

# THE RIVER GARDEN TOWNHOMES

Presented by: **STKR SISTRUNK, LLC**  
**201 S.E. 12<sup>th</sup> Street, Suite 100**  
**Fort Lauderdale, FL 33316**

---

and



[www.TDONDevelopment.com](http://www.TDONDevelopment.com)

**CITY OF FORT LAUDERDALE**  
**Community Redevelopment Agency**



**APPLICATION FOR CRA FUNDING ASSISTANCE**

|  |  |   |  |  |  |
|--|--|---|--|--|--|
| Name of Principal Owner in Charge<br>Robert B. Stiegele, Jr.   |  | Tel. No.<br>(954) 324-1738  |  | E-Mail Address<br>rstiegele@tdondevelopment.com  |  |
| Primary Contact for this CRA Request<br>Robert B. Stiegele, Jr.  |  | Tel. No.<br>(954) 324-1738  |  | E-Mail Address<br>rstiegele@tdondevelopment.com  |  |
| Name of Business<br>STKR Sistrunk, LLC   |  | Tax I.D. No.<br>83-2022131  |  | Company Website<br>N/A   |  |
| Business Address<br>201 S.E. 12th Street, Suite 100  |  | Tel. No.<br>(954) 324-1711  |  | Fax No.<br>(954) 324-1712  |  |
| City<br>Fort Lauderdale  |  | State<br>Florida  |  | Zip Code<br>33316  |  |
| Commencement Date to Begin Project: <u>TBD</u>   |  |   |  | <b>JOB INFORMATION</b><br>Full Time Equivalent (FTE) _____<br>Jobs to be created _____ |  |
| Completion Date for Project: <u>TBD</u>  |  |   |  |  |  |
| Check Appropriate Description<br>†Existing Business <input type="checkbox"/><br>†New Business <input checked="" type="checkbox"/>  |  | Project Type<br>†Expansion <input type="checkbox"/><br>†Relocation <input type="checkbox"/> |  | Facility Description<br>Existing Space _____ sq. ft.<br>New Space _____ sq. ft.        |  |
| NAICS Code / Industry Type   |  | Date of Incorporation<br>9/17/2018  |  | State where the business was incorporated<br>Florida                                   |  |
| Proposed Project Location/City<br>Sistrunk Blvd. west of I-95  |  | Proposed Address<br>2132-2162 Sistrunk Blvd; 534 22nd Ave                                   |  |  |  |
| Property Control Number(s)<br>504205070390; 0010; 0011; 0020; 0190; 0200; 0210; 0220; 0230; and 0240   |  | Property Owner<br>STKR Sistrunk, LLC; and NFP CRA   |  |  |  |
| Owner Tel. No. (include Area Code)<br>(954) 324-1711   |  | Is there a lien on the property?<br>† Yes † No <input checked="" type="checkbox"/>          |  |  |  |
| <b>TYPE OF BUSINESS</b><br>Sole Proprietor _____<br>Partnership _____<br>Joint Venture _____<br>Corporation _____<br>Cooperative _____<br>Limited Liability Company <input checked="" type="checkbox"/> _____<br>Non-Profit Org. _____<br>Other: _____   |  |   |  |  |  |
| Bank(s) Where Business Accounts for Projects Are Held  |  |   |  |  |  |
| 1. Synovus   |  |   |  |  |  |
| 2.   |  |   |  |  |  |
| Name of Participating Bank/Lender<br>City National Bank of Florida, N.A.   |  |   |  |  |  |
| Amount<br>\$ estimated \$4,490,000   |  | Contact Person<br>David Albright  |  | Tel. No. (include Area Code)<br>(561) 243-2920   |  |
| Fax No. (include Area Code)<br>(561) 302-2340  |  |   |  |  |  |
| Name of Other Financial Source   |  |   |  |  |  |
| Amount<br>\$   |  | Contact Person  |  | Tel. No. (include Area Code)   |  |
| Fax No. (include Area Code)  |  |   |  |  |  |
| Name of Other Financial Source   |  |   |  |  |  |
| Amount<br>\$   |  | Contact Person  |  | Tel. No. (include Area Code)   |  |
| Fax No. (include Area Code)  |  |   |  |  |  |
| Name of Other Financial Source   |  |   |  |  |  |
| Amount<br>\$   |  | Contact Person  |  | Tel. No. (include Area Code)   |  |
| Fax No. (include Area Code)  |  |   |  |  |  |
| Name of Other Financial Source   |  |   |  |  |  |
| Amount<br>\$   |  | Contact Person  |  | Tel. No. (include Area Code)   |  |
| Fax No. (include Area Code)  |  |   |  |  |  |
| Name of Other Financial Source   |  |   |  |  |  |
| Project Purpose and Economic Impact<br>STKR Sistrunk, LLC owns 6 Lots on Sistrunk Blvd. just west of I-95 and the railroad tracks. STKR Sistrunk is submitting an offer to purchase 4 additional lots from the CRA to assemble with the lots it presently owns for the purpose of developing 25 fee simple townhome units. If the funding request is approved, STKR Sistrunk will be able to deliver brand new, market rate townhomes at below market rate prices. The project will eliminate blight, greatly enhance the River Garden neighborhood, provide a new housing alternative for existing residents, and attract former residents who may have moved from the area due to unavailability of attractive, new housing. This project will stimulate development on the Sistrunk corridor from the west. |  |   |  |  |  |

**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 |
|--------------------------|---|---------|------------------------|----|
| Robert B. Stiegele, Jr., | 201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316 | 50%     | from formation to date |    |
| Name                     | Complete Address  | % Owned | From                   | To |
| Jeffrey L. Kronengold,   | 201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316 | 50%     | from formation to date |    |
| 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:  | \$ 6,415,000.00 |
| 2. Please state the overall project costs related to the CRA's assisted activity?        | \$ 6,114,000.00 |
| 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) <input type="text" value="estimated"/>  | \$4,490,000.00                   | 6.25%                 | 30 months |
| City funds  | N/A                              |                       |           |
| CRA funds   | \$1,500,000.00                   | N/A                   | N/A       |
| Company's current cash assets   |                                  |                       |           |
| Owner equity (specify) <input type="text" value="estimated"/>   | \$424,000.00                     | N/A                   | 36 months |
| Other (specify)   |                                  |                       |           |
| Other (specify)   |                                  |                       |           |
| Other (specify)   |                                  |                       |           |
| <b>Total Sources</b>  | <b>\$6,414,000.00</b>            |                       |           |
| Select the Use(s) of Funds and the Amount Need for Each   | Sources of Funds<br>( Yes or No) | Amount                |           |
| Land Acquisition  | No                               |                       |           |
| Real Property Acquisition   | Yes                              | \$333,782.00          |           |
| Utility and road infrastructure improvements <input type="text" value="estimated"/>                     | Yes                              | \$1,679,759.00        |           |
| New construction of commercial and industrial buildings   | No                               |                       |           |
| Rehabilitation of commercial and industrial buildings   | No                               |                       |           |
| Purchase and installation of equipment and fixtures   | No                               |                       |           |
| Other (specify) <input type="text" value="New construction of residential dwelling units (estimated)"/> | Yes                              | \$4,088,812.00        |           |
| Other (specify) <input type="text" value="Finance costs of project (estimated)"/>                       | Yes                              | \$311,647.00          |           |
| Other (specify)   |                                  |                       |           |
| <b>Total Uses</b>   |                                  | <b>\$6,414,000.00</b> |           |

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:<br>N/A    | \$              |               | \$              | % <input type="text"/> |               | \$              |
| Name:<br>_____  | \$              |               | \$              | % <input type="text"/> |               | \$              |
| Name:<br>_____  | \$              |               | \$              | % <input type="text"/> |               | \$              |
| Name:<br>_____  | \$              |               | \$              | % <input type="text"/> |               | \$              |
| Name:<br>_____  | \$              |               | \$              | % <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.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

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

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

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

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

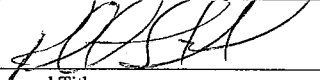
30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial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


**APPLICANTS CERTIFICATION**

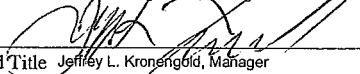
By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of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

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

Business Name: STKR Sistrunk, LLC

By:  4-11-19  
 Signature and Title Robert B. Stiegele, Jr., Manager Date

Guarantors:  4-11-19  
 Signature and Title Robert B. Stiegele, Jr., Manager Date

 4-11-19  
 Signature and Title Jeffrey L. Kronengold, Manager Date

\_\_\_\_\_  
 Signature and Title Date

\_\_\_\_\_  
 Signature and Title Date

\_\_\_\_\_  
 Signature and Title Date

**Central City Area  
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"/> <b>COMMERCIAL FAÇADE IMPROVEMENT PROGRAM</b>     | \$ _____        |
| <input type="checkbox"/> <b>PROPERTY AND BUSINESS IMPROVEMENT PROGRAM</b> | \$ _____        |
| <input type="checkbox"/> <b>STREETSCAPE ENHANCEMENT PROGRAM</b>           | \$ _____        |
| <input checked="" type="checkbox"/> <b>DEVELOPMENT INCENTIVE PROGRAM</b>  | \$ 1,500,000.00 |
| <input type="checkbox"/> <b>PROPERTY TAX REIMBURSEMENT PROGRAM</b>        | \$ _____        |

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

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

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

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

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

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

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

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

I Robert B. Stiegele, Jr. \_\_\_\_\_ 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.

\_\_\_\_\_  
Signature of Property Owner or Business Owner

Robert B. Stiegele, Jr.

\_\_\_\_\_  
Print Name

### **Offer to Purchase CRA Property**

STKR Sistrunk, LLC (“STKR”) offers to purchase the parcels of real property being offered for sale (hereafter collectively the “CRA Lots”) by the City of Fort Lauderdale Community Redevelopment Agency (“CRA”) for a **total purchase price of \$180,000.00**. A copy of STKR’s formal purchaser offer is included in this Tab number 1.

In addition, as set forth more fully in the Application for CRA Funding which is included within this offer package, STKR is seeking funding from the CRA in the total amount of \$1,500,000, to be used for the internal roadway, water and sewer infrastructure, and drainage infrastructure, among other improvements, which are required for the development of the townhome project described more fully below. This request for funding under the CRA’s Development Incentive Program is equal to an incentive in the amount of \$60,000.00 for each of the proposed townhome units within the proposed River Garden Townhomes project.

STKR is requesting this funding for several reasons, not the least of which is to be in a position to deliver a more affordable townhome product to this area of the community. During the period in which STKR was under contract to purchase the STKR Lots, STKR engaged in discussions with the CRA, members of the City of Fort Lauderdale commission, and members of the local community including, but not limited to, members of the Sweeting Estates Homeowners Association. CRA representatives expressed a strong desire for a new, fee simple townhome housing project in this area, but also expressed its desire for the townhomes to be sold at prices somewhat more affordable than the anticipated market rate pricing. This sentiment was echoed by the community members. Another reason is that achieving a true market rate price for these townhomes may be affected by new single-family homes coming to the market in this area. The CRA has recently completed a request for proposal for the acquisition and development of single family lots located directly to the south of the CRA Lots, pursuant to which the CRA conveyed title to the subject lots for zero dollars and also allocated monies for down-payment assistance for the purchasers of the new homes to be constructed on these lots. The down-payment assistance offered was conditioned on certain maximum sales price for the new homes. The stated maximum sales prices are currently below market rate pricing for the proposed new homes, and this will impact the ultimate appraised value of the River Garden Townhomes. It is STKR’s intention to meet the expectations of the CRA for lower than market rate pricing for its new townhome project, and to still deliver an exemplary townhome product with a conventional design and upgraded finishes. If the CRA approves the requested funding, STKR will be in a position to accomplish this goal.

**STKR SISTRUNK, LLC**  
**201 S.E. 12<sup>th</sup> Street, Suite 100**  
**Fort Lauderdale, Florida 33316**

June 11, 2019

City of Fort Lauderdale Community Redevelopment Agency  
914 N.W. 6<sup>th</sup> Street, Suite 200  
Fort Lauderdale, Florida 33311

Re: Offer to Purchase CRA Property Pursuant to Invitation for Proposals Dated May 14, 2019

To whom it may concern:

STKR Sistrunk, LLC ("STKR") is pleased to present to City of Fort Lauderdale Community Redevelopment Agency ("CRA") STKR's offer to purchase the following described parcels of real property (hereafter collectively the "Property"):

Lots 7, Block 2, of "RIVER GARDENS", Less Road, According to the Plat Thereof as Recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida, with an address of 2162 NW 6<sup>th</sup> Street, Fort Lauderdale, FL 33311 (Parcel ID 5042-05-07-0240);

Together with

Lots 1, 2 and 3, Less the North 10 Feet Thereof for Road Right of Way in Block 1, of "RIVER GARDENS", according to the plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida, with addresses of 2132, 2136 and 2140 NW 6<sup>th</sup> Street, Fort Lauderdale, FL 33311 (Parcel IDs 5042-05-07-0020, 5042-05-07-0011 and 5042-05-07-0010)

STKR offers to purchase the Property for the total purchase price of **\$180,000.00 ("Purchase Price")**. The Property shall be purchased in its "As Is" physical condition. The Property shall be sold free of existing code violations, liens and encumbrances, and title is to be good of record and marketable subject only to agreed upon permitted exceptions to title (inclusive of the development agreement to be entered into between STKR and the CRA). The parties shall be responsible for closing costs as are normal and customary in Broward County, and each party shall be responsible for its own attorney's fees and costs. STKR is also submitting with this purchase offer its Application for CRA Funding Assistance and a condition to this purchase offer for full appraised value of the Property is conditioned on STKR also obtaining CRA approval for the funding assistance as requested.

Respectfully submitted,  
STKR Sistrunk, LLC

By: 

Robert B. Stiegele, Jr., Manager

**Transaction Identification Data for reference only:**

Leopold Korn, P.A.  
20801 Biscayne Boulevard, Suite 501  
Aventura, FL 33180  
ALTA Universal ID:  
LOAN ID Number:  
Issuing Office File Number: L190213  
Order No.: 7647000  
Property Address: 2132-2140 NW 6th Street  
Ft. Lauderdale, FL 33311 2162 W Sistrunk Boulevard  
Ft. Lauderdale, FL 33311  
Revision Number:

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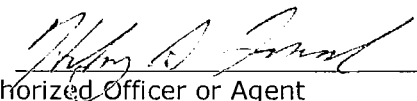
**Chicago Title Insurance Company**

**SCHEDULE A**

**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

1. Commitment Date: 05/10/2019 at: 11:00 PM
2. Policy or Policies to be issued:
  - A. ALTA Owners 2006 with Florida Modifications  
Proposed Insured: STKR Sistrunk, LLC, a Florida limited liability company  
Proposed Amount of Insurance: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc):  
  
Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:  
  
Fort Lauderdale Community Redevelopment Agency, a Florida public body corporate, by virtue of Deeds recorded in Official Records Book 37165, Page 1490 and Official Records Book 46227, Page 734
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY:   
Authorized Officer or Agent



**SCHEDULE B SECTION I  
REQUIREMENTS  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - A. Duly executed Warranty Deed from Fort Lauderdale Community Redevelopment Agency, a Florida public body corporate, Grantor, to STKR Sistrunk, LLC, a Florida limited liability company, Grantee, conveying the land described on Schedule A hereof.

Together with a resolution executed by appropriate parties for Fort Lauderdale Community Redevelopment Agency, approving and authorizing the conveyance of properties shown in Exhibit 'A' hereto to the proposed purchaser.

5. An Affidavit in form acceptable to Chicago Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
6. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

7. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

8. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.

**SCHEDULE B SECTION I  
Requirements continued**

9. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. An owner's policy should reflect the purchase price or full value of the Land. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

**END OF SCHEDULE B SECTION I**

**SCHEDULE B SECTION II  
EXCEPTIONS**  
**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
  - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  - B. Rights or claims of parties in possession not shown by the public records.
  - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of "RIVER GARDENS", recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida. (Parcels 1, 2, & 3)
6. Easement in favor of Florida Power & Light Company recorded in Official Records Book 1957, Page 98 (Parcel 3)
7. Neighborhood Entranceway Easement Deed between Fort Lauderdale Community Redevelopment Agency, a Florida public body corporate and City of Fort Lauderdale, a Florida municipal corporation, recorded in Official Records Book 47004, Page 1884. (Parcel 3)
8. Easement in favor of Florida Power & Light Company recorded in Official Records Book 4201, Page 481. (Parcels 1 & 2)
9. Revocable License Agreement by the Board of County Commissioners of Broward County recorded in Official Records Book 18234, Page 559. (Parcels 1, 2, & 3)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions  
C165C09

4 of 6

ALTA Commitment (8/1/2016) (with FL Modifications)

CAM # 19-0715  
Exhibit 7  
Page 15 of 112

**SCHEDULE B SECTION II  
EXCEPTIONS  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

10. Final Order of The Board of Adjustment, re: Variance, recorded in Official Records Book 45542, Page 1561. (Parcels 1 & 2)

11. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees. (all parcels)

For 2018 Tax Year Parcel/ID #s ALL are exempt, No taxes Due. 5042-05-07-0010, 5042 05 07 0011, 5042 05 07 0020, and 5042-05-07-0240

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

**NOTES ON STANDARD EXCEPTIONS:**

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: suzanne wilson 954.308.3064 suzanne.wilson@fnf.com

**END OF SCHEDULE B SECTION II**

**EXHIBIT "A"**

Parcel 1:

Lots 1 and 2, Less the North 10 feet thereof for road right-of-way, in Block 1, of RIVER GARDENS, according to the Plat thereof, as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

Parcel 2:

Lot 3, Less the North 10 feet thereof, in Block 1, of RIVER GARDENS, according to the Plat thereof, as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

Parcel 3:

Lot 7, Block 2, of RIVER GARDENS, according to the Plat thereof, as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

## **Project Overview.**

### **Summary Description.**

STKR, is the owner of six (6) vacant lots (the “STKR Lots”) as more particularly described and depicted at Tab 17, item number 2. The STKR Lots are located on Sistrunk Boulevard directly in between the CRA Lots which the CRA is offering for sale. STKR proposes to purchase the CRA Lots as set forth more fully above in Section 1, and to combine the CRA Lots with the STKR Lots for the development and construction of twenty-five (25) two-story fee simple townhomes. The project will consist of a total of four buildings, including one six-unit building, two eight-unit buildings, and one three-unit building. The project will offer two different townhome models, both of which will include three bedrooms and three bathrooms. There will be 8 end units, Model A, each of which will have approximately 1,757 square feet of air-conditioned living area and a two-car garage. There will be 17 interior units, Model B, each of which will have approximately 1,443 square feet of air-conditioned living area, and an oversized one-car garage. The required minimum parking is satisfied with each townhome unit garage and adjoining drive-ways, providing for 4 parking spaces for the Model A unit and 3 parking spaces for the Model B unit. The project design also includes 19 additional guest parking spaces, for a total of 102 available parking spaces.

The River Garden Townhomes are designed with the garages and driveways in the rear of each townhome unit, and an inviting modern, sleek designed front elevation which will provide much needed beautification of the streetscape along this section of Sistrunk Boulevard west of I-95 and the railroad tracks. Each townhome unit will have a fenced and landscaped front yard with walking paths leading from the sidewalk to the front door, creating a traditional neighborhood development feel and encouraging walkability within this area of Sistrunk Boulevard.

