

SJC SISTRUNK, LLC

On May 6, 2014, Sean F. Jones and Dionne E. Wong founded SJC Sistrunk, LLC to acquire properties in the Sistrunk Boulevard corridor with the intent to develop the properties to revitalize the properties consistent with Northwest/Progresso/Flagler Heights Implementation Plan.

Sean Jones, principal of SJC Sistrunk, LLC, has an extensive history of developing projects in Fort Lauderdale. As Vice President and legal counsel of Milton Jones Development Corporation, Milton Jones Development Corporation developed the projects below.

- Developed and is the general partner of the entity that owns the *Regal Trace Apartments*. *Regal Trace Apartments* is a 408 unit Apartment Community (approximately 400,000 square feet) located on 28 acres in downtown Fort Lauderdale, Florida. *Regal Trace* was developed using approximately \$30,000,000 of low income housing tax credits, a \$11,250,000 construction loan from a bank consortium headed by SunTrust, South Florida, N. A., and participated by NationsBank, N. A., Barnett Bank, N. A. and First Union National Bank of Florida, the largest SAIL loan at the time of the funding in the history of the State of Florida from the Florida Housing Finance Agency of \$4,159,047 and a HOME loan from Broward County of \$798,000. *Regal Trace* was completed in 1996. The property is managed by Milton Jones Management Corporation and owned by Regal Trace, Ltd.
- Developed *Sun Garden Apartments*. *Sun Garden Apartments* is a 24 unit Apartment Community located on 2 acres in Dania Beach, Florida. *Sun Garden* was developed using a \$600,000 construction loan from Union Planters Bank and a \$660,000 HOME loan from Broward County. *Sun Garden* was completed in 1999. The property is owned by Sun Garden, Ltd. which is owned by Milton L. Jones and Barbara H. Jones and was constructed by M. L. Jones Construction Company.
- Developed *Shoppes On Arts Avenue*. *Shoppes On Arts Avenue* is a 35,190 square feet shopping center located on the southeast corner of N. W. 7th Avenue (Avenue of the Arts) and N. W. 6th Street (Sistrunk Boulevard) in the city of Fort Lauderdale, Florida on 3.5122 acres. The shopping center was anchored by Save A Lot and presently has tenants such as Family Dollar, Bank of America, Jamaican Jerk Shack and a dental office. *Shoppes On Arts Avenue* was completed in 2013. *Shoppes On Arts Avenue* was funded by Milton L. Jones and Barbara H. Jones and is owned by MJDC AOA, LLC. The shopping center was constructed by M. L. Jones Construction Company.
- Developing *Village of the Arts*. *Village of the Arts* is a 162 apartments in a six story midrise building with 6,000 square feet of ground floor retail to be located on the southwest corner of N. W. 6th Street and Sistrunk Boulevard at 543 N. W. 5th Avenue, Fort Lauderdale, Florida 33311 on 1.6671 acres.

801 NW Sistrunk Boulevard, Fort Lauderdale, Florida will be a 121 apartments in a six story midrise building with 6,800 ground floor retail with a structured parking garage to be located at the northeast corner of N. W. 9th Avenue and Sistrunk Boulevard on .9912 acre. The project will provide housing with mixed incomes. The project will contain 13 affordable housing units. The project will revitalize the neighborhood, eliminate blight and anchor the intersection of Sistrunk Boulevard and N. W. 9th Avenue. Floor plans, renderings, elevations, development and operating proforma are included with this application.