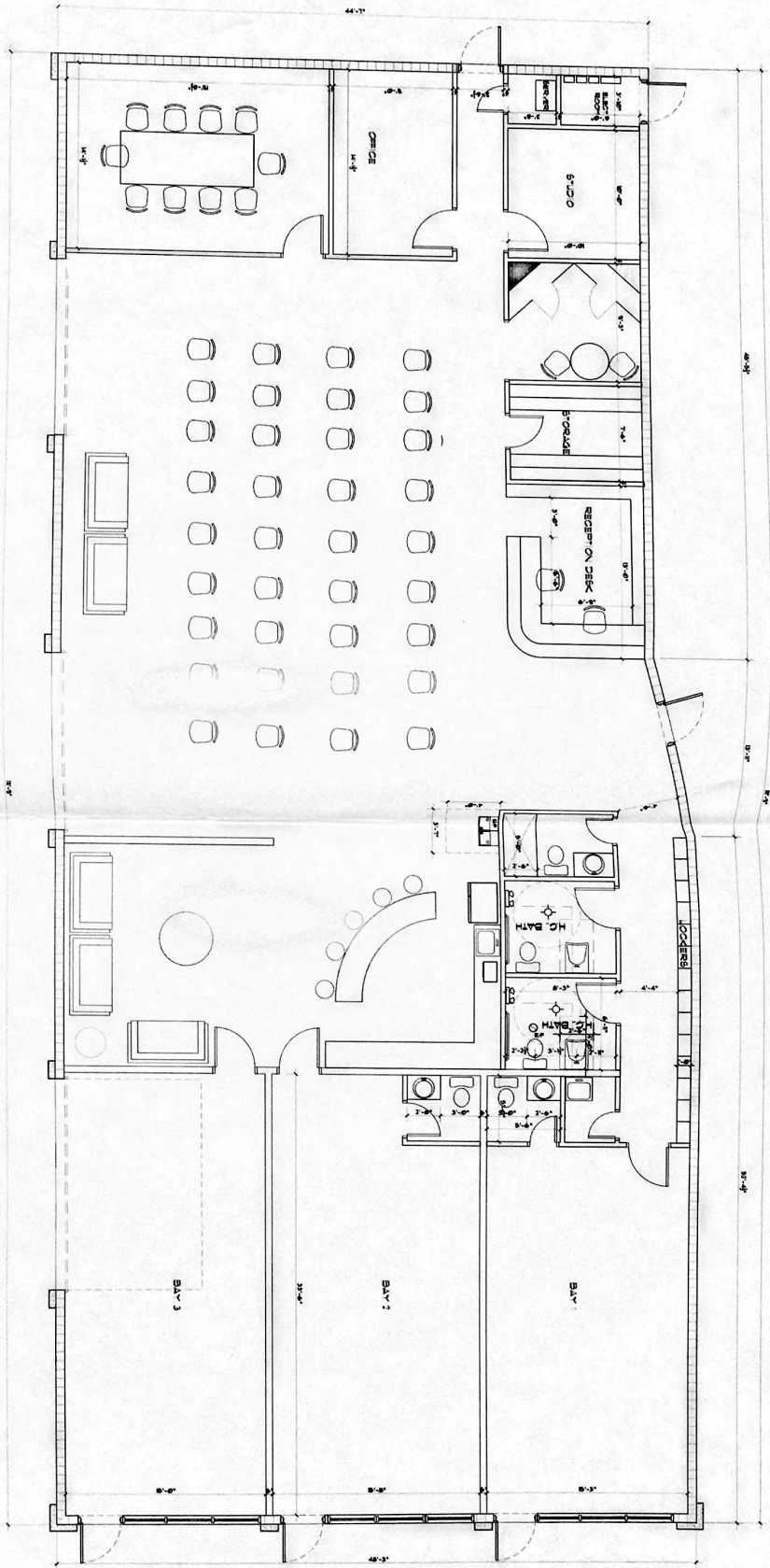
Should you require any additional information, please do not hesitate to call.

Sincerely,
Corneliu M. Hategan



SP441C





Preliminary Project Schedule

- I. **CRA Funding Request Consideration and Approval**
 - a. Initial Submission of Request April 11, 2017
 - b. Consideration of Request May 11, 2017
 - c. Approval of Request June 11, 2017
- II. **Contract Bidding for Project**
 - a. Submission of Final Specification June 12, 2017
 - b. Bidding Begins July 1, 2017
 - c. Bidding Completed August 1, 2017
- III. **Permitting**
 - a. Permitting Begins August 1, 2017
 - b. Permitting Completed December 1, 2017
- IV. **Construction**
 - a. Construction Begins January 1, 2018
 - b. Construction Completed May 1, 2018
 - c. Certificate of Occupancy Issued May 1, 2018

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Indirect Employee	40-80	On and Offsite Employees of Startup Companies that are Members of Startups club	N/A	N/A	N/A
Events Coordinator	1	Coordinate events and other day to day activities of the business	N/A	N/A	N/A
Custodial & Maintenance (Part Time Contracted)	2	Upkeep of premises	N/A	N/A	N/A
Professional Services (Part Time Contracted)	2	Managing professional requirements of Startups club and providing resources to members	N/A	N/A	N/A

***USE ADDITIONAL SHEETS IF NECESSARY**

11 CRA INCENTIVE APPLICATION
 Last Updated: September 16, 2016

Supplemental Questions

1. The project is a renovation of the property at 701 N. Andrews Ave. Fort Lauderdale FL, to make the property suitable for operation as a Business Incubator/Accelerator, as described in the Business Plan attached in Question 1 to the CRA Funding Assistance Questionnaire.
2. Location: 701 N ANDREWS AVENUE, FORT LAUDERDALE
Property Id#: 4942 34 07 1200
Abbreviated Legal Description: "PROGRESSO 2-18 D LOT 21 LESS N 9 & LESS E 15 FOR ST,22 TO 24 LESS E 15 FOR ST BLK 286"
3. Currently the building is not in use. Prior to purchase, it was a closed down plastics manufacturing plant.
4. No. The property is owned by the applicant.
5. Mixed Use NWRac-MUw
6. Yes. [See Section 11 of responses to CRA Funding Assistance Questionnaire]
7. Renovation
8. Estimated \$650-\$700,000 in Renovation + \$900,000 in Real Estate purchase.
9. \$501,790
10. No mortgage exists on the property.
11. No liens or pending liens exist on the property.
12. No known code violations exist on the property.
13. The property is not listed for sale.
14. We expect 40-80 new direct and indirect jobs to be brought to the Sistrunk-Progresso-Flagler Village area, as a result of the project.
15. November 1, 2017.
16. March 1, 2018.
17. [bank balance to be attached]
18. Yes [currently no—will have in place by the time application is submitted for review].
19. No
20. Yes
21. See attached.
22. No
23. Yes.
24. No.