### **Improvement of the Sistrunk Boulevard Corridor.**

The Sistrunk Boulevard corridor is experiencing a revitalization with a number of new commercial and residential projects coming on line. New projects along Sistrunk Boulevard have primarily been located east of I-95. Portions of the west end of Sistrunk Boulevard have parcels of blighted and vacant land. STKR is excited to bring to the market a residential project West of I-95, as we believe this project will accelerate the revitalization of the area which is very much in need of new housing opportunities for existing residents in this area, as well as to attract residents back to the area who may have moved to other sections of the City because of the lack of housing opportunities. Along with STKR’s proposal to purchase the CRA Lots at the full appraised value, STKR is also applying to the CRA for funding assistance so that the townhome units can be offered for sale at below market pricing making the units more attractive to young families and the local workforce who have been unable to achieve home ownership in the area surrounding downtown Ft. Lauderdale. The rising land and construction costs have resulted in many young families and local workers being priced out of the local market.

Although STKR intends to bring this project to the market with CRA Funding assistance at more affordable pricing, this project will not have the stigma associated with affordable or subsidized housing. Prior to making this application, STKR had the opportunity to meet with the Board of the Sweeting Estates Homeowners Association to discuss the needs of the community and present our vision for the River Garden Townhomes project. Although the Board and those community members present made clear their concerns about the possibility of low-income housing, or mid to high rise multi-family rental housing in this area, the presentation of the River Garden Townhomes project was well received by the Association and its members.

### **Improved Tax Revenues.**

Prior to STKR's acquisition of the STKR Lots, this property contributed to the blight within this neighborhood. The STKR Lots were not being maintained by the prior owner, and the STKR Lots were encumbered by unpaid real property taxes, municipal liens, IRS tax liens and judgment liens, all of which were in excess of \$700,000. Through its purchase, STKR was able to satisfy all liens and encumbrances and clean up title to the STKR Lots to clear a path for redevelopment. The Broward County Property Appraiser is presently assessing the STKR Lots at a combined value of \$296,200. The CRA Lots were assessed in 2018 at a combined value of \$110,400. Even assuming that we are able to deliver the townhome units at a price somewhat below market rate pricing, the completed value of the River Garden Townhomes is estimated at a combined market value of \$6,500,000. Assuming this value as the assessed value, the redevelopment of these parcels should generate tax revenues of approximately \$117,000. This is an increase well in excess of the most recent tax revenues collected by Broward County for all of the STKR Lots and CRA Lots combined.

## **Project Owner and Developer.**

### **STKR Sistrunk, LLC.**

STKR is a limited liability company formed in 2018 for the sole purpose of acquiring the STKR Lots and the CRA Lots, and developing the River Garden Townhomes project. STKR is owned by Robert B. Stiegele, Jr. and Jeffrey Kronengold.

### **TDON Development, Inc.**

The developer, project manager and general contractor, TDON Development, Inc. ("TDON"). TDON (**T**ruely **D**istinctive **O**riginal **N**eighborhoods) was established in 2013 by Mr. Stiegele and Mr. Kronengold. Prior to the establishment of TDON both Mr. Stiegele and Mr. Kronengold were principals and key members of the management team for the Centerline Homes® affiliated homebuilding companies ("Centerline"), a large private regional developer and homebuilder based in Coral Springs, with projects located throughout South, Central and West Florida, as well as North Carolina. During the economic recession which began in 2008, Mr. Stiegele and Mr. Kronengold were instrumental in navigating the company through this difficult time by expanding the company's footprint and growing the company's inventory of land while most other developer / builders were shrinking their business to deal with the impacts of the recession. In 2012, Mr. Stiegele's and Mr. Kronengold's leadership, along with the rest of the company's team, led to Centerline being selected by the National Association of Home Builders to build the "Showcase of Homes" for the 2012 International Builders Show held in Orlando, including three award-winning models built within an Orlando golf community. Because of this growth and recognition, the company became attractive to the national homebuilders as the economy began to improve in 2012, which ultimately led to the sale of the company's assets to a national homebuilding company in June 2013. After this sale, Mr. Stiegele and Mr. Kronengold formed TDON.

At the time of its formation, TDON focused its business on the horizontal development and construction of recreational amenities of large tract, residential housing projects in Central Florida and North and South Carolina. TDON was not immediately engaged in the vertical construction of residential dwelling units because as a condition of the Centerline sale, Mr. Stiegele and Mr. Kronengold had agreed to certain restrictions against competition including a prohibition against vertical residential construction. When these restrictions expired, Mr. Stiegele and Mr. Kronengold relocated TDON from Coral Springs to Ft. Lauderdale, to establish a new home City for its operations. Both Mr. Stiegele and Mr. Kronengold are from the Ft. Lauderdale area, and each has the vision and strong desire to be part of the growth and revitalization of the City and surrounding neighborhoods.



### **About STKR's Principals.**

Mr. Stiegele has over thirty years of experience in the land acquisition, development and construction industry. Mr. Stiegele started his career in development and construction as a project superintendent for one of the largest Florida based public homebuilding companies. From there, Mr. Stiegele held the position of division president for several other homebuilding companies until he joined Centerline as a principal and Chief Operating Officer in 2001. Mr. Stiegele's tireless work ethic and his extensive industry experience has resulted in the development of award-winning communities.

Mr. Kronengold first became involved in the land acquisition, development and construction industry in 2004 when, after 17 years of experience in private law practice with a focus on representing banks, developers, and other businesses, he left the private practice of law to join Centerline as General Counsel and Vice President of Operations. After several years Mr. Kronengold also became a principal of the company. Mr. Kronengold's law background and experience as General Counsel in the development and building industry provides a keen understanding of land use, development, and construction issues, all of which helps to ensure successful property acquisitions, and the successful commencement and completion of development projects.

### **Prior Development Projects.**

Prior to the formation of TDON and while working with other homebuilding companies including Centerline, Mr. Stiegele and Mr. Kronengold have acquired and developed real property for a number of residential housing projects too numerous to count, including constructing and delivering an average of 600 to 800 single family and multi-family residences a year. A representative sample of TDON projects over the past 6 years include:

- TDON Corporate Office Building, Ft. Lauderdale, FL. TDON's first local project in Ft. Lauderdale was the development and construction of its corporate offices located on Davie Blvd. just west of S.E. 3<sup>rd</sup> Avenue. TDON purchased an abandoned and dilapidated house/converted office and constructed a modern two-story office building in an area greatly in need of revitalization. With the construction of this building, TDON was able to land a Dade County based bank as a tenant, bringing a new business and employment to the Ft. Lauderdale market.
- Croissant Park Townhomes I, Ft. Lauderdale, FL. One of TDON's first residential redevelopment projects is a 4-unit townhome building located on S.W. 4<sup>th</sup> Avenue just south of Davie Boulevard. With this townhome project, TDON once again brought to this area a fresh, new modern look of what multi-family living can be, with angled roof lines, stacked stone enhanced facades, and a beautifully landscaped circular drive providing access to each of the townhome units.

- Middle River Terrace Apartments and Live-Work Townhomes, Ft. Lauderdale, FL. TDON is nearing the completion of a mixed-use residential development located on NE 14<sup>th</sup> Ct. and Dixie Highway, comprised of 26 rental apartments and 6 fee simple live-work townhomes. The rental apartments are priced below the luxury apartment projects which are cropping up all around the City of Ft. Lauderdale, servicing the high-in-demand workforce rental market. The 6 townhomes units are three story units, with the first floor intended for the operation of a business, and the second and third floors intended solely as a residence.
- The Falls at Weddington, Weddington, NC. The Falls at Weddington is a 244-acre, 188-unit high-end single-family residential development. TDON was responsible for the horizontal development of the property and the construction of the entry features, clubhouse / fitness center, and pool. The developed lots have been sold to third-party, national homebuilders.
- Bent Creek, Lancaster County, SC. Bent Creek is a 182-acre, 273-unit single family residential development. TDON was responsible for the horizontal development of the property and the construction of the entry features, clubhouse / fitness center, and pool. The developed lots have been sold to third-party, national homebuilders.

# U.S. Return of Partnership Income

For calendar year 2018, or tax year beginning SEP 17, 2018, ending DEC 31, 2018

OMB No. 1545-0123

**2018**

|   |                     |  |  |
|---|---------------------|--|--|
| <b>A</b> Principal business activity<br><br><b>REAL ESTATE</b><br><br><b>B</b> Principal product or service<br><br><b>REAL ESTATE</b><br><br><b>C</b> Business code number<br><b>531110</b> | Type<br>or<br>Print | <b>Name of partnership</b><br><b>STKR SISTRUNK, LLC</b><br><br>Number, street, and room or suite no. If a P.O. box, see Instructions.<br><b>201 SE 12TH ST SUITE 100</b><br><br>City or town, state or province, country, and ZIP or foreign postal code<br><b>FT. LAUDERDALE FL 33316</b> | <b>D</b> Employer identification number<br><b>83-2022131</b><br><br><b>E</b> Date business started<br><b>09/17/2018</b><br><br><b>F</b> Total assets<br><b>\$ 170,000.</b> |
|---|---------------------|--|--|

**G** Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return

**H** Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify)

**I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year 2

**J** Check if Schedules C and M-3 are attached  ☐

**Caution:** Include only trade or business income and expenses on lines 1a through 22 below. See instructions for more information.

|  |   |     |    |
|--|---|-----|----|
| Income   | 1 a Gross receipts or sales   | 1a  |    |
|  | b Returns and allowances  | 1b  |    |
|  | c Balance. Subtract line 1b from line 1a  |     | 1c |
|  | 2 Cost of goods sold (attach Form 1125-A)   | 2   |    |
|  | 3 Gross profit. Subtract line 2 from line 1c  | 3   |    |
|  | 4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)    | 4   |    |
|  | 5 Net farm profit (loss) (attach Schedule F (Form 1040))                                    | 5   |    |
|  | 6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)                       | 6   |    |
| 7 Other income (loss) (attach statement)   | 7   |     |    |
| 8 <b>Total income (loss).</b> Combine lines 3 through 7  | 8   |     |    |
| Deductions (see instructions for limitations)  | 9 Salaries and wages (other than to partners) (less employment credits)                     | 9   |    |
|  | 10 Guaranteed payments to partners  | 10  |    |
|  | 11 Repairs and maintenance  | 11  |    |
|  | 12 Bad debts  | 12  |    |
|  | 13 Rent   | 13  |    |
|  | 14 Taxes and licenses   | 14  |    |
|  | 15 Interest (see Instructions)  | 15  |    |
|  | 16 a Depreciation (if required, attach Form 4562)   | 16a |    |
|  | b Less depreciation reported on Form 1125-A and elsewhere on return                         | 16b |    |
|  | 17 Depletion (Do not deduct oil and gas depletion.)   | 17  |    |
|  | 18 Retirement plans, etc.   | 18  |    |
|  | 19 Employee benefit programs  | 19  |    |
| 20 Other deductions (attach statement)   | 20  |     |    |
| 21 <b>Total deductions.</b> Add the amounts shown in the far right column for lines 9 through 20 | 21  |     |    |
| 22 <b>Ordinary business income (loss).</b> Subtract line 21 from line 8                          | 22  | 0.  |    |
| Tax and Payments   | 23 Interest due under the look-back method-completed long-term contracts (attach Form 8697) | 23  |    |
|  | 24 Interest due under the look-back method-income forecast method (attach Form 8866)        | 24  |    |
|  | 25 BBA AAR imputed underpayment (see instructions)  | 25  |    |
|  | 26 Other taxes (see instructions)   | 26  |    |
|  | 27 <b>Total balance due.</b> Add lines 23 through 27  | 27  |    |
|  | 28 Payment (see instructions)   | 28  |    |
|  | 29 <b>Amount owed.</b> If line 28 is smaller than line 27, enter amount owed                | 29  |    |
|  | 30 <b>Overpayment.</b> If line 28 is larger than line 27, enter overpayment                 | 30  |    |

|                        |   |  |   |  |                          |
|------------------------|---|--|---|--|--------------------------|
| Sign Here              | Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge. |  | Date  | May the IRS discuss this return with the preparer shown below (see Instr.)?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
|                        | <b>Taxpayer's Copy</b><br>Signature of partner or limited liability company member <span style="border-bottom: 1px solid black; display: inline-block; width: 150px;"></span>   |  |   |  |                          |
| Paid Preparer Use Only | Print/Type preparer's name<br><b>GARY R. GERSON</b>   | Preparer's signature<br><span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span> | Date<br><span style="border-bottom: 1px solid black; display: inline-block; width: 50px;"></span> | Check <input type="checkbox"/> if self-employed  | PTIN<br><b>P01384634</b> |
|                        | Firm's name<br><b>GERSON PRESTON</b>  | Firm's EIN <b>59-1262947</b>   |   |  |                          |
|                        | Firm's address<br><b>4770 BISCAYNE BLVD., SUITE 400 MIAMI, FL 33137</b>   | Phone no. <b>(305) 868-3600</b>  |   |  |                          |
|                        |   |  |   |  |                          |

**Schedule B Other Information**

|   |  |  |                                |                                       |  |
|---|--|--|--------------------------------|---------------------------------------|--|
| <b>1</b> What type of entity is filing this return? Check the applicable box:   |  |  |                                | <b>Yes</b>                            | <b>No</b>  |
| <b>a</b> <input type="checkbox"/> Domestic general partnership  |  | <b>b</b> <input type="checkbox"/> Domestic limited partnership           |                                |                                       |  |
| <b>c</b> <input checked="" type="checkbox"/> Domestic limited liability company   |  | <b>d</b> <input type="checkbox"/> Domestic limited liability partnership |                                |                                       |  |
| <b>e</b> <input type="checkbox"/> Foreign partnership   |  | <b>f</b> <input type="checkbox"/> Other ▶                                |                                |                                       |  |
| <b>2</b> At the end of the tax year:  |  |  |                                |                                       |  |
| <b>a</b> Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership |  |  |                                |                                       | <b>X</b>   |
| <b>b</b> Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership   |  |  |                                | <b>X</b>                              |  |
| <b>3</b> At the end of the tax year, did the partnership:   |  |  |                                |                                       |  |
| <b>a</b> Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below  |  |  |                                |                                       | <b>X</b>   |
| (i) Name of Corporation   |  | (ii) Employer Identification Number (if any)                             | (iii) Country of Incorporation | (iv) Percentage Owned in Voting Stock |  |
|   |  |  |                                |                                       |  |
|   |  |  |                                |                                       |  |
|   |  |  |                                |                                       |  |
|   |  |  |                                |                                       |  |
|   |  |  |                                |                                       |  |
| <b>b</b> Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below  |  |  |                                |                                       | <b>X</b>   |
| (i) Name of Entity  |  | (ii) Employer Identification Number (if any)                             | (iii) Type of Entity           | (iv) Country of Organization          | (v) Maximum Percentage Owned in Profit, Loss, or Capital |
|   |  |  |                                |                                       |  |
|   |  |  |                                |                                       |  |
|   |  |  |                                |                                       |  |
|   |  |  |                                |                                       |  |
|   |  |  |                                |                                       |  |
|   |  |  |                                |                                       |  |
| <b>4</b> Does the partnership satisfy all four of the following conditions?   |  |  |                                | <b>Yes</b>                            | <b>No</b>  |
| <b>a</b> The partnership's total receipts for the tax year were less than \$250,000.  |  |  |                                |                                       |  |
| <b>b</b> The partnership's total assets at the end of the tax year were less than \$ 1 million.   |  |  |                                |                                       |  |
| <b>c</b> Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.   |  |  |                                |                                       |  |
| <b>d</b> The partnership is not filing and is not required to file Schedule M-3   |  |  |                                | <b>X</b>                              |  |
| If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or item L on Schedule K-1.  |  |  |                                |                                       |  |
| <b>5</b> Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?  |  |  |                                |                                       | <b>X</b>   |
| <b>6</b> During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?  |  |  |                                |                                       | <b>X</b>   |
| <b>7</b> Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?   |  |  |                                |                                       | <b>X</b>   |
| <b>8</b> At any time during calendar year 2018, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ▶     |  |  |                                |                                       | <b>X</b>   |
| <b>9</b> At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions   |  |  |                                |                                       | <b>X</b>   |
| <b>10 a</b> Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.  |  |  |                                |                                       | <b>X</b>   |
| <b>b</b> Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions  |  |  |                                |                                       | <b>X</b>   |

**Schedule B** Other Information (continued)

|   | Yes                      | No |
|---|--------------------------|----|
| c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions |                          | X  |
| 11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year)  | <input type="checkbox"/> |    |
| 12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?  |                          | X  |
| 13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions   |                          |    |
| 14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership  |                          | X  |
| 15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return.  |                          |    |
| 16 a Did you make any payments in 2018 that would require you to file Form(s) 1099? See instructions  |                          | X  |
| b If "Yes," did you or will you file required Form(s) 1099?   |                          |    |
| 17 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return.  |                          |    |
| 18 Enter the number of partners that are foreign governments under section 892.   |                          |    |
| 19 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?  |                          | X  |
| 20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the instructions for Form 8938  |                          | X  |
| 21 Is the partnership a section 721(c) partnership, as defined in Treasury Regulations section 1.721(c)-1T(b)(14)?  |                          | X  |
| 22 During the tax year, did the partnership pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions. If "Yes," enter the total amount of the disallowed deductions. \$  |                          | X  |
| 23 Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions  |                          | X  |
| 24 Does the partnership satisfy one of the following conditions and the partnership does not own a pass-through entity with current year, or prior year, carryover excess business interest expense? See instructions   |                          | X  |
| a The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year do not exceed \$25 million, and the partnership is not a tax shelter, or   |                          |    |
| b The partnership only has business interest expense from (1) an electing real property trade or business, (2) an electing farming business, or (3) certain utility businesses under section 163(j)(7).   |                          |    |
| If "No," complete and attach Form 8990.   |                          |    |
| 25 Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions  |                          | X  |
| If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3.  |                          |    |
| If "No," complete Designation of Partnership Representative below.  |                          |    |

**Designation of Partnership Representative** (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

|   |  |  |                |
|---|--|--|----------------|
| Name of PR  | JEFFREY KRONENGOLD   | U.S. taxpayer identification number of PR                        | ██████-██-████ |
| U.S. address of PR  | 201 SE 12TH STREET, SUITE 100<br>FORT LAUDERDALE, FL 33316 | U.S. phone number of PR  | 954-324-1718   |
| If the PR is an entity, name of the designated individual for the PR                  |  | U.S. taxpayer identification number of the designated individual |                |
| U.S. address of designated individual   |  | U.S. phone number of designated individual                       |                |
| 26 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? |  |  | X              |
| If "Yes," enter the amount from Form 8996, line 13. \$                                |  |  |                |

Form 1065 (2018)

811021 12-21-18

**Schedule K Partners' Distributive Share Items**

|   |   | Total amount |    |
|---|---|--------------|----|
| Income (Loss)   | 1 Ordinary business income (loss) (page 1, line 22)   | 1            | 0. |
|   | 2 Net rental real estate income (loss) (attach Form 8825)   | 2            |    |
|   | 3 a Other gross rental income (loss)  | 3a           |    |
|   | b Expenses from other rental activities (attach statement)  | 3b           |    |
|   | c Other net rental income (loss). Subtract line 3b from line 3a                                   | 3c           |    |
|   | 4 Guaranteed payments   | 4            |    |
|   | 5 Interest income   | 5            |    |
|   | 6 Dividends and dividend equivalents: a Ordinary dividends  | 6a           |    |
|   | b Qualified dividends   | 6b           |    |
|   | c Dividend equivalents  | 6c           |    |
|   | 7 Royalties   | 7            |    |
| 8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))  | 8   |              |    |
| 9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065)) | 9a  |              |    |
| b Collectibles (28%) gain (loss)                                      | 9b  |              |    |
| c Unrecaptured section 1250 gain (attach statement)                   | 9c  |              |    |
| 10 Net section 1231 gain (loss) (attach Form 4797)                    | 10  |              |    |
| 11 Other income (loss) (see instructions) Type ▶                      | 11  |              |    |
| Deductions  | 12 Section 179 deduction (attach Form 4562)   | 12           |    |
|   | 13 a Contributions  | 13a          |    |
|   | b Investment interest expense   | 13b          |    |
|   | c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶  | 13c(2)       |    |
| d Other deductions (see instructions) Type ▶                          | 13d   |              |    |
| Self-Employment   | 14 a Net earnings (loss) from self-employment   | 14a          | 0. |
|   | b Gross farming or fishing income   | 14b          |    |
|   | c Gross nonfarm income  | 14c          |    |
| Credits   | 15 a Low-income housing credit (section 42(j)(5))   | 15a          |    |
|   | b Low-income housing credit (other)   | 15b          |    |
|   | c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)    | 15c          |    |
|   | d Other rental real estate credits (see instructions) Type ▶                                      | 15d          |    |
|   | e Other rental credits (see instructions) Type ▶  | 15e          |    |
|   | f Other credits (see instructions) Type ▶   | 15f          |    |
| Foreign Transactions  | 16 a Name of country or U.S. possession ▶   |              |    |
|   | b Gross income from all sources   | 16b          |    |
|   | c Gross income sourced at partner level   | 16c          |    |
|   | Foreign gross income sourced at partnership level   |              |    |
|   | d Section 951A category ▶ e Foreign branch category ▶   | 16e          |    |
|   | f Passive category ▶ g General category ▶ h Other ▶   | 16h          |    |
|   | Deductions allocated and apportioned at partner level   |              |    |
|   | i Interest expense ▶ j Other ▶  | 16j          |    |
|   | Deductions allocated and apportioned at partnership level to foreign source income                |              |    |
|   | k Section 951A category ▶ l Foreign branch category ▶   | 16l          |    |
|   | m Passive category ▶ n General category ▶ o Other ▶   | 16o          |    |
|   | p Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/> | 16p          |    |
| q Reduction in taxes available for credit (attach statement)          | 16q   |              |    |
| r Other foreign tax information (attach statement)                    |   |              |    |
| Alternative Minimum Tax (AMT) Items                                   | 17 a Post-1986 depreciation adjustment  | 17a          |    |
|   | b Adjusted gain or loss   | 17b          |    |
|   | c Depletion (other than oil and gas)  | 17c          |    |
|   | d Oil, gas, and geothermal properties - gross income  | 17d          |    |
|   | e Oil, gas, and geothermal properties - deductions  | 17e          |    |
|   | f Other AMT items (attach statement)  | 17f          |    |
| Other Information   | 18 a Tax-exempt interest income   | 18a          |    |
|   | b Other tax-exempt income   | 18b          |    |
|   | c Nondeductible expenses  | 18c          |    |
|   | 19 a Distributions of cash and marketable securities  | 19a          |    |
|   | b Distributions of other property   | 19b          |    |
|   | 20 a Investment income  | 20a          |    |
| b Investment expenses   | 20b   |              |    |
| c Other items and amounts (attach statement)                          |   |              |    |

**Analysis of Net Income (Loss)**

|   |               |                          |                            |                  |                         |                    |    |
|---|---------------|--------------------------|----------------------------|------------------|-------------------------|--------------------|----|
| 1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p |               |                          |                            |                  |                         | 1                  | 0. |
| 2 Analysis by partner type:   | (i) Corporate | (ii) Individual (active) | (iii) Individual (passive) | (iv) Partnership | (v) Exempt Organization | (vi) Nominee/Other |    |
| a General partners  |               |                          |                            |                  |                         |                    |    |
| b Limited partners  |               |                          |                            |                  |                         |                    |    |

**Schedule L Balance Sheets per Books**

| Assets   | Beginning of tax year |     | End of tax year |          |
|--|-----------------------|-----|-----------------|----------|
|  | (a)                   | (b) | (c)             | (d)      |
| 1 Cash   |                       |     |                 | 19,981.  |
| 2a Trade notes and accounts receivable                   |                       |     |                 |          |
| b Less allowance for bad debts                           |                       |     |                 |          |
| 3 Inventories  |                       |     |                 |          |
| 4 U.S. government obligations                            |                       |     |                 |          |
| 5 Tax-exempt securities                                  |                       |     |                 |          |
| 6 Other current assets (attach statement)                |                       |     |                 |          |
| 7a Loans to partners (or persons related to partners)    |                       |     |                 |          |
| b Mortgage and real estate loans                         |                       |     |                 |          |
| 8 Other investments (attach statement)                   | STATEMENT 1           |     |                 | 150,019. |
| 9a Buildings and other depreciable assets                |                       |     |                 |          |
| b Less accumulated depreciation                          |                       |     |                 |          |
| 10a Depletable assets                                    |                       |     |                 |          |
| b Less accumulated depletion                             |                       |     |                 |          |
| 11 Land (net of any amortization)                        |                       |     |                 |          |
| 12a Intangible assets (amortizable only)                 |                       |     |                 |          |
| b Less accumulated amortization                          |                       |     |                 |          |
| 13 Other assets (attach statement)                       |                       |     |                 |          |
| 14 Total assets  |                       | 0.  |                 | 170,000. |
| <b>Liabilities and Capital</b>                           |                       |     |                 |          |
| 15 Accounts payable                                      |                       |     |                 |          |
| 16 Mortgages, notes, bonds payable in less than 1 year   |                       |     |                 |          |
| 17 Other current liabilities (attach statement)          |                       |     |                 |          |
| 18 All nonrecourse loans                                 |                       |     |                 |          |
| 19a Loans from partners (or persons related to partners) |                       |     |                 |          |
| b Mortgages, notes, bonds payable in 1 year or more      |                       |     |                 |          |
| 20 Other liabilities (attach statement)                  |                       |     |                 |          |
| 21 Partners' capital accounts                            |                       |     |                 | 170,000. |
| 22 Total liabilities and capital                         |                       | 0.  |                 | 170,000. |

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return**

Note: The partnership may be required to file Schedule M-3. See instructions.

|  |    |   |    |
|--|----|---|----|
| 1 Net income (loss) per books  | 0. | 6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):                          |    |
| 2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize): |    | a Tax-exempt interest \$  |    |
| 3 Guaranteed payments (other than health insurance)  |    | 7 Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize): |    |
| 4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):               |    | a Depreciation \$   |    |
| a Depreciation \$  |    | 8 Add lines 6 and 7   |    |
| b Travel and entertainment \$  |    | 9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5                                    | 0. |
| 5 Add lines 1 through 4  | 0. |   |    |

**Schedule M-2 Analysis of Partners' Capital Accounts**

|                                |          |   |          |
|--------------------------------|----------|---|----------|
| 1 Balance at beginning of year |          | 6 Distributions: a Cash                               |          |
| 2 Capital contributed: a Cash  | 170,000. | b Property  |          |
| b Property                     |          | 7 Other decreases (itemize):                          |          |
| 3 Net income (loss) per books  |          | 8 Add lines 6 and 7                                   |          |
| 4 Other increases (itemize):   |          | 9 Balance at end of year. Subtract line 8 from line 5 | 170,000. |
| 5 Add lines 1 through 4        | 170,000. |   |          |

Information on Partners Owning 50% or  
More of the Partnership

▶ Attach to Form 1065.

▶ Go to [www.irs.gov/Form1065](http://www.irs.gov/Form1065) for the latest information.

OMB No. 1545-0123

Name of partnership

STKR SISTRUNK, LLC

Employer identification number

83-2022131

**Part I** Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3a)

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

| (i) Name of Entity | (ii) Employer Identification Number (if any) | (iii) Type of Entity | (iv) Country of Organization | (v) Maximum Percentage Owned in Profit, Loss, or Capital |
|--------------------|--|----------------------|------------------------------|--|
|                    |  |                      |                              |  |
|                    |  |                      |                              |  |
|                    |  |                      |                              |  |
|                    |  |                      |                              |  |
|                    |  |                      |                              |  |
|                    |  |                      |                              |  |
|                    |  |                      |                              |  |

**Part II** Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3b)

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

| (i) Name of Individual or Estate | (ii) Identifying Number (if any) | (iii) Country of Citizenship (see instructions) | (iv) Maximum Percentage Owned in Profit, Loss, or Capital |
|----------------------------------|----------------------------------|---|---|
| ROBERT B STIEGELE, JR            | ██-██-██                         | UNITED STATES                                   | 50.00   |
| JEFFREY KRONENGOLD               | ██-██-██                         | UNITED STATES                                   | 50.00   |
|                                  |                                  |   |   |
|                                  |                                  |   |   |
|                                  |                                  |   |   |
|                                  |                                  |   |   |
|                                  |                                  |   |   |

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-1 (Form 1065) (Rev. 9-2017)



STKR SISTRUNK, LLC

83-2022131

SCHEDULE L

OTHER INVESTMENTS

STATEMENT 1

| DESCRIPTION                 | BEGINNING OF<br>TAX YEAR | END OF TAX<br>YEAR |
|-----------------------------|--------------------------|--------------------|
| WIP - LAND ACQUISITION      |                          | 150,019.           |
| TOTAL TO SCHEDULE L, LINE 8 |                          | 150,019.           |

Form **8879-PE****IRS e-file Signature Authorization  
for Form 1065**

OMB No. 1545-0123

Department of the Treasury  
Internal Revenue Service

▶ Return completed Form 8879-PE to your ERO. (Don't send to the IRS.)

▶ Go to [www.irs.gov/Form8879PE](http://www.irs.gov/Form8879PE) for the latest information.For calendar year 2018, or tax year beginning **SEP 17**, 2018, ending **DEC 31**, 20**18****2018**

Name of partnership

**STKR SISTRUNK, LLC**

Employer identification number

**83-2022131****Part I Tax Return Information** (Whole dollars only)

|   |  |   |  |
|---|--|---|--|
| 1 | Gross receipts or sales less returns and allowances (Form 1065, line 1c) | 1 |  |
| 2 | Gross profit (Form 1065, line 3)   | 2 |  |
| 3 | Ordinary business income (loss) (Form 1065, line 22)                     | 3 |  |
| 4 | Net rental real estate income (loss) (Form 1065, Schedule K, line 2)     | 4 |  |
| 5 | Other net rental income (loss) (Form 1065, Schedule K, line 3c)          | 5 |  |

**Part II Declaration and Signature Authorization of Partner or Member**  
(Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2018 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner or Member's PIN: check one box only

☒ I authorize **GERSON PRESTON** to enter my PIN **22131**  
ERO firm name Don't enter all zeros  
as my signature on the partnership's 2018 electronically filed return of partnership income.

☐ As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2018 electronically filed return of partnership income.

Partner or member's signature ▶ **Taxpayer's Copy**Title ▶ **MEMBER**

Date ▶

**Part III Certification and Authentication**

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN.

**65248522131**

Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2018 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ Date ▶

**ERO Must Retain This Form - See Instructions**  
**Don't Submit This Form to the IRS Unless Requested To Do So**

For Paperwork Reduction Act Notice, see instructions.

Form **8879-PE** (2018)

LHA

821031 11-21-18

15160204 136814 12635.0

2018.02040 STKR SISTRUNK, LLC

12635.01  
CAM # 19-0715  
Exhibit 7  
Page 30 of 112



June 6, 2019

Mr. Robert Stiegele  
STKR Sistrunk, LLC  
201 S.E. 12<sup>th</sup> Street, Suite 100  
Fort Lauderdale, FL 33316

Re: Development / Construction Loan for River Garden Townhomes Project, Located at  
2132–2162 N.W. 6<sup>th</sup> Street, Fort Lauderdale, FL

Dear Rob:

City National Bank of Florida (“Bank”) appreciates the opportunity to finance the proposed River Garden Townhomes project (“Project”). The following is not a commitment to lend, but rather an expression of interest on behalf of the Bank. This letter is furnished as a means of affording you a guide to, and an outline of, the material terms and conditions of a potential loan and as such, the terms and conditions outlined herein are subject to change in whole or in part.

We have reviewed the proposed site plan for the Project, reflecting four (4) townhome buildings and a total of twenty-five (25) townhomes, and the preliminary architectural renderings and floor plans for the two (2) proposed townhome models. We understand that the proposed Borrower, STKR Sistrunk, LLC (“Borrower”), owns some, but not all of the property contemplated for the Project, and that Borrower is making an offer to purchase the remaining required property from the Northwest-Progresso-Flagler Heights Community Redevelopment Agency (“NFP CRA”). We also understand that in connection with this purchase offer, Borrower is requesting funding from the NFP CRA in the amount of \$1,500,000. Because Borrower does not yet own all of the property contemplated for the Project, Borrower has not been in a position to complete its civil and architectural plans for the Project, nor to formally bid out such plans for a final Project budget.

The Bank has in the past, and is presently providing development / construction financing for other single purpose entities owned by you and Jeffrey Kronengold, and the financing of the Project would be upon similar terms. As you are also aware, the Bank is presently providing financing for the Six13 project which is also funded in part by the NFP CRA, so the Bank has experience in financing projects receiving such funding. As discussed, the Bank will treat the NFP CRA funding

amount as equity in the Project, and will allow NFP CRA to secure such funding with a second mortgage on the Project property to ensure the funds are used for the Project and that the Project is completed. Accordingly the final amount of the NFP CRA funding, if any, will be combined with direct equity contributed by the owners of Borrower to meet the Project equity requirements. The general terms of financing are presently contemplated as follows:

**BORROWER:** The borrowing entity shall be a single purpose entity. STKR Sistrunk, LLC meets this requirement.

**GUARANTORS:** The following shall, on a joint and several basis, guaranty completion of the Project, and guaranty payment of all principal, interest, all costs of collection and an environmental indemnity.

Robert Stiegele  
Jeffrey Kronengold

**AMOUNT/FACILITY TYPE:** The loan amount is estimated at approximately \$4,490,000 subject to the LTV and LTC limitations imposed below. The Borrower has represented to the Bank that the total Budget is \$6,414,000, subject to Bank review and acceptance. The Borrower shall be required to evidence it has funded the difference between the Bank approved total development costs and loan amount as equity proceeds into the Project prior to Bank loan funding. Equity in the form of land value shall be the lower of purchase price or appraised value if owned for less than 18 months. As stated above, the amount funded by the NFP CRA, if any, may count toward Borrower equity.

**PURPOSE:** To provide senior secured financing for the development of the Project.

**MATURITY/TERM:** Twenty-four (24) to possibly thirty months (30) (depending upon final Project plan, conditioned upon the following:

- No loan defaults;
- Receipt of all deliverables required by Bank

**REPAYMENT:** Interest only payable monthly in arrears. Release prices will be set as a percentage of net sales proceeds to be determined at the time of a final loan commitment.

**PREPAYMENT FEE:** None.

COLLATERAL: A first mortgage on the Project and an assignment of leases, rents, profits, contracts, personal property, permits, licenses, and other items related to the operation of the Project.

FINANCIAL COVENANTS: Borrower shall establish an acceptable depository relationship with the Bank for the life of the loan, and shall include Borrower establishing its operating accounts associated with the Project.

Loan to be set up on automatic debit from an account held at Bank.

LOAN AMOUNT: The Banks total loan amount shall not exceed the lesser of 65% of “as completed and stabilized” Loan to Value (LTV) or 75% Loan to Cost (LTC) for the subject collateral. The Bank will select and engage an appraiser to provide an “As Is” and “as complete and stabilized” appraised market value of subject collateral. The Borrower will be responsible for the cost of the appraisal prior to it being ordered.

The foregoing provides the general terms of the contemplated financing. Other details such as loan funding, other conditions and deliverables, construction conditions, events of default, and Borrower’s obligation to pay certain Bank costs will be more fully detailed after Borrower has completed the NPF CRA purchase and funding process.

Thank you again and we look forward to the opportunity to continue our long-term, mutually beneficial relationship.

Sincerely,

City National Bank of Florida

**DAVID ALBRIGHT**

David Albright  
Market Executive  
Senior Vice President

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

**L18000220485  
FILED 8:00 AM  
September 17, 2018  
Sec. Of State  
kpcardwell**

**Article I**

The name of the Limited Liability Company is:

STKR SISTRUNK, LLC

**Article II**

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

201 S.E. 12TH STREET  
SUITE 100  
FT. LAUDERDALE, FL. 33316

The mailing address of the Limited Liability Company is:

201 S.E. 12TH STREET  
SUITE 100  
FT. LAUDERDALE, FL. 33316

**Article III**

Other provisions, if any:

ANY AND ALL LAWFUL BUSINESS PURPOSES.

**Article IV**

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

JEFFREY L KRONENGOLD  
201 S.E. 12TH STREET  
SUITE 100  
FORT LAUDERDALE, FL. 33316

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: JEFFREY KRONENGOLD

## Article V

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

Title: MGR  
ROBERT B STIEGELE JR.  
201 SE 12TH STREET, STE #100  
FORT LAUDERDALE, FL. 33316

Title: MGR  
JEFFREY L KRONENGOLD  
201 SE 12TH STREET, SUITE 100  
FORT LAUDERDALE, FL. 33316 US

L18000220485  
FILED 8:00 AM  
September 17, 2018  
Sec. Of State  
kpcardwell

Signature of member or an authorized representative

Electronic Signature: NORMAN LEOPOLD, ESQ.

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:*

Norman Leopold, Esq.  
LEOPOLD KORN, P.A.  
20801 Biscayne Boulevard, Suite 501  
Aventura, FL 33180

*Record and return to:*

LEOPOLD KORN, P.A.  
20801 Biscayne Boulevard, Suite 501  
Aventura, FL 33180

Folio Nos. 504205-07-0190, 504205-07-0200, 504205-07-0210, 504205-07-0220, 504205-07-0230 and 504205-07-0390

[Space above line reserved for recording office use]

### WARRANTY DEED

**THIS WARRANTY DEED**, made the 9<sup>th</sup> day of October, 2018, by **STKR INVESTMENTS, LLC**, a Florida limited liability company, whose post office address is 201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316, hereinafter called Grantor, to **STKR SISTRUNK, LLC**, a Florida limited liability company, whose post office address is 201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316, hereinafter called Grantee:

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH**, That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, their heirs and assigns forever, all that certain land situate, lying and being in Broward County, Florida, viz:

Lots 1, 2, 3, 4, 5, and 6, all Less the North 10 feet, in Block 2, and Lot 25, in Block 2 of RIVER GARDENS, according to the Plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

**SUBJECT TO:** Taxes for the year 2018 and subsequent years; conditions, limitations, restrictions, and easements of record which are not reimposed by this instrument; and zoning ordinances and governmental regulations, if any;

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land,

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



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

Witnesses:

Print name: Jonathan Keith

Print name: Frank D. Mateo

STKR INVESTMENTS, LLC, a Florida limited liability company

By: Jeffrey L. Kronengold, as Manager

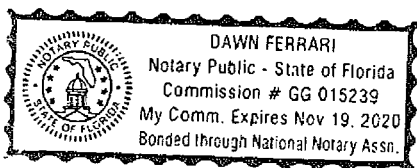
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 2018, by Jeffrey L. Kronengold, as Manager of STKR INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

Dawn Ferrari  
Notary Public

Print name: Dawn Ferrari

My commission expires:



## Project Pro Forma

| MODEL  | PER UNIT    |             | Project Total |
|--|-------------|-------------|---------------|
|  | A           | B (end)     |               |
| # OF UNITS   | 17          | 8           | 25            |
| TYPE   | 3 / 2.5     | 3 / 2.5     |               |
| S.F. A/C   | 1,443       | 1,757       | 38,587        |
| S.F. TOTAL   | 1,843       | 2,185       | 48,811        |
| SALES PRICE P.S.F.   | \$ 173      | \$ 148      |               |
| SALES PRICE  | \$ 249,900  | \$ 259,900  | 6,327,500     |
| CLOSING COSTS  | \$ 17,994   | \$ 18,594   | 454,650       |
| LAND AND CLOSING COST  | \$ 13,351   | \$ 13,351   | 333,782       |
| LAND DEVELOPMENT COST, PERMITTING, IMPACT FEES AND HOLDING COSTS | \$ 67,190   | \$ 67,190   | 1,679,759     |
| HARD VERTICAL COSTS AND DIRECT PROJECT OVERHEADS                 | \$ 155,011  | \$ 181,701  | 4,088,797     |
| INTEREST AND FINANCE COSTS                                       | \$ 12,466   | \$ 12,466   | 311,647       |
| NET PROCEEDS (Pre-CRA Contribution)                              | \$ (16,113) | \$ (33,403) | (541,134)     |
| NET PROCEEDS (After CRA Contribution)                            | \$ 43,887   | \$ 26,597   | 958,866       |

## PROJECT DETAILED BUDGET

### LAND AND CLOSING COSTS

#### Land Cost

|                              |                   |            |
|------------------------------|-------------------|------------|
| Land Cost-STKR Sistrunk Lots | \$ 120,000        |            |
| Land Cost-CRA Lots           | 180,000           |            |
| Total Land Costs             | <u>          </u> | \$ 300,000 |

#### Acquisition Closing Costs

|                                 |               |        |
|---------------------------------|---------------|--------|
| Commissions                     | 6,000         |        |
| Doc Stamps on Deed              | 202           |        |
| Recording Cost                  | 27            |        |
| Title Insurance                 | 1,243         |        |
| Legal Fees                      | 8,431         |        |
| Closing Costs                   | <u>17,880</u> |        |
| Total Acquisition Closing Costs |               | 33,782 |

### TOTAL LAND AND CLOSING COSTS

\$ 333,782

### LAND DEVELOPMENT, PERMITTING, IMPACT FEES AND HOLDING COSTS

#### Land Development Costs

|                                       |         |
|---------------------------------------|---------|
| LD - Environmental Engineering        | 2,000   |
| LD - Geotechnical Engineering/Testing | 15,000  |
| LD - Engineering Civil                | 20,000  |
| LD - Landscape Design/Inspections     | 1,500   |
| LD - Irrigation Design/Inspections    | 3,500   |
| Survey - Land Development             | 30,000  |
| Survey - Legal Desc/Sketches          | 1,500   |
| Survey/Filing fees - LOMR             | 3,500   |
| Mobilization                          | 16,000  |
| Clearing/Grubbing                     | 25,000  |
| Demolition                            | 500     |
| Demucking/Strip Top Soil              | 10,000  |
| Rough Grading                         | 25,000  |
| Fine Grading                          | 15,000  |
| Water System                          | 25,000  |
| Sewer System                          | 24,000  |
| Drainage                              | 203,225 |
| Road Sleeving/Trenching               | 1,000   |
| Underground/Electric Backbone Conduit | 10,000  |
| Street Lights                         | 8,000   |
| Barricades and Temporary Fence        | 4,000   |
| Concrete Curbs/Gutters                | 10,000  |
| Road Base Constructiion               | 33,420  |
| Paving - First Lift                   | 10,500  |
| Street Signs                          | 4,000   |
| Paving - Final Lift                   | 10,500  |
| Street Stripes - Final Lift           | 3,000   |
| Brick Pavers for Walks and driveways  | 53,933  |
| LD - Regulatory Compliance            | 3,000   |
| LD - SWPPP/BMPs                       | 20,000  |
| Off Site - Sidewalks                  | 6,540   |

|  |         |                     |
|--|---------|---------------------|
| Off Site - Paving/Related Work   | 15,000  |                     |
| Common Area Irrigation System  | 60,000  |                     |
| Common Area Landscape  | 200,000 |                     |
| Common Area Walls/Fences   | 60,000  |                     |
| Mail Kiosk   | 5,000   |                     |
| Onsite (Tree) Mitigation   | 125,000 |                     |
| Street Sweeping  | 10,000  |                     |
| Utility Repairs  | 10,000  |                     |
| Repair Curbs and Sidewalks   | 1,000   |                     |
| Repair Streets/Pavement  | 1,000   |                     |
| Land Development Permits   | 20,000  |                     |
| Blue Prints, Courier, misc   | 3,000   |                     |
| Contingency  | 50,000  |                     |
| Total Land Development Costs   |         | 1,158,618           |
| <u>Permitting Fees (Vertical Construction)</u>                           |         | 115,000             |
| <u>Impact Fees</u>   |         |                     |
| Bond / Letter of Credit Fees   | 15,000  |                     |
| City-Park Impact Fees  | 55,975  |                     |
| County-Park Impact Fees  | 12,500  |                     |
| County-School impact Fees  | 94,575  |                     |
| County-Road Impact Fees  | 20,659  |                     |
| Water/Sewer Connection Fees  | 98,314  |                     |
| Total Impact Fees  |         | 297,023             |
| <u>Entitlement Costs</u>   |         |                     |
| Civil Engineering  | 40,000  |                     |
| Environ Engineering Ph1  | 3,300   |                     |
| Geotechnical Engineering   | 6,000   |                     |
| Ecological Assessment  | 2,500   |                     |
| Photometric Engineer   | 1,750   |                     |
| Landscape Design   | 8,000   |                     |
| Survey - Boundary/TOPO/Tree  | 4,500   |                     |
| Submittal Fees   | 2,500   |                     |
| Permitting Fees  | 2,000   |                     |
| Blue Prints, Courier, misc   | 5,000   |                     |
| Contingency-Entitlements (10%)   | 7,375   |                     |
| Total Entitlement Costs  |         | 82,925              |
| <u>Holding Costs</u>   |         |                     |
| Real Estate Taxes  | 26,193  |                     |
| Total Holding Costs  |         | 26,193              |
| <b>TOTAL LAND DEVELOPMENT, PERMITTING, IMPACT FEES AND HOLDING COSTS</b> |         | <b>\$ 1,679,759</b> |
| <b>HARD VERTICAL AND DIRECT PROJECT COSTS</b>                            |         |                     |
| <u>Hard Vertical Costs</u>   |         | 3,279,895           |
| <u>Direct Project Overheads</u>  |         |                     |
| Architecture - Plan Development  | 37,500  |                     |
| Structural Engineering Plan Development                                  | 43,000  |                     |

|   |         |                     |
|---|---------|---------------------|
| Blue Prints   | 7,500   |                     |
| Equip Rental & Field Supplies   | 12,000  |                     |
| Cell phones   | 500     |                     |
| Messenger, Postage, Admin   | 1,000   |                     |
| Safety Inspections  | 5,000   |                     |
| SWPPP/BMPs  | 10,000  |                     |
| Sanitary Toilets  | 5,000   |                     |
| Site Clean Up   | 5,000   |                     |
| Site Security (Fencing)   | 5,000   |                     |
| Temporary Utilities   | 7,500   |                     |
| Vandalism and Theft   | 5,000   |                     |
| Construction Supervision  | 100,000 |                     |
| Contract Labor  | 10,000  |                     |
| Insurance - Liability   | 31,875  |                     |
| Insurance - Builders Risk   | 27,321  |                     |
| Insurance-Flood (6 units)   | 6,000   |                     |
| Warranty Reserve  | 94,913  |                     |
| Builder Overhead Fees   | 341,513 |                     |
| HOA - Deficit Funding   | 36,000  |                     |
| Professional Fees - Audit and Tax   | 7,480   |                     |
| Bank Fees   | 300     |                     |
| Licenses and Fees   | 500     |                     |
| Unsold Homes Maint/Utilities  | 9,015   |                     |
| Total Direct Project Overheads  |         | 808,917             |
| <b>TOTAL HARD VERTICAL AND DIRECT PROJECT COSTS</b>                         |         | <b>\$ 4,088,812</b> |
| <b>INTEREST AND FINANCE COSTS</b>   |         |                     |
| <u>Loan Interest</u>  |         | 179,197             |
| <u>Finance Costs</u>  |         |                     |
| Bank Inspection/Title Updates   | 5,000   |                     |
| Points on Loan  | 45,000  |                     |
| Doc Stamps on Note  | 15,750  |                     |
| Intangible Tax on Note  | 9,000   |                     |
| Appraisal - Land/Models   | 7,500   |                     |
| Plan and Cost Review  | 5,000   |                     |
| Title Insurance   | 25,200  |                     |
| Lender Legal Fees   | 20,000  |                     |
| Total Finance Costs   |         | 132,450             |
| <b>TOTAL INTEREST AND FINANCE COSTS</b>                                     |         | <b>\$ 311,647</b>   |
| <b>TOTAL PROJECT COSTS</b>  |         | <b>\$ 6,414,000</b> |
| <b>ADDITIONAL COSTS INCURRED AT UNIT CLOSINGS</b>                           |         |                     |
| Sales Commissions   | 379,650 |                     |
| Seller Closing Costs  | 75,000  |                     |
| <b>TOTAL COSTS INCURRED AT UNIT CLOSINGS</b>                                |         | <b>\$ 454,650</b>   |
| <b>TOTAL ALL COSTS (Project Costs plus Costs Incurred at Unit Closings)</b> |         | <b>\$ 6,868,650</b> |









**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

|                        |  |         |                 |
|------------------------|--|---------|-----------------|
| Site Address           | 2132 NW 6 STREET, FORT LAUDERDALE FL 33311             | ID #    | 5042 05 07 0010 |
| Property Owner         | FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY         | Millage | 0312            |
| Mailing Address        | 100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016        | Use     | 80              |
| Abbr Legal Description | RIVER GARDENS 19-23 B LOT 1 LESS N 10 FOR RD R/W BLK 1 |         |                 |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values |          |                        |                     |                      |     |
|----------------------------|----------|------------------------|---------------------|----------------------|-----|
| Year                       | Land     | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2019                       | \$43,740 |                        | \$43,740            | \$27,250             |     |
| 2018                       | \$43,740 |                        | \$43,740            | \$24,780             |     |
| 2017                       | \$43,740 |                        | \$43,740            | \$22,530             |     |

| 2019 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$43,740 | \$43,740     | \$43,740  | \$43,740    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$27,250 | \$43,740     | \$27,250  | \$27,250    |
| 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 15   | \$27,250 | \$43,740     | \$27,250  | \$27,250    |
| Taxable  | 0        | 0            | 0         | 0           |

| Sales History |      |           |                  | Land Calculations |        |      |
|---------------|------|-----------|------------------|-------------------|--------|------|
| Date          | Type | Price     | Book/Page or CIN | Price             | Factor | Type |
| 3/23/2004     | WD*  | \$415,000 | 37165 / 1490     | \$6.25            | 6,999  | SF   |
| 11/26/2003    | SW*  | \$196,800 | 36738 / 6        |                   |        |      |
| 3/27/2003     | CE*  | \$100     | 35284 / 1745     |                   |        |      |
| 4/29/2003     | DR*  | \$100     | 35054 / 1396     |                   |        |      |
|               |      |           |                  |                   |        |      |
|               |      |           |                  | Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      |       |       |      |
| L                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      |       |       |      |



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

|                        |  |         |                 |
|------------------------|--|---------|-----------------|
| Site Address           | 2136 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311    | ID #    | 5042 05 07 0011 |
| Property Owner         | FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY         | Millage | 0312            |
| Mailing Address        | 100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016        | Use     | 80              |
| Abbr Legal Description | RIVER GARDENS 19-23 B LOT 2 LESS N 10 FOR RD R/W BLK 1 |         |                 |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values |          |                        |                     |                      |     |
|----------------------------|----------|------------------------|---------------------|----------------------|-----|
| Year                       | Land     | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2019                       | \$43,740 |                        | \$43,740            | \$27,950             |     |
| 2018                       | \$43,740 |                        | \$43,740            | \$25,410             |     |
| 2017                       | \$43,740 |                        | \$43,740            | \$23,100             |     |

| 2019 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$43,740 | \$43,740     | \$43,740  | \$43,740    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$27,950 | \$43,740     | \$27,950  | \$27,950    |
| 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 15   | \$27,950 | \$43,740     | \$27,950  | \$27,950    |
| Taxable  | 0        | 0            | 0         | 0           |

| Sales History |      |           |                  | Land Calculations |        |      |
|---------------|------|-----------|------------------|-------------------|--------|------|
| Date          | Type | Price     | Book/Page or CIN | Price             | Factor | Type |
| 3/23/2004     | WD*  | \$415,000 | 37165 / 1490     | \$6.25            | 6,999  | SF   |
| 11/26/2003    | SW*  | \$196,800 | 36738 / 6        |                   |        |      |
| 5/27/2003     | CE*  | \$100     | 35284 / 1745     |                   |        |      |
| 4/29/2003     | DR*  | \$100     | 35054 / 1396     |                   |        |      |
| 3/11/2003     | QC*  | \$100     | 35017 / 402      |                   |        |      |
|               |      |           |                  | Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      |       |       |      |
| L                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      |       |       |      |





**MARTY KIAR**  
**BROWARD**  
COUNTY  
**PROPERTY APPRAISER**

|                               |  |                |                 |
|-------------------------------|--|----------------|-----------------|
| <b>Site Address</b>           | <b>2140 NW 6 STREET, FORT LAUDERDALE FL 33311-7730</b> | <b>ID #</b>    | 5042 05 07 0020 |
| <b>Property Owner</b>         | FORT LAUDERDALE COMMUNITY<br>REDEVELOPMENT AGENCY      | <b>Millage</b> | 0312            |
| <b>Mailing Address</b>        | 100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016        | <b>Use</b>     | 80              |
| <b>Abbr Legal Description</b> | RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 1 |                |                 |

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| Property Assessment Values |          |                        |                     |                      |     |
|----------------------------|----------|------------------------|---------------------|----------------------|-----|
| Year                       | Land     | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2019                       | \$43,740 |                        | \$43,740            | \$27,250             |     |
| 2018                       | \$51,440 |                        | \$51,440            | \$24,780             |     |
| 2017                       | \$51,440 |                        | \$51,440            | \$22,530             |     |

| 2019 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$43,740 | \$43,740     | \$43,740  | \$43,740    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$27,250 | \$43,740     | \$27,250  | \$27,250    |
| 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 15   | \$27,250 | \$43,740     | \$27,250  | \$27,250    |
| Taxable  | 0        | 0            | 0         | 0           |

| Sales History |      |           |                  | Land Calculations |        |      |
|---------------|------|-----------|------------------|-------------------|--------|------|
| Date          | Type | Price     | Book/Page or CIN | Price             | Factor | Type |
| 3/23/2004     | WD*  | \$415,000 | 37165 / 1490     | \$6.25            | 6,999  | SF   |
| 11/26/2003    | SW*  | \$196,800 | 36738 / 6        |                   |        |      |
| 5/27/2003     | CE*  | \$100     | 35284 / 1745     |                   |        |      |
| 4/29/2003     | DR*  | \$100     | 35054 / 1396     |                   |        |      |
|               |      |           |                  | Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      |       |       |      |
| L                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      |       |       |      |



**MARTY KIARA**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

|                        |   |         |                 |
|------------------------|---|---------|-----------------|
| Site Address           | 2146 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311 | ID #    | 5042 05 07 0190 |
| Property Owner         | STKR SISTRUNK LLC                                   | Millage | 0312            |
| Mailing Address        | 201 SE 12 ST #100 FORT LAUDERDALE FL 33316          | Use     | 70              |
| Abbr Legal Description | RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2         |         |                 |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values |           |                        |                     |                      |            |
|----------------------------|-----------|------------------------|---------------------|----------------------|------------|
| Year                       | Land      | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax        |
| 2019                       | \$87,490  |                        | \$87,490            | \$87,490             |            |
| 2018                       | \$102,890 |                        | \$102,890           | \$102,890            | \$1,867.91 |
| 2017                       | \$102,890 |                        | \$102,890           | \$50,790             | \$1,819.04 |

| 2019 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$87,490 | \$87,490     | \$87,490  | \$87,490    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$87,490 | \$87,490     | \$87,490  | \$87,490    |
| 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  | \$87,490 | \$87,490     | \$87,490  | \$87,490    |

| Sales History |       |           |                  | Land Calculations |        |      |
|---------------|-------|-----------|------------------|-------------------|--------|------|
| Date          | Type  | Price     | Book/Page or C/N | Price             | Factor | Type |
| 10/9/2018     | WD*-D | \$25,500  | 115376718        | \$6.25            | 13,998 | SF   |
| 9/18/2018     | WD*-D | \$120,000 | 115374147        |                   |        |      |
| 8/26/2017     | QCD-D | \$5,000   | 114591362        |                   |        |      |
| 2/27/2012     | WD*-D | \$85,000  | 48551 / 1615     |                   |        |      |
| 8/1/2002      | SW*   |           | 33606 / 703      |                   |        |      |
|               |       |           |                  | Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      |       |       |      |
| L                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      |       |       |      |



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

|                        |  |         |                 |
|------------------------|--|---------|-----------------|
| Site Address           | 2150 NW 6 STREET, FORT LAUDERDALE FL 33311             | ID #    | 5042 05 07 0200 |
| Property Owner         | STKR SISTRUNK LLC                                      | Millage | 0312            |
| Mailing Address        | 201 SE 12 ST #100 FORT LAUDERDALE FL 33316             | Use     | 70              |
| Abbr Legal Description | RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 2 |         |                 |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values |          |                        |                     |                      |          |
|----------------------------|----------|------------------------|---------------------|----------------------|----------|
| Year                       | Land     | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax      |
| 2019                       | \$43,740 |                        | \$43,740            | \$43,740             |          |
| 2018                       | \$43,740 |                        | \$43,740            | \$43,740             | \$794.07 |
| 2017                       | \$43,740 |                        | \$43,740            | \$25,410             | \$589.34 |

| 2019 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$43,740 | \$43,740     | \$43,740  | \$43,740    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$43,740 | \$43,740     | \$43,740  | \$43,740    |
| 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  | \$43,740 | \$43,740     | \$43,740  | \$43,740    |

| Sales History |       |           |                  | Land Calculations |        |      |
|---------------|-------|-----------|------------------|-------------------|--------|------|
| Date          | Type  | Price     | Book/Page or CIN | Price             | Factor | Type |
| 10/9/2018     | WD*-D | \$25,500  | 115376718        | \$6.25            | 6,999  | SF   |
| 9/18/2018     | WD*-D | \$120,000 | 115374147        |                   |        |      |
| 8/26/2017     | QCD-D | \$5,000   | 114591363        |                   |        |      |
| 2/27/2012     | WD*-D | \$85,000  | 48551 / 1615     |                   |        |      |
| 5/4/2001      | WD    | \$25,000  | 31601 / 735      |                   |        |      |
|               |       |           |                  | Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      |       |       |      |
| L                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      |       |       |      |



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

|                        |  |         |                 |
|------------------------|--|---------|-----------------|
| Site Address           | 2152 NW 6 STREET, FORT LAUDERDALE FL 33311             | ID #    | 5042 05 07 0210 |
| Property Owner         | STKR SISTRUNK LLC                                      | Millage | 0312            |
| Mailing Address        | 201 SE 12 ST #100 FORT LAUDERDALE FL 33316             | Use     | 70              |
| Abbr Legal Description | RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2 |         |                 |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values |          |                        |                     |                      |          |
|----------------------------|----------|------------------------|---------------------|----------------------|----------|
| Year                       | Land     | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax      |
| 2019                       | \$34,990 |                        | \$34,990            | \$34,990             |          |
| 2018                       | \$34,990 |                        | \$34,990            | \$34,990             | \$635.22 |
| 2017                       | \$34,990 |                        | \$34,990            | \$20,320             | \$471.35 |

| 2019 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$34,990 | \$34,990     | \$34,990  | \$34,990    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$34,990 | \$34,990     | \$34,990  | \$34,990    |
| 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  | \$34,990 | \$34,990     | \$34,990  | \$34,990    |

| Sales History |       |           |                  | Land Calculations |        |      |
|---------------|-------|-----------|------------------|-------------------|--------|------|
| Date          | Type  | Price     | Book/Page or CIN | Price             | Factor | Type |
| 10/9/2018     | WD*-D | \$25,500  | 115376718        | \$6.25            | 5,599  | SF   |
| 9/18/2018     | WD*-D | \$120,000 | 115374147        |                   |        |      |
| 8/26/2017     | QCD-D | \$5,000   | 114591364        |                   |        |      |
| 2/27/2012     | WD*-D | \$85,000  | 48551 / 1615     |                   |        |      |
| 5/4/2001      | WD    | \$25,000  | 31601 / 737      |                   |        |      |
|               |       |           |                  | Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      |       |       |      |
| L                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      |       |       |      |





**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

|                        |  |         |                 |
|------------------------|--|---------|-----------------|
| Site Address           | 2154 NW 6 STREET, FORT LAUDERDALE FL 33311             | ID #    | 5042 05 07 0220 |
| Property Owner         | STKR SISTRUNK LLC                                      | Millage | 0312            |
| Mailing Address        | 201 SE 12 ST #100 FORT LAUDERDALE FL 33316             | Use     | 70              |
| Abbr Legal Description | RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD R/W BLK 2 |         |                 |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values |          |                        |                     |                      |          |
|----------------------------|----------|------------------------|---------------------|----------------------|----------|
| Year                       | Land     | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax      |
| 2019                       | \$43,740 |                        | \$43,740            | \$43,740             |          |
| 2018                       | \$43,740 |                        | \$43,740            | \$43,740             | \$794.07 |
| 2017                       | \$43,740 |                        | \$43,740            | \$25,410             | \$989.32 |

| 2019 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$43,740 | \$43,740     | \$43,740  | \$43,740    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$43,740 | \$43,740     | \$43,740  | \$43,740    |
| 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  | \$43,740 | \$43,740     | \$43,740  | \$43,740    |

| Sales History |       |           |                  | Land Calculations |        |      |
|---------------|-------|-----------|------------------|-------------------|--------|------|
| Date          | Type  | Price     | Book/Page or CIN | Price             | Factor | Type |
| 10/9/2018     | WD*-D | \$25,500  | 115376718        | \$6.25            | 6,999  | SF   |
| 9/18/2018     | WD*-D | \$120,000 | 115374147        |                   |        |      |
| 8/26/2017     | QCD-D | \$5,000   | 114591365        |                   |        |      |
| 2/27/2012     | WD*-D | \$85,000  | 48551 / 1615     |                   |        |      |
| 11/12/2002    | WD    | \$20,000  | 34158 / 1907     |                   |        |      |
|               |       |           |                  | Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      |       |       |      |
| L                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      |       |       |      |





**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

|                        |  |         |                 |
|------------------------|--|---------|-----------------|
| Site Address           | 2156 NW 6 STREET, FORT LAUDERDALE FL 33311             | ID #    | 5042 05 07 0230 |
| Property Owner         | STKR SISTRUNK LLC                                      | Millage | 0312            |
| Mailing Address        | 201 SE 12 ST #100 FORT LAUDERDALE FL 33316             | Use     | 70              |
| Abbr Legal Description | RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2 |         |                 |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values |          |                        |                     |                      |          |
|----------------------------|----------|------------------------|---------------------|----------------------|----------|
| Year                       | Land     | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax      |
| 2019                       | \$43,740 |                        | \$43,740            | \$43,740             |          |
| 2018                       | \$43,740 |                        | \$43,740            | \$43,740             | \$794.07 |
| 2017                       | \$43,740 |                        | \$43,740            | \$25,410             | \$589.34 |

| 2019 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$43,740 | \$43,740     | \$43,740  | \$43,740    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$43,740 | \$43,740     | \$43,740  | \$43,740    |
| 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  | \$43,740 | \$43,740     | \$43,740  | \$43,740    |

| Sales History |       |           |                  | Land Calculations |        |      |
|---------------|-------|-----------|------------------|-------------------|--------|------|
| Date          | Type  | Price     | Book/Page or CIN | Price             | Factor | Type |
| 10/9/2018     | WD*-D | \$25,500  | 115376718        | \$6.25            | 6,999  | SF   |
| 9/18/2018     | WD*-D | \$120,000 | 115374147        |                   |        |      |
| 8/26/2017     | QCD-D | \$5,000   | 114591366        |                   |        |      |
| 2/27/2012     | WD*-D | \$85,000  | 48551 / 1615     |                   |        |      |
| 9/28/2001     | DRR   | \$18,500  | 32174 / 95       |                   |        |      |
|               |       |           |                  | Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      |       |       |      |
| L                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      |       |       |      |



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

|                        |   |         |                 |
|------------------------|---|---------|-----------------|
| Site Address           | 2162 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311 | ID #    | 5042 05 07 0240 |
| Property Owner         | FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY      | Millage | 0312            |
| Mailing Address        | 100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016     | Use     | 80              |
| Abbr Legal Description | RIVER GARDENS 19-23 B LOT 7 LESS RD BLK 2           |         |                 |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values                             |          |                        |                     |                      |        |       |       |      |
|--|----------|------------------------|---------------------|----------------------|--------|-------|-------|------|
| Year   | Land     | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax    |       |       |      |
| 2019   | \$51,440 |                        | \$51,440            | \$27,950             |        |       |       |      |
| 2018   | \$51,440 |                        | \$51,440            | \$25,410             |        |       |       |      |
| 2017   | \$51,440 |                        | \$51,440            | \$23,100             |        |       |       |      |
| 2019 Exemptions and Taxable Values by Taxing Authority |          |                        |                     |                      |        |       |       |      |
|  | County   | School Board           | Municipal           | Independent          |        |       |       |      |
| Just Value   | \$51,440 | \$51,440               | \$51,440            | \$51,440             |        |       |       |      |
| Portability  | 0        | 0                      | 0                   | 0                    |        |       |       |      |
| Assessed/SOH   | \$27,950 | \$51,440               | \$27,950            | \$27,950             |        |       |       |      |
| 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 15   | \$27,950 | \$51,440               | \$27,950            | \$27,950             |        |       |       |      |
| Taxable  | 0        | 0                      | 0                   | 0                    |        |       |       |      |
| Sales History  |          |                        |                     | Land Calculations    |        |       |       |      |
| Date   | Type     | Price                  | Book/Page or CIN    | Price                | Factor | Type  |       |      |
| 4/22/2009  | WD-D     | \$380,000              | 46227 / 734         | \$7.35               | 6,999  | SF    |       |      |
| 10/1/1991  | WD       | \$35,000               | 18924 / 73          |                      |        |       |       |      |
| 3/1/1986   | WD       | \$57,500               |                     |                      |        |       |       |      |
| 6/1/1985   | TXD      | \$7,800                |                     |                      |        |       |       |      |
| 10/1/1967  | TXD      | \$2,300                |                     | Adj. Bldg. S.F.      |        |       |       |      |
| Special Assessments                                    |          |                        |                     |                      |        |       |       |      |
| Fire   | Garb     | Light                  | Drain               | Impr                 | Safe   | Storm | Clean | Misc |
| 03   |          |                        |                     |                      |        |       |       |      |
| L  |          |                        |                     |                      |        |       |       |      |
| 1  |          |                        |                     |                      |        |       |       |      |



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

|                        |  |         |                 |
|------------------------|--|---------|-----------------|
| Site Address           | 534 NW 22 AVENUE, FORT LAUDERDALE FL 33311 | ID #    | 5042 05 07 0390 |
| Property Owner         | STKR SISTRUNK LLC                          | Millage | 0312            |
| Mailing Address        | 201 SE 12 ST #100 FORT LAUDERDALE FL 33316 | Use     | 00              |
| Abbr Legal Description | RIVER GARDENS 19-23 B LOT 25 BLK 2         |         |                 |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values |          |                        |                     |                      |            |
|----------------------------|----------|------------------------|---------------------|----------------------|------------|
| Year                       | Land     | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax        |
| 2019                       | \$42,500 |                        | \$42,500            | \$42,500             |            |
| 2018                       | \$25,500 |                        | \$25,500            | \$18,510             | \$380.78   |
| 2017                       | \$17,000 |                        | \$17,000            | \$16,830             | \$1,109.20 |

| 2019 Exemptions and Taxable Values by Taxing Authority |          |              |           |             |
|--|----------|--------------|-----------|-------------|
|  | County   | School Board | Municipal | Independent |
| Just Value   | \$42,500 | \$42,500     | \$42,500  | \$42,500    |
| Portability  | 0        | 0            | 0         | 0           |
| Assessed/SOH   | \$42,500 | \$42,500     | \$42,500  | \$42,500    |
| 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  | \$42,500 | \$42,500     | \$42,500  | \$42,500    |

| Sales History |       |           |                  |
|---------------|-------|-----------|------------------|
| Date          | Type  | Price     | Book/Page or CIN |
| 10/9/2018     | WD*-D | \$25,500  | 115376718        |
| 9/18/2018     | WD*-D | \$120,000 | 115374147        |
| 2/21/2008     | WD-Q  | \$70,000  | 45122 / 1934     |
| 3/10/2005     | WD    | \$68,000  | 39345 / 1870     |
| 2/1/2005      | CET   | \$28,600  | 39024 / 1395     |

| Land Calculations |        |      |
|-------------------|--------|------|
| Price             | Factor | Type |
| \$5.00            | 8,499  | SF   |
|                   |        |      |
|                   |        |      |
|                   |        |      |
| Adj. Bldg. S.F.   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      |       |       |      |
| L                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      |       |       |      |



PRESENT CONDITION OF THE  
CRA LOTS















PRESENT CONDITION OF THE  
STKR LOTS

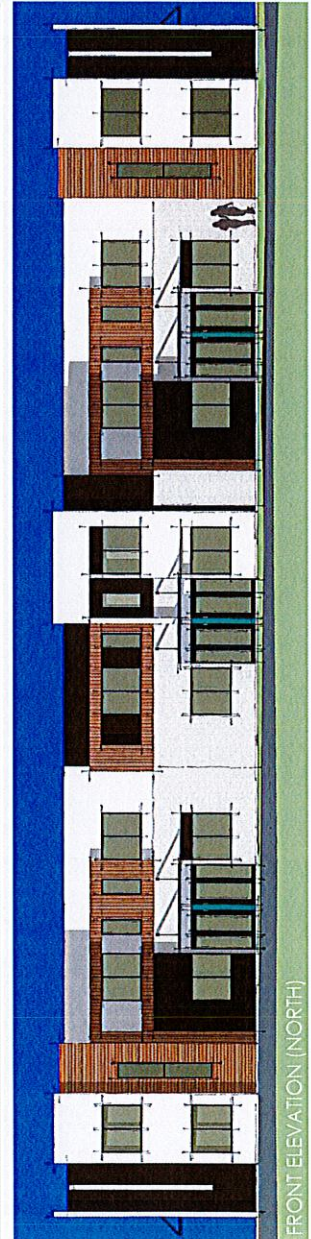
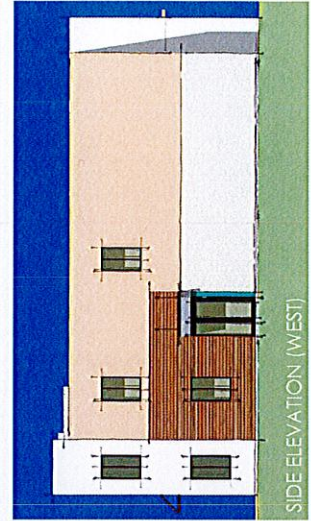














# RIVER GARDEN TOWNHOMES

## 25 UNIT SITE PLAN

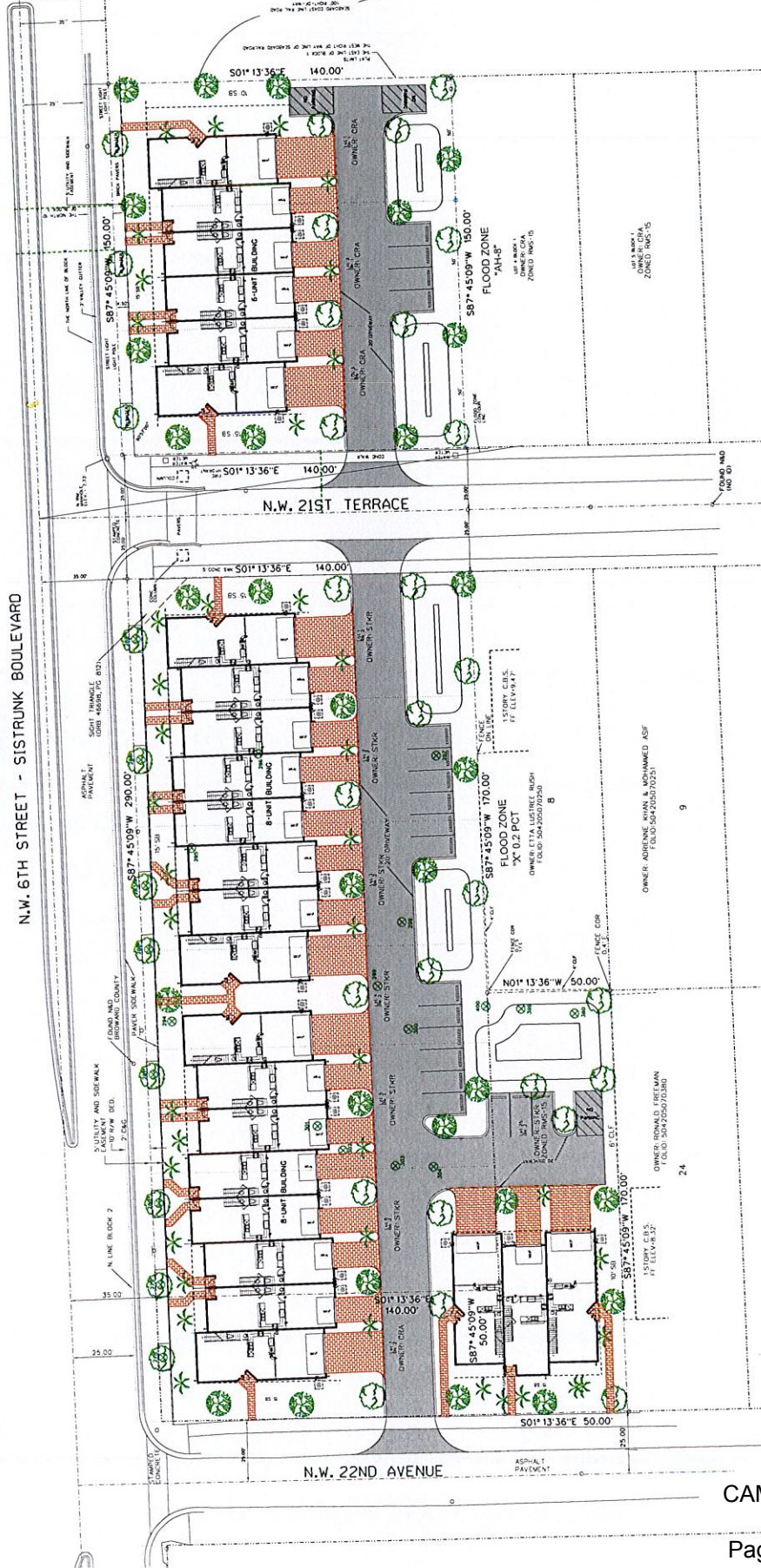
STKR Sistrunk, LLC and Northwest / Progreso / Flagler Heights CRA



SCALE: 1" = 20'



N.W. 6TH STREET - SISTRUNK BOULEVARD

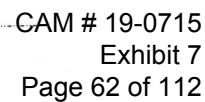


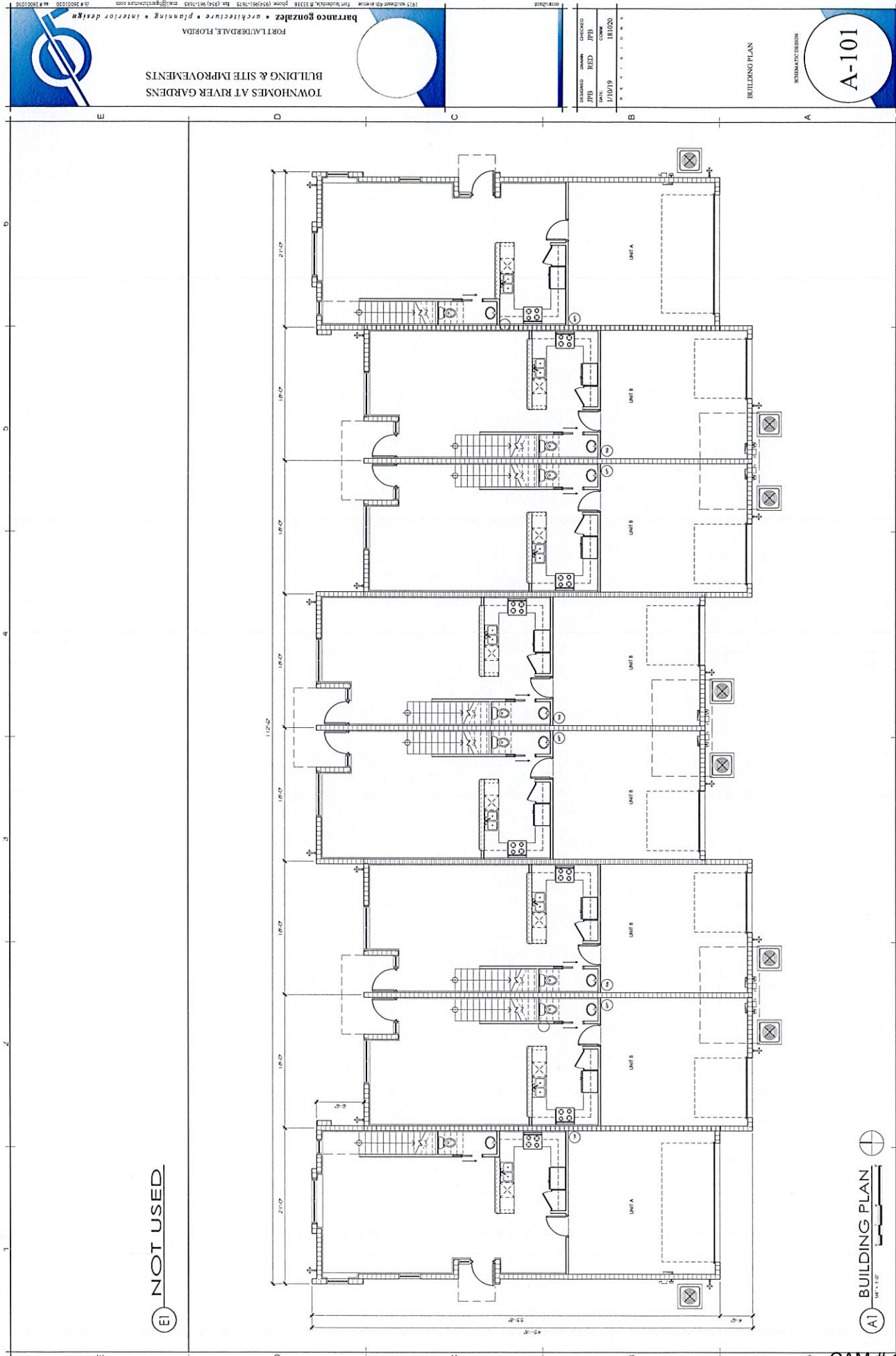


## STKR Sistrunk, LLC and Northwest / Progresso / Flagler Heights CRA



N W 6TH STREET - SISTRUNK BOULEVARD







UNIT B FLOOR PLANS

# **RIVER GARDEN TOWNHOMES**

June 12, 2019 – Included Features

## **EXTERIOR FEATURES**

- Concrete Paver driveway, walkway and front entry
- Impact resistant windows and exterior doors
- Cutting edge-style architecture
- CBS Construction
- Coordinated light fixture at covered front entry
- Foundation pre-treated for prevention of termites
- Front and rear hose bib
- Front and rear GFI weatherproof electric outlets
- Professionally sodded and landscaped
- Steel-reinforced concrete foundation

## **INTERIOR FEATURES**

- Elegant flat ceilings in living areas
- Decorative tile throughout first floor living areas
- Orange peel walls and knock-down ceilings throughout
- Lever door hardware with satin nickel finish
- Marble windowsills
- Recessed lighting at kitchen and family room (per plan)
- Rocker-style light switches
- Double row Vinyl-clad closet shelving
- Decorative interior doors
- Decorative closet doors
- Contemporary wood door casings
- Contemporary baseboards
- Designer wall-to-wall carpeting in bedrooms
- Upgraded carpet padding
- Smoke and carbon monoxide detectors
- Spacious walk-in closet at Owner's Suite

## **GOURMET KITCHEN**

- Appliance package in stainless steel featuring:
  - Self-cleaning oven
  - Built-in microwave oven with fan and light
  - Multi-cycle dishwasher
  - Side by side refrigerator with ice maker
- Decorative cabinetry
- Stone countertops
- Single compartment undermount stainless steel kitchen sink
- Half-horsepower food waste disposer
- Single lever faucet
- Conveniently located cabinet pantry
- Overhead recessed lighting (per plan)
- Decorative tile flooring

## **LAUNDRY CENTER**

- Conveniently located laundry closet
- Tile floor
- Full size washer and dryer
- Shelf for additional storage

## **OWNER'S BATH FEATURES**

- Deluxe oversized stall shower with clear glass tempered enclosure
- Decorative adult height vanities
- Stone vanity tops with undermount sink(s)
- Contemporary faucets
- Coordinated bath accessories
- Tile flooring
- Coordinated shower tile flooring
- Elongated toilet
- 42" full-width mirrors
- Contemporary lighting fixtures
- Exhaust fan

## **SECONDARY BATH FEATURES**

- Acrylic tub with decorative tile shower surrounds
- Decorative adult height vanity
- Stone vanity top with undermount sink
- Contemporary faucets
- Coordinated bath accessories
- Tile flooring
- Elongated toilet
- 42" full-width mirrors
- Contemporary lighting fixture
- Exhaust fan

## **POWDER ROOM**

- Pedestal sink
- Contemporary faucet
- Decorative mirror
- Elongated toilet
- Decorative tile flooring
- Exhaust fan
- Contemporary lighting fixture

## **ENERGY SAVING AND GREEN FEATURES**

- Screens on all operable windows
- Energy-efficient R-30 ceiling insulation
- High efficiency air conditioning and heating system
- Programmable thermostat
- Quick recovery 50-gallon water heater

## **CONVENIENCE PACKAGE**

- Pre-wired for ceiling fans at family room and all bedrooms
- CAT 5 Structured pre-wiring

# RIVER GARDEN TOWNHOMES

| ID | Task Name  | Duration | Start        | Finish       | 2020  |       |       |       | 2021  |       |       |       |       |       |
|----|--|----------|--------------|--------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
|    |  |          |              |              | Qtr 2 | Qtr 3 | Qtr 4 | Qtr 1 | Qtr 2 | Qtr 3 | Qtr 4 | Qtr 1 | Qtr 2 | Qtr 3 |
| 1  | CRA OFFER ACCEPTED & FUNDING REQUEST APPROVED    | 0 days   | Mon 9/16/19  | Mon 9/16/19  |       |       |       |       |       |       |       |       |       |       |
| 2  | CRA PROCESS FOR CLOSING & FINAL APPROVAL         | 63 days  | Mon 9/16/19  | Wed 12/11/19 |       |       |       |       |       |       |       |       |       |       |
| 3  | PROJECT ENTITLEMENTS                             | 135 days | Mon 9/16/19  | Fri 3/20/20  |       |       |       |       |       |       |       |       |       |       |
| 4  | CIVIL DESIGN                                     | 45 days  | Mon 9/16/19  | Fri 11/15/19 |       |       |       |       |       |       |       |       |       |       |
| 5  | SUBMIT TO DRC                                    | 0 days   | Mon 11/18/19 | Mon 11/18/19 |       |       |       |       |       |       |       |       |       |       |
| 6  | DRC REVIEW AND APPROVAL                          | 90 days  | Mon 11/18/19 | Fri 3/20/20  |       |       |       |       |       |       |       |       |       |       |
| 7  | LAND DEVELOPMENT PERMITTING AND LAND DEVELOPMENT | 111 days | Mon 3/23/20  | Mon 8/24/20  |       |       |       |       |       |       |       |       |       |       |
| 8  | LAND DEVELOPMENT PERMITTING                      | 45 days  | Mon 3/23/20  | Fri 5/22/20  |       |       |       |       |       |       |       |       |       |       |
| 9  | LAND DEVELOPMENT                                 | 66 days  | Mon 5/25/20  | Mon 8/24/20  |       |       |       |       |       |       |       |       |       |       |
| 10 | TOWNHOME DESIGN & PRECONST.                      | 165 days | Mon 1/13/20  | Fri 8/28/20  |       |       |       |       |       |       |       |       |       |       |
| 11 | ARCHITECTURAL & STRUCTURAL DESIGN                | 60 days  | Mon 1/13/20  | Fri 4/3/20   |       |       |       |       |       |       |       |       |       |       |
| 12 | PREPARE PERMIT SUBMITTAL                         | 15 days  | Mon 4/6/20   | Fri 4/24/20  |       |       |       |       |       |       |       |       |       |       |
| 13 | PERMIT PROCESS                                   | 90 days  | Mon 4/27/20  | Fri 8/28/20  |       |       |       |       |       |       |       |       |       |       |
| 14 | PURCHASING PROCESS                               | 90 days  | Mon 4/6/20   | Fri 8/7/20   |       |       |       |       |       |       |       |       |       |       |
| 15 | HOMEBUILDING OPERATIONS                          | 215 days | Mon 8/31/20  | Fri 6/25/21  |       |       |       |       |       |       |       |       |       |       |
| 16 | BUILDING #1                                      | 155 days | Mon 8/31/20  | Fri 4/2/21   |       |       |       |       |       |       |       |       |       |       |
| 17 | BUILDING #2                                      | 155 days | Mon 9/28/20  | Fri 4/30/21  |       |       |       |       |       |       |       |       |       |       |
| 18 | BUILDING #3                                      | 155 days | Mon 10/26/20 | Fri 5/28/21  |       |       |       |       |       |       |       |       |       |       |
| 19 | BUILDING #4                                      | 155 days | Mon 11/23/20 | Fri 6/25/21  |       |       |       |       |       |       |       |       |       |       |

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

Project: River Garden Townhom

Date: Thu 6/6/19



**Gerson/Preston/Klein  
Lips/Eisenberg/Gelber**

CERTIFIED PUBLIC ACCOUNTANTS

Alejandro De La Vega, CPA, Partner  
afd@gpkleg.com

D. (305) 967-6565

American Institute Of Certified Public Accountants  
Florida Institute Of Certified Public Accountants

**MIAMI**

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T. (305) 868-3600  
F. (305) 864-6740

[www.GPKLEG.com](http://www.GPKLEG.com)

**BOCA RATON**

1951 NW 19 Street, Suite 200  
Boca Raton, FL 33431  
T. (561) 392-9059  
F. (561) 372-7957

May 30, 2019

RE: STKR Sistrunk, LLC

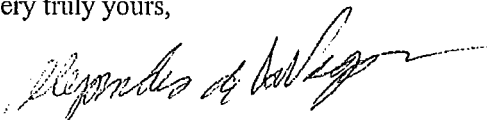
To Whom It May Concern:

The above referenced entity, STKR Sistrunk LLC (the "Company"), is a single purpose limited liability company which was formed in September 2018.

We reviewed the year-end financial statements of the Company for the purpose of preparing the Company's 2018 Federal Tax Return, which statements we found to be in compliance with Generally Accepted Accounting Principles. The 2018 activity included expenditures for real property acquisition and preliminary entitlement and/or design costs. We have not performed an audit of the Company's books and records, nor would the cost of such an audit be warranted based upon the Company's short time in existence and limited business activities to date.

Please call if you have any questions or if we can be of further assistance.

Very truly yours,

  
ALEJANDRO DE LA VEGA, CPA

STKR Sistrunk LLC  
Balance Sheet  
May 31, 2019

ASSETS

|                  |                   |
|------------------|-------------------|
| Cash - Operating | \$ 15,371         |
| Inventory        | <u>154,629</u>    |
| TOTAL ASSETS     | <u>\$ 170,000</u> |

LIABILITIES AND EQUITY

LIABILITIES

|                   |             |
|-------------------|-------------|
| TOTAL LIABILITIES | <u>\$ 0</u> |
|-------------------|-------------|

EQUITY

|                              |                   |
|------------------------------|-------------------|
| Capital Contributions        | <u>\$ 170,000</u> |
| TOTAL EQUITY                 | <u>\$ 170,000</u> |
| TOTAL LIABILITIES AND EQUITY | <u>\$ 170,000</u> |

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STKR Sistrunk LLC  
Balance Sheet-Supporting Schedules  
May 31, 2019

INVENTORY:

LAND, DEVELOPMENT, FEES AND AMENITIES:

|                                    |                   |
|------------------------------------|-------------------|
| 114-00-1410.00WIP-Land Acquisition | \$ 138,782        |
| 114-00-1415.00WIP-Entitlements     | 4,910             |
| 114-00-1420.00WIP-Land Development | <u>1,200</u>      |
|                                    | <u>\$ 144,892</u> |

SOFT COSTS:

|  |                 |
|--|-----------------|
| 114-00-1440.00WIP-Indirect Costs       | \$ 8,306        |
| 114-00-1470.00WIP-Holding Costs Lots   | 993             |
| 114-00-1480.00General & Administrative | <u>439</u>      |
|  | <u>\$ 9,737</u> |
|  | <u>\$ 0</u>     |

TOTAL INVENTORY

\$ 154,629

INVESTMENTS:

|                   |             |
|-------------------|-------------|
| TOTAL INVESTMENTS | <u>\$ 0</u> |
|-------------------|-------------|

PREPAIDS AND OTHER ASSETS:

|                                 |             |
|---------------------------------|-------------|
| TOTAL PREPAIDS AND OTHER ASSETS | <u>\$ 0</u> |
|---------------------------------|-------------|

ACCOUNTS PAYABLE:

|                        |             |
|------------------------|-------------|
| TOTAL ACCOUNTS PAYABLE | <u>\$ 0</u> |
|------------------------|-------------|

DUE TO AFFILIATES:

|                         |             |
|-------------------------|-------------|
| TOTAL DUE TO AFFILIATES | <u>\$ 0</u> |
|-------------------------|-------------|

ACCRUED EXPENSES:

|                        |             |
|------------------------|-------------|
| TOTAL ACCRUED EXPENSES | <u>\$ 0</u> |
|------------------------|-------------|

CONSTRUCTION LOAN PAYABLE:

|                                 |             |
|---------------------------------|-------------|
| TOTAL CONSTRUCTION LOAN PAYABLE | <u>\$ 0</u> |
|---------------------------------|-------------|

A & D LOAN PAYABLE:

|                          |             |
|--------------------------|-------------|
| TOTAL A & D LOAN PAYABLE | <u>\$ 0</u> |
|--------------------------|-------------|

MEZZANINE LOAN PAYABLE:

|                              |             |
|------------------------------|-------------|
| TOTAL MEZZANINE LOAN PAYABLE | <u>\$ 0</u> |
|------------------------------|-------------|

OTHER LOAN PAYABLE:

|                          |             |
|--------------------------|-------------|
| TOTAL OTHER LOAN PAYABLE | <u>\$ 0</u> |
|--------------------------|-------------|

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STKR Sistrunk LLC  
Balance Sheet-Equity Schedule  
May 31, 2019

|  |               |                   |
|--|---------------|-------------------|
| Prior Year Capital Balance:            |               |                   |
| 114-00-2910.03 Member Capital - RS     | \$ 85,000     |                   |
| 114-00-2910.05 Member Capital - JK     | <u>85,000</u> |                   |
|  | \$ 170,000    |                   |
| Current Year Change in Capital:        | <u>\$ 0</u>   |                   |
| Total Capital Balance                  |               | \$ 170,000        |
| Opening Retained Earnings              | <u>\$ 0</u>   |                   |
| Current Year Distributions of Profits: |               |                   |
|  | <u>\$ 0</u>   |                   |
|  | <u>\$ 0</u>   |                   |
| Current Year Net Income                |               |                   |
| Ending Retained Earnings               |               | \$ 0              |
| Total Equity                           |               | <u>\$ 170,000</u> |

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STKR Sistrunk LLC  
Income Statement-Supporting Schedules  
For the Period Ended May 31, 2019

| Base<br>Account                       | Current<br>Month | %   | Year<br>To Date | %   | Project<br>To Date | % |
|---------------------------------------|------------------|-----|-----------------|-----|--------------------|---|
| REVENUES-SALES:                       |                  |     |                 |     |                    |   |
| TOTAL REVENUES-SALES                  | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| REVENUES-LOT SALES:                   |                  |     |                 |     |                    |   |
| Revenues-Lot/Land Sale                | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| TOTAL REVENUES-LOT/LAND SALES         | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| REVENUES-LOT PREMIUMS:                |                  |     |                 |     |                    |   |
| TOTAL REVENUES-LOT PREMIUMS           | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| REVENUES-RENTAL INCOME:               |                  |     |                 |     |                    |   |
| TOTAL REVENUES-OPTIONS                | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| MANAGEMENT FEES:                      |                  |     |                 |     |                    |   |
| TOTAL MANAGEMENT FEES                 | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| LICENSE FEES:                         |                  |     |                 |     |                    |   |
| TOTAL LICENSE FEES                    | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| LAND, DEVELOPMENT AND AMENITIES:      |                  |     |                 |     |                    |   |
| TOTAL LAND, DEVELOPMENT AND AMENITIES | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| SOFT COSTS:                           |                  |     |                 |     |                    |   |
| TOTAL SOFT COSTS                      | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| GENERAL AND ADMINISTRATIVE:           |                  |     |                 |     |                    |   |
| TOTAL GENERAL AND ADMINISTRATIVE      | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| SELLING AND MARKETING:                |                  |     |                 |     |                    |   |
| TOTAL SELLING AND MARKETING           | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| TOTAL SELLING, GENERAL AND ADMIN      | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |
| OTHER INCOME:                         |                  |     |                 |     |                    |   |
| TOTAL OTHER INCOME                    | \$ 0             | 0 % | \$ 0            | 0 % | \$ 0               | 0 |

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## **Fort Lauderdale Department of Sustainable Development Review.**

Although STKR owns the STKR Lots and has prepared a detailed site plan and architectural renderings for the proposed River Garden Townhomes inclusive of the CRA Lots, STKR does not yet know whether it will be successful in acquiring the CRA Lots as well as its request CRA funding. Consequently, STKR has not been in a position to incur the expense of having prepared full civil plans and final architectural plans to commence formal applications with the City of Ft. Lauderdale for this project. STKR did, however, meet with the Department of Sustainable Development (the “Department”) for a preliminary development meeting, at which time STKR provided the Department with the Site Plan and architectural renderings that have been presented to the CRA as part of this process to obtain its preliminary comments to the proposed development.

On May 20, 2019, Jonathan Keith, on behalf of STKR, met with the following persons within the Department to discuss the River Garden project:

Nicholas Kalargyros – Urban Planner II  
Tyler LaForme – Urban Planner I  
Karl Lauridsen – Landscape Plans Reviewer  
Michael Rinkus – Zoning Plans Reviewer  
Raymond Meyer, P.E. - City Project Engineer  
Robert Modys – Planner Transportation & Mobility

STKR presented the project details as set forth above in Section 2, Project Overview. The general response from the Department was favorable, and after discussion about parking requirements, the specifics of the internal driveway and general design standards of the NWRAC-MUw zoning, the Department did not express any objections to the project as proposed, of course subject to a formal submittal to be made by STKR. One item that was discussed is STKR’s need to rezone one of the parcels comprising the STKR Lots (Parcel ID No. 504205070390, with an address of 534 NW 22<sup>nd</sup> Avenue) from its current zoning of RMS-15 to NWRAC-MUw. The Department advised that it supports this rezoning of this parcel to the same NWRAC-MUw zoning as the rest of the STKR Lots and the CRA Lots.

Based upon this meeting with the Department, STKR is comfortable moving forward with its offer to purchase the CRA Lots and assemble the CRA with the STKR Lots for the proposed River Garden Townhomes project.

**Project Team.**

**Architect:**

Barranco Gonzalez  
1915 Southeast 4<sup>th</sup> Avenue  
Fort Lauderdale, FL 33316  
(954) 961-7675

Barranco Gonzalez is a full-service architectural firm servicing the South Florida area since 2004. The firm has been involved in projects ranging from affordable housing, healthcare and education facilities, parks, municipal buildings, condominiums, residential developments and mixed-use buildings.

**Engineer:**

Jonathan W. Keith, P.A.  
P.O. Box 1017  
Boynton Beach, FL 33425  
(954) 914-8109

Jonathan W. Keith is a professional engineer with over 35 years of experience in designing, entitling and developing land. Mr. Keith is an in-house engineer with TDON Development. Prior to joining TDON Development, Mr. Keith served as the Vice President of Land Acquisitions and Development for Centerline®. Prior to Centerline®, Mr. Keith was the founding partner of Keith & Ballbe', a well-respected South Florida engineering firm, where Mr. Keith worked for more than 20 years in civil engineering.

**Developer /  
General Contractor:**

TDON Development, Inc.  
TDON Construction, Inc.  
201 S.E. 12<sup>th</sup> Street, Suite 100  
Fort Lauderdale, FL 33316  
(see Section 3 above)

**Attorneys:**

Jeffrey Kronengold, Esq.  
General Counsel for STKR  
c/o TDON Development, Inc.  
201 S.E. 12<sup>th</sup> Street, Suite 100  
Fort Lauderdale, FL 33316  
(property acquisition, CRA development agreement,  
entitlements, financing, homeowner's association,  
permitting, and sales)

and

Leopold Korn, P.A.  
20801 Biscayne Blvd., Suite 501  
Aventura, FL 33180  
(305) 935-3500  
(title and closings)



Central City Area  
Community Redevelopment Agency

STKR Sistrunk, LLC  
Application Request Supplemental Information

1. Please describe your project.

STKR proposes to purchase the CRA Lots (described below in number 2) and to combine the CRA Lots with the STKR Lots (described below in number 2) for the development and construction of twenty-five (25) two-story fee simple townhomes. The project will consist of a total of four buildings, including one six-unit building, two eight-unit buildings, and one three-unit building. The project will offer two different townhome models, both of which will include three bedrooms and three bathrooms. There will be 8 end units, Model A, each of which will have approximately 1,757 square feet of air-conditioned living area and a two-car garage. There will be 17 interior units, Model B, each of which will have approximately 1,443 square feet of air-conditioned living area, and an oversized one-car garage. The River Garden Townhomes are designed with the garages and driveways in the rear of each townhome unit, and an inviting modern, sleek designed front elevation which will provide much needed beautification of the streetscape along this section of Sistrunk Boulevard west of I-95 and the railroad tracks. Each townhome unit will have a fenced and landscaped front yard with walking paths leading from the sidewalk to the front door, creating a traditional neighborhood development feel and encouraging walkability within this area of Sistrunk Boulevard.

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

The CRA Lots:

Lots 7, Block 2, of "RIVER GARDENS", Less Road, According to the Plat Thereof as Recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida, with an address of 2162 NW 6<sup>th</sup> Street, Fort Lauderdale, FL 33311 (Parcel ID 5042-05-07-0240);

Together with

Lots 1, 2 and 3, Less the North 10 Feet Thereof for Road Right of Way in Block 1, of "RIVER GARDENS", according to the plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida, with addresses of 2132, 2136 and 2140 NW 6<sup>th</sup> Street, Fort Lauderdale, FL 33311 (Parcel IDs 5042-05-07-0020, 5042-05-07-0011 and 5042-05-07-0010)

The STKR Lots (presently owned by STKR):

Lots 1, 2, 3, 4, 5, and 6, all Less the North 10 feet, in Block 2, and Lot 25, in Block 2 of RIVER GARDENS, according to the Plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida (Parcel IDs 504205-07-0190, 504205-07-0200, 50420507-0210, 504205-07-0220, 504205-07-0230 and 50420507-0390).

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.

The CRA Lots and the STKR Lots all presently exist as vacant land.

4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property?

No

5. What is the zoning of the property?

The CRA Lots are zoned NWRAC-MUw

All but one of the STKR Lots are also zoned NWRAC-MuW, with the only STKR Lot not directly on Sistrunk Blvd. zoned as RMS-15.

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.

STKR is the owner of the STKR Lots. STKR is offering to purchase the CRA Lots.

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 capital investment is estimated at \$6,414,000.00.

Hard construction costs are estimated at \$4,088,797.00.

Soft costs are estimated at \$1,679,759 (includes infrastructure improvements as well).

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

The current Broward County assessed value of the CRA Lots is a total of \$182,660.

The current Broward County assessed value of the STKR Lots is a total of \$331,190.

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.

There is no mortgage on the CRA Lots.

There is presently no mortgage on the STKR Lots; however, there will be a mortgage on the property to secure the development and construction loan.

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

There are no liens on the CRA Lots.

There are no liens on the STKR Lots.

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

There are code violations on the following CRA Lots (see attached report and inspection history for each of the subject lots):

- 2132 NW 6<sup>th</sup> Street, Parcel No.: 504205070010;
- 2136 NW 6<sup>th</sup> Street, Parcel No.: 504205070011; and
- 2140 NW 6<sup>th</sup> Street, Parcel No.: 504205070020.

There are no code violations on the STKR Lots (all prior code violations and liens for same were satisfied by STKR at the time that it acquired the STKR Lots).

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

The CRA Lots are being offered for sale by the CRA, and this application for funding is being submitted with the STKR offer to purchase the CRA Lots.

The STKR Lots are not listed for sale.

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

N/A

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.

The River Garden Townhomes project as proposed requires the completion of the CRA Invitation for Proposals to purchase the CRA Lots and a determination of the STKR request for CRA funding. As formal development applications cannot be submitted until this process has been completed, there is no estimated date for commencement. It is STKR's intention to complete its civil plans and architecture upon completion of the CRA's determination, assuming STKR is the successful bidder and receives approval for its funding request.

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.

See answer to number 15 above. STKR estimates that the project will be completed within twenty-one (21) months from the CRA determination on the purchase offer and funding request.

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.

The estimated owner equity that will be required for the project is in the amount of \$424,000. Other fund sources include the requested \$1,500,000 from the CRA and a bank loan from City National Bank of Florida in the approximate amount of \$4,490,000.

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.

STKR presently maintains general liability insurance on the property. If STKR successfully acquires the CRA Lots, the policy will be spread to include the CRA Lots as well. Upon the commencement of construction the project will also be insured by a builder's risk insurance policy, and upon completion by permanent property insurance including fire and casualty coverage.

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: N/A**

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.

N/A

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.

N/A

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.

N/A

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

N/A

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.

N/A

25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

N/A

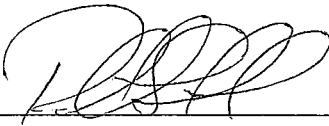


26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

N/A

I Robert B. Stiegele, Jr., 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.

STKR Sistrunk, LLC

By:   
Robert B. Stiegele, Jr.

## INSPECTION HISTORY

CITY OF FORT LAUDERDALE

Community Enhancement Division

May 22, 2019 Page 1

For additional information please contact  
Community Enhancement at 954-828-6520

Payoff: Codeadmin@fortlauderdale.gov

Lien Reduction: Lienreduction@fortlauderdale.gov

CASE NO : CE18061452  
ADDRESS : 2132 NW 6 ST  
OWNER : FORT LAUDERDALE COMMUNITY REDEVELOP  
DATE : May 22, 2019  
DESCRIP : OVERGROWN CRA LOT

| DATE     | TIME     | TYPE   | INSP | COMMENTS  |
|----------|----------|--------|------|---|
| 06/29/18 | 11:35:54 | CMP    | 269  | CASE COMPLIED BY quinw  |
| 06/29/18 | 11:35:51 | REI    | 269  | 1130 A.M.<br>ASSIGNED AREA INSPECTOR OUT.<br>CITY CRA VACANT LOT ABATED BY THE CITY<br>CONTRACTOR<br><br>OVERGROWTH, TRASH AND DEBRIS CUT AND<br>REMOVED FROM THE VACANT LOT AND SWALE.<br><br>PICTURES TAKEN.<br><br>CASE COMPLIED FOR BILLING UPDATES.<br>INSPECTOR OFF, RE-SCHEDULE.<br>CRA LOT - SENT QUOTE REQUEST TO MONROE<br>(MCD)<br>WHILE IN THE AREA I OBSERVED THIS CRA<br>LOT TO BE OVERGROWN, AND I SUBMITTED<br>WORK ORDER REQUEST TO BE QUOTED SO THE<br>LOT CAN BE CUT.<br><br>THIS LOT HAS 3 SEPERATE PARCELS ALL<br>BELONGING TO THE CRA.<br><br>PHOTOS ATTACHED<br>VIOLATION RECORDED joner |
| 06/28/18 | 12:52:27 | REI    | 136  |   |
| 06/18/18 | 08:25:31 | UPD    | 999  |   |
| 06/16/18 | 20:54:48 | INS    | 136  |   |
| 06/16/18 | 20:54:48 | CREATE |      |   |

## INSPECTION HISTORY

CITY OF FORT LAUDERDALE

Community Enhancement Division

May 22, 2019

Page 1

CASE NO : CE18061453  
ADDRESS : 2136 NW 6 ST  
OWNER : FORT LAUDERDALE COMMUNITY REDEVELOP  
DATE : May 22, 2019  
DESCRIP : OVERGROWN VACANT CRA LOT

For additional information please contact  
Community Enhancement at 954-828-6520  
Payoff: Codeadmin@fortlauderdale.gov  
Lien Reduction: Lienreduction@fortlauderdale.

| DATE     | TIME     | TYPE   | INSP | COMMENTS  |
|----------|----------|--------|------|---|
| 06/29/18 | 11:36:51 | CMP    | 269  | CASE COMPLIED BY quinnw   |
| 06/29/18 | 11:36:49 | REI    | 269  | 1130 A.M.<br>ASSIGNED AREA INSPECTOR OUT.<br>CITY CRA VACANT LOT ABATED BY THE CITY<br>CONTRACTOR<br><br>OVERGROWTH, TRASH AND DEBRIS CUT AND<br>REMOVED FROM THE VACANT LOT AND SWALE.<br><br>PICTURES TAKEN.<br><br>CASE COMPLIED FOR BILLING UPDATES.<br>INSPECTOR OFF, RE-SCHEDULE.<br>CRA LOT - REQUEST FOR QUOTE SENT TO<br>MONROE (MCD)<br>WHILE IN THE AREA I OBSERVED THIS CRA<br>LOT TO BE OVERGROWN, AND I SUBMITTED<br>WORK ORDER REQUEST TO BE QUOTED SO THE<br>LOT CAN BE CUT.<br><br>THIS LOT HAS 3 SEPERATE PARCELS ALL<br>BELONGING TO THE CRA.<br><br>PHOTOS ATTACHED<br>VIOLATION RECORDED joner |
| 06/28/18 | 13:00:13 | REI    | 136  |   |
| 06/18/18 | 08:30:50 | UPD    | 999  |   |
| 06/16/18 | 21:04:38 | INS    | 136  |   |
| 06/16/18 | 21:04:38 | CREATE |      |   |

## INSPECTION HISTORY

CITY OF FORT LAUDERDALE

Community Enhancement Division

May 22, 2019

Page 1

For additional information please contact  
 Community Enhancement at 954-828-6520  
 Payoff: Codeadmin@fortlauderdale.gov  
 Lien Reduction: Lienreduction@fortlauderdale.

CASE NO : CE18061454  
 ADDRESS : 2140 NW 6 ST  
 OWNER : FORT LAUDERDALE COMMUNITY REDEVELOP  
 DATE : May 22, 2019  
 DESCRIP : OVERGROWN CRA LOT

| DATE     | TIME     | TYPE   | INSP | COMMENTS  |
|----------|----------|--------|------|---|
| 06/29/18 | 11:37:56 | CMP    | 269  | CASE COMPLIED BY quinw  |
| 06/29/18 | 11:37:52 | REI    | 269  | 1130 A.M.<br>ASSIGNED AREA INSPECTOR OUT.<br>CITY CRA VACANT LOT ABATED BY THE CITY<br>CONTRACTOR<br><br>OVERGROWTH, TRASH AND DEBRIS CUT AND<br>REMOVED FROM THE VACANT LOT AND SWALE.<br><br>PICTURES TAKEN.  |
| 06/28/18 | 13:00:54 | REI    | 136  | CASE COMPLIED FOR BILLING UPDATES.  |
| 06/18/18 | 08:33:11 | UPD    | 999  | INSPECTOR OFF, RE-SCHEDULE.<br>CRA LOT - REQUEST FOR QUOTE SENT TO<br>MONROE (MCD)  |
| 06/16/18 | 21:13:20 | INS    | 136  | WHILE IN THE AREA I OBSERVED THIS CRA<br>LOT TO BE OVERGROWN, AND I SUBMITTED<br>WORK ORDER REQUEST TO BE QUOTED SO THE<br>LOT CAN BE CUT.<br><br>THIS LOT HAS 3 SEPERATE PARCELS ALL<br>BELONGING TO THE CRA.<br><br>PHOTOS ATTACHED<br>VIOLATION RECORDED joner |
| 06/16/18 | 21:13:20 | CREATE |      |   |

**REPORT OF  
ENVIRONMENTAL SITE ASSESSMENT  
PHASE I**

**FOR:  
NW 6<sup>th</sup> Street and 21<sup>st</sup> Terrace  
Fort Lauderdale, Florida**

**PREPARED FOR:**

**STKR Investments, LLC  
201 SE 12<sup>th</sup> Street  
Ft. Lauderdale, FL 33316**

**PREPARED BY:**

**Federal Engineering & Testing, Inc.  
250 S.W. 13<sup>th</sup> Avenue  
Pompano Beach, FL 33060  
(954) 784-2941**

**December 13, 2017**



Construction Material  
Engineering Council



American Concrete  
Institute



Miami Dade  
County



CA # 0-0715  
Exhibit 7  
Florida Department  
of Transportation  
Page 87 of 112

December 13, 2017

Job Order No: 17-2929

STKR Investments, LLC  
201 SE 12<sup>th</sup> Street  
Ft. Lauderdale, FL 33316  
Attn: Jonathan Keith


RE: Phase I Environmental Assessment  
NW 6th Street and 21ST Terrace  
Fort Lauderdale, Florida

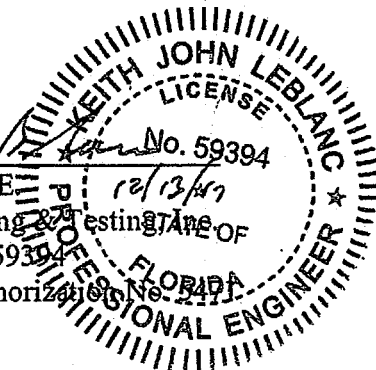
Dear Mr. Keith:

Pursuant to your request, Federal Engineering & Testing, Inc. is pleased to submit three original copies of our Phase I Environmental Site Assessment (ESA) for the above referenced property. This report outlines the findings of our site reconnaissance, historical land use research, review of governmental records and interviews. Our site investigation was performed in accordance with the requirements of the Standards and Practices for All Appropriate Inquiries (AAI): Final Rule (40 CFR Part 312) and the American Society for Testing and Materials (ASTM E1527-13).

We appreciate this opportunity to provide professional consulting services to you. Please contact us should you have any questions concerning this report.

Sincerely yours,

  
Keith LeBlanc, P.E.  
Federal Engineering & Testing, Inc.  
Florida Reg. No. 59394  
Certificate of Authorization No. 2111



Construction Material  
Engineering Council



American Concrete  
Institute



Miami Dade  
County



Draw # 19-0715  
Florida Department  
of Transportation  
Exhibit 7  
Page 88 of 112



## EXECUTIVE SUMMARY

### Phase I Environmental Site Assessment NW 6<sup>th</sup> Street and 21<sup>st</sup> Terrace Fort Lauderdale, Florida

Federal Engineering & Testing, Inc., (FET) has completed a Phase I Environmental Site Assessment (Phase I ESA) for the facility identified as follows:

NW 6<sup>th</sup> Street and 21<sup>st</sup> Terrace located at Fort Lauderdale, Florida (the Property). The Property consists of six parcels:

| Fig. 2 Key | Site Address         | Folio Number /Parcel ID | Property Owner                         | Legal Description                                      |
|------------|----------------------|-------------------------|--|--|
| 1          | 2146 W Sistrunk Blvd | 504205070190            | New Visions Community Development Inc. | RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2            |
| 2          | 2150 NW 6th Street   | 504205070200            |  | RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 2 |
| 3          | 2152 NW 6th Street   | 504205070210            |  | RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2 |
| 4          | 2154 NW 6th Street   | 504205070220            |  | RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD R/W BLK 2 |
| 5          | 2156 NW 6th Street   | 504205070230            |  | RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2 |
| 6          | 534 NW 22 Avenue     | 504205070390            |  | RIVER GARDENS 19-23 B LOT 35 BLK 2                     |

FET conducted this Phase I ESA in general conformance with the scope and limitations of American Society for Testing and Materials Standard Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions (RECs). The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

For the purposes of this practice, "migrate" and "migration" refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

A controlled REC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for

example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A historical REC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the environmental professional considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

The Property was undeveloped in the earliest aerial photograph from 1947. Adjacent properties to the east appear to have been developed as early as 1957 with a gas station with no documented releases of petroleum products or hazardous substances. The western Parcels appear to have been developed residentially in 1958 or earlier. Parcels 1 through 5 appear to have never been developed.

**This assessment has revealed no evidence of recognized environmental conditions in connection with the property.**

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## **APPENDICES**

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## 1.0 INTRODUCTION

Federal Engineering & Testing, Inc., (FET) has completed a Phase I Environmental Site Assessment (Phase I ESA) for the facility identified as:

*NW 6<sup>th</sup> Street and 21<sup>st</sup> Terrace located at Fort Lauderdale, Florida (the Property). The Property consists of six parcels.*

| Fig. 2 Key | Site Address         | Folio Number /Parcel ID | Property Owner                         | Legal Description                                      |
|------------|----------------------|-------------------------|--|--|
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| 3          | 2152 NW 6th Street   | 504205070210            |  | RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2 |
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| 5          | 2156 NW 6th Street   | 504205070230            |  | RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2 |
| 6          | 534 NW 22 Avenue     | 504205070390            |  | RIVER GARDENS 19-23 B LOT 35 BLK 2                     |

A Site Location Map (**Figure 1**) for the general Property location and a Site Map (**Figure 2**) showing the current key site features are provided in **Appendix A**.

### 1.1 Objective

FET conducted this Phase I ESA in general conformance with the scope and limitations of American Society for Testing and Materials Standard Practice E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions (RECs). The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

For the purposes of this practice, "migrate" and "migration" refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

A controlled REC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory

authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A historical REC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the environmental professional considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

ASTM E1527-13 requires the Environmental Professional (EP) to evaluate the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

## **1.2 Scope of Work**

This Phase I ESA included the following components in order for FET staff to assess the potential for “recognized environmental conditions” at the Property:

- FET conducted a review of appropriate Federal, State, and local environmental regulatory agency databases, public records and client-provided data (if available) pertaining to the Property and the surrounding area, which could be obtained within a reasonable time frame. These data were used in an effort to identify off-site facilities or sites that have a potential risk to adversely impact the Property, and historical land usage and property occupancy information to aid with the identification of recognized environmental conditions in connection with the Property.
- FET conducted interviews with local government officials and other appropriate local agencies, if applicable, about known environmental problems on the Property or in the area.
- FET conducted a site reconnaissance visit of the Property to visually identify potential environmental conditions. The information gathered was used to identify potential environmental conditions that may likely indicate the release of hazardous substances or petroleum products on the Property. A visual assessment of the adjacent properties also was conducted from the Property or adjacent public right-of-ways to detect the presence of off-site environmental conditions that potentially could have an adverse impact on the Property. Color photographs were taken to document

the current conditions of the Property and adjacent properties at the time of the site reconnaissance (see **Appendix B**).

### **1.3 Significant Assumptions**

Certain significant assumptions regarding any property that is the subject of a Phase I ESA can be made. Unless obviously inaccurate information, or if information exists to the contrary, FET assumes that information collected during this Phase I ESA is accurate and correct. Unless warranted, information collected has not been independently validated as part of this ESA.

If information specific to the subject property is not available, it is assumed that the flow direction of the shallow groundwater is approximately the same as the slope of the regional surface topography or in the regional shallow groundwater flow direction.

### **1.4 Special Terms and Conditions**

No investigation can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. **Consequently, this report in no way expresses any warranty or guarantee with respect to recognized environmental conditions at the Property**, however, the standard of care exercised for these professional services was performed in accordance with customary principles and accepted practices in the area of environmental science and engineering and in accordance with the ASTM Practice E1527-13 for conducting Phase I ESAs. In addition, every reasonable effort was made to ensure that the information presented in this report is materially complete and accurate.

The conclusions of this report are based solely upon observations made during this evaluation. FET opinions should not be construed as relating to health and safety issues directly. Should additional information become available, this information should be reviewed by FET and the conclusions herein modified, as appropriate. In addition, this report should not be construed as verification of compliance by the present owners or operators of the Property with Federal, State, or local laws and regulations.

Information provided by third parties was used in assessing the Property conditions. The accuracy of the conclusions made from this information is inherently based on the accuracy of the information provided. It must be recognized that the limited scope of services may have precluded recognition of contamination at the Property. The absence of contamination recognition in this report cannot be interpreted as a warranty, expressed or implied, that no contamination exists at the Property, and FET cannot be held liable for damages if contamination of some type is discovered in the future.

This report should not be considered as a recommendation to purchase, sell, or develop the Property, and the opinions contained herein are not legal opinions. To evaluate the information contained in this report, the reader must understand the limitations associated with this assessment. Specifically, the services included for this project have been

performed in accordance with the Scope of Services and the contract negotiated between **STKR Investments, LLC** and **FET** with the limitations and exceptions outlined.

### 1.5 User Reliance

This report is provided for the sole use and benefit of the parties listed below and may not be used or relied upon by any other party whatsoever. Reliance on this report by a party other than **STKR Investments, LLC** shall be at the party's sole risk unless that party has written authorization from FET to use this document.

The purpose of this restriction is to attempt to protect the interest of parties for whom the report may not be appropriately directed. The following with the exclusion of all else can rely upon this report:

- **STKR Investments, LLC**
- **Federal Engineering & Testing, Inc.**

## 2.0 PROPERTY DESCRIPTION

### 2.1 Location and Legal Description

The subject property is identified as follows:

| Fig. 2 Key | Site Address         | Folio Number /Parcel ID | Property Owner                         | Legal Description                                      |
|------------|----------------------|-------------------------|--|--|
| 1          | 2146 W Sistrunk Blvd | 504205070190            | New Visions Community Development Inc. | RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2            |
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| 5          | 2156 NW 6th Street   | 504205070230            |  | RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2 |
| 6          | 534 NW 22 Avenue     | 504205070390            |  | RIVER GARDENS 19-23 B LOT 35 BLK 2                     |

A Site Location Map (**Figure 1**) for the general Property location and a Site Map (**Figure 2**) showing the key site features at the Property are provided in **Appendix A**.

Source(s): Broward County Appraisers Web Site



## 2.2 Site Vicinity and Characteristics

The site vicinity is characterized by residential, commercial/retail development. Please refer to the Site Map in Appendix A for a representation of the Property. Site reconnaissance photographs of the Property are provided in **Appendix B**. See **Section 4.0** below for historical use.

Source(s): Site reconnaissance observations December 7, 2017

## 2.3 Description of Structures, Roads, and Improvements

The Property is vacant, undeveloped land consisting of six parcels adjoining NW 6<sup>th</sup> Street (W. Sistrunk Boulevard) to the north, NW 21<sup>st</sup> Terrace to the east, NW 22<sup>nd</sup> Avenue to the west and residential properties to the south.

Source(s): Site reconnaissance observations December 7, 2017  
Broward County Appraisers Web Site

## 2.4 Current Uses of Adjacent Properties

Details concerning the adjoining/adjacent land use in the vicinity of the Property are described below. FET completed a visual evaluation of the area surrounding the Property in order to identify sites with the potential to impact the Property. Below is a summary of the adjacent properties and their direction from the Property.

| North | <i>NW 6th Street (W. Sistrunk Boulevard)</i> |                            |
|-------|--|----------------------------|
|       | <i>601 NW 22 RD</i>                          | <i>Restaurant</i>          |
|       | <i>2155 SISTRUNK BLVD</i>                    | <i>Vacant, Undeveloped</i> |
|       | <i>2127 NW 6 ST</i>                          | <i>Retail</i>              |
|       | <i>2131 NW 6 ST</i>                          | <i>Residential</i>         |
|       | <i>2133 NW 6 ST</i>                          | <i>Vacant, Undeveloped</i> |
|       | <i>NW 6 ST</i>                               | <i>Vacant, Undeveloped</i> |
|       | <i>2143 NW 6 ST</i>                          | <i>Commercial/Retail</i>   |
| East  | <i>NW 21st Terrace</i>                       |                            |
|       | <i>Vacant, Undeveloped</i>                   |                            |
| South | <i>Vacant and Residential</i>                |                            |
| West  | <i>NW 22 AVE</i>                             |                            |
|       | <i>Vacant and Residential</i>                |                            |

Source(s): Site reconnaissance observations December 7, 2017

## 2.5 General Geologic Setting

The Environmental Data Resources, Inc., (EDR) Radius Map with GeoCheck report provides a summary of the dominant near surface soil type and composition that may be present at the Property or in the general area of the Property. This information was obtained by EDR from the United States Department of Agriculture's Soil Conservation

Service. Please refer to Environmental Data Resources, Inc., (EDR) Radius Map with GeoCheck report in **Appendix C** for further information.

|                                   |  |
|-----------------------------------|--|
| <b>Dominant Soil Composition:</b> | <i>Duette Sand</i>   |
| <b>Hydrologic Group:</b>          | <i>Class A - Very high infiltration rates. Soils are deep, well drained to excessively drained sands and gravels</i> |
| <b>Rock Stratigraphic Unit:</b>   | <i>Cenozoic series of the Quaternary System of the Pleistocene Era.</i>  |

Source(s): The EDR Radius Map™ Report with GeoCheck®, September 14, 2016

## 2.6 General Hydro-geologic Setting

Hydro-geologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydro-geologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what down-gradient sites might be impacted. Site-specific hydro-geological data, if available, is presented below:

|                      |                   |
|----------------------|-------------------|
| <b>Search Radius</b> | <i>1.25 miles</i> |
| <b>Status</b>        | <i>Not found</i>  |

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydro-geologically, and the depth to water table. If available, this data is presented below:

| <b>Location From Property</b> | <b>Groundwater Flow Direction</b> |
|-------------------------------|-----------------------------------|
| <i>½ - 1 Mile SW</i>          | <i>SE</i>                         |
| <i>½ - 1 Mile NW</i>          | <i>S</i>                          |
| <i>½ - 1 Mile N</i>           | <i>SSW</i>                        |
| <i>½ - 1 Mile NE</i>          | <i>S-SE</i>                       |
| <i>½ - 1 Mile SW</i>          | <i>E</i>                          |
| <i>½ - 1 Mile SW</i>          | <i>NE-E</i>                       |
| <i>½ - 1 Mile WNW</i>         | <i>SW</i>                         |

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, which down-gradient sites might be impacted. Based on the review of the United States Geological Survey (USGS) topographical map provided in the EDR, the regional groundwater flow direction is anticipated to be as follows:

|                                     |                  |
|-------------------------------------|------------------|
| <b>General Topographic Gradient</b> | <i>General N</i> |
|-------------------------------------|------------------|

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow

direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. The following wells were identified in the EDR:

| Database  | Distance and Direction From Property | Comment  |
|---|--------------------------------------|--|
| FEDERAL USGS WELL INFORMATION                       |                                      | <i>There are no listed wells in close proximity to the Property that appear capable of effecting groundwater flow on the Property.</i> |
| FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION |                                      |  |
| STATE DATABASE WELL INFORMATION                     |                                      |  |
| OTHER WELLS   |                                      |  |

Source(s): The EDR Radius Map™ Report with GeoCheck®, September 14, 2016

### 3.0 USER PROVIDED INFORMATION

#### 3.1 Title Records

Title record information for the subject property was not provided to FET.

#### 3.2 Environmental Lien Search or AULs

Environmental lien information for the subject property was not provided to FET. The User indicated in the Owner Questionnaire that they were not aware of any cleanup liens against the site or any activity and use limitations (AULs).

#### 3.3 Owner, Property Manager and Occupant Information

| Owner (s)   | Property(General) Manager | Occupant Information  |
|---|---------------------------|-----------------------|
| <i>Fort Lauderdale Community Redevelopment Agency</i> | <i>None Identifies</i>    | <i>Not Identified</i> |

### 4.0 SITE HISTORICAL INFORMATION

FET reviewed appropriate historical sources and documentation in order to identify obvious uses of the Property from the present back to the Property's obvious first developed use or back to 1940, whichever is earlier. The historical services consulted included, but were not limited to, aerial photographs, Sanborn fire insurance maps, historical USGS topographic maps and City Directories.

#### 4.1 Historical Aerial Photographs

Aerial photographs are a historical resource that can provide a chronological “snapshot” of past land use and development and where potential environmental conditions may exist at a particular site or area. FET contacted EDR and requested a historical aerial photograph search for the Property and surrounding properties. Please refer to **Table 4.1** for a summary of the aerial photography reviewed by FET, and **Appendix D** for copies of the historical aerial photography made available by EDR in The EDR Aerial Photo Decade Package report. FET also sourced aerial photographs from Google Earth.

**Table 4.1 Historical Aerial Photography Observations**

| YEAR   | OBSERVATIONS  |
|--|---|
| 1947 (e)   | The Property and adjoining areas are undeveloped but roads and the railroad similar to present are in existence.  |
| 1949 (e)<br>1953 (e)   | The photographs are poor quality.   |
| 1958 (e)<br>1961 (e)<br>1968 (e)<br>1973 (e)<br>1976 (e)<br>1981 (e)<br>1988 (e)<br>1992 (e) | The property adjoining NW 21 Ter. to the east appears developed with a building and parking lot. The west side of the property appears residentially developed. The eastern half is undeveloped and wooded. Parcel 6 is developed residentially. Adjoining areas are undergoing apparent residential development. |
| 1995 (e)   | Poor quality  |
| 1999 (e)   | Parcel 4 has been cleared   |
| 2002 (g)<br>2004 (g)<br>2005 (g)<br>2006 (g)<br>2007 (g)<br>2008 (g)                         | Similar to previous   |
| 2010 (g)   | The adjoining property to the west and north has been cleared. All parcels are cleared.   |
| 2011 (g)<br>2013 (g)<br>2014 (g)<br>2016 (g)   | Similar to previous   |

(e) EDR

(g) Google Earth

Source(s): The EDR Aerial Photo Decade Package, December 04, 2017

#### 4.2 Sanborn Fire Insurance Maps

Fire insurance maps identify the locations and types of industrial, commercial and residential properties and identify potential fire hazards existing within individual structures. Many times, areas of potential environmental concern, such as the location of former above ground storage tanks (ASTs), underground storage tanks (USTs), or other areas of hazardous substance storage, can be identified by referencing the fire insurance maps. FET contacted EDR and requested a Sanborn fire insurance map search for the Property and surrounding properties. Please refer to **Table 4.2** for a summary of the

Sanborn Maps reviewed by FET, and **Appendix D** for copies of the Sanborn Map Report.

| YEAR | OBSERVATIONS |
|------|--------------|
|      | No Coverage  |

Source(s): Certified Sanborn Map Report, December 01, 2017

#### 4.3 Historical USGS Topographic Maps

USGS topographic maps are produced and published by the Department of the Interior at various scales for the entire United States. USGS topographic maps depict the topography of the Earth's surface that is portrayed by contour lines that follow the land surface or the bottom of a body of water of constant elevation above or below sea level. USGS topographic maps also can include key map features such as buildings and other structural improvements, roadways, railroads, transmission lines, pipelines, State and Federal landmarks or points of interest, vegetation, bodies of water and local, state and Federal boundaries. FET contacted EDR and requested an USGS topographic map search for the Property and surrounding properties. Please refer to **Table 4.3** for a summary of the USGS topographic maps reviewed by FET, and **Appendix D** for copies of the historical USGS topographic maps made available by EDR in their EDR Historical Topographic Map Report.

**Table 4.3 Historical USGS Topographic Map Observations**

| YEAR   | OBSERVATIONS  |
|--|---|
| 1945<br>1949                                 | The Property is not shown with symbols indicating development.                    |
| 1962<br>1969<br>1973<br>1983<br>1994<br>2012 | The Property and adjoining areas are shown with the map symbol for Built-up area. |

Source(s): EDR Historical Topographic Map Report, December 01, 2017

#### 4.4 City Directories

City Directories can contain names of commercial/industrial properties that may indicate an association with hazardous substances and/or petroleum products over time and at a given location.

##### Target Property Information

No Property detail was identified that represents a material threat of release to the property.

**Adjoining Property Detail**

| Site Address       | Listing  | Type of Development           |
|--------------------|--|-------------------------------|
| 2140 NW 6th Street | 1999 k Mackey&Mackey<br>1990 SEYMOUR S UNION 76<br>STATION<br>1965 CHUCKS CITIES<br>SERVICE<br>1962 CHUCKS CITY SERV R. L.<br>1957 MODERN GARAGE &<br>SERV STA | Commercial/Retail/Gas Station |

Source(s): The EDR City Directory Abstract, December 01, 2017

## 5.0 ENVIRONMENTAL RECORDS REVIEW

FET conducted a review of the appropriate Federal and State environmental records in accordance with the ASTM Practice E1527-13 in order to identify facilities with known environmental conditions which could have an adverse impact on the Property. These data were obtained from a contracted data research firm, EDR, and are assumed to be complete and accurate. The EDR environmental data are summarized in The EDR Radius Map Report with GeoCheck (the EDR report) provided in **Appendix C**.

**Table 5.0 Sites Identified from Environmental Records**

| Facility  | Address              | Location      | Database       | Comments   | REC |
|---|----------------------|---------------|----------------|--|-----|
| SEYMORES UNION 76   | 2140 SISTRUNK BLVD ) | Adjacent East | EDR HIST AUTO  | 1980, 1986 SEYMORES UNION 76 GASOLINE STATIONS   | No  |
| J DS UNION 76   | 2140 SISTRUNK BLVD   | Adjacent East | EDR HIST AUTO  | 1975 J DS UNION 76 GASOLINE STATIONS8  | No  |
| CHUCKS CITIES SERVICE   | 2140 SISTRUNK BLVD   | Adjacent East | EDR HIST AUTO  | 1965 CHUCKS CITIES SERVICE GASOLINE STATION  | No  |
| MODERN GARAGE SERVICE STATION   | 2140 SISTRUNK BLVD   | Adjacent East | EDR HIST AUTO  | 1957 MODERN GARAGE SERVICE STATION GASOLINE SERVICE STATION  | No  |
| J DS PURE OIL SERVICE   | 2140 NW 6TH ST       | Adjacent East | EDR HIST AUTO  | 1970 J DS PURE OIL SERVICE   | No  |
| UNION 76- SEYMOUR'S   | 2132 SISTRUNK BLVD   | Adjacent East | UST            | This listing is associated with the removal of two 1,000-gallon USTs in 1987. Contents unknown. No mention of contamination. Tank Closure Document in <b>Appendix D</b> .    | No  |
| CITY OF FORT LAUDERDALE CRA (FORMER HAYGOOD PROPER  | 2130 NW 6TH ST       | Adjacent East | UST            | This listing appears to be associated two 550-gallon USTs closed in 2005. They were reported installed in 1980 and contents were listed sad kerosene and Waste Oil/Used Oil. | No  |
| CITY OF FORT LAUDERDALE CRA (FORMER HAYGOOD PROPER  | 2130 NW 6TH ST       | Adjacent East | BROWARD CO. HM | FDEP Facility ID # 9806560<br>This listing is associated with the "clean closure" of two 550-gallon USTs in 2005. Tank Closure Document in <b>Appendix D</b>                 | No  |
| FORT LAUDERDALE CITY COMMUNITY REDEVELOP AGENCY   | 2130-2140 NW 6TH ST  | Adjacent East | Tanks          | FDEP Facility ID # 9806560.<br>This listing is associated with the "clean closure" of two 550-gallon USTs in 2005. Tank Closure Document in <b>Appendix D</b>                | No  |
| <i>Based on distance, topography, adjacent water bodies, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the other facilities listed in the Federal, State databases and/or EDR Exclusive Records are considered to represent a material threat of release to the property.</i> |                      |               |                |  |     |

Source(s): The EDR Radius Map™ Report with GeoCheck®, December 01, 2017

## 6.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

### 6.1 Phase I Environmental Site Assessment(s)

No previous Phase I ESAs were made available to FET.

### 6.2 Phase II Environmental Site Assessment(s)

FET Provided a Phase I including some of the Properties covered in this Phase I.

### 6.3 Corrective Action or Remedial Investigation(s)

No previous Corrective Action or Remedial Investigation(s) were made available to FET.

## 7.0 SITE RECONNAISSANCE, ENVIRONMENTAL QUESTIONNAIRES/ INTERVIEWS

### 7.1 Site Reconnaissance

FET conducted the onsite reconnaissance. Site reconnaissance photographs are provided in **Appendix B**. The FET site reconnaissance observations are summarized in **Table 7.1**.

**Table 7.1 Site Reconnaissance Observations**

| Issue   | Observations/Comments   |
|---|---|
| Above Ground Storage Tank (AST) or Underground Storage Tank (UST) (fuel or hazardous substances only) | <i>None identified</i>  |
| Construction debris/solid waste   | <i>None identified</i>  |
| Current agricultural practices  | <i>None identified</i>  |
| Drums   | <i>None identified</i>  |
| Hazardous substances and/or petroleum products  | <i>None identified</i>  |
| Odors   | <i>None identified</i>  |
| Railroad spurs  | <i>None identified</i>  |
| Oil-water separators (OWS)  | <i>None identified</i>  |
| Septic systems  | <i>None identified</i>  |
| Stained soil or pavement  | <i>None identified</i>  |
| Storm water discharges from property  | <i>None identified</i>  |
| Stressed or dead vegetation   | <i>None identified</i>  |
| Transformers, hydraulic equipment   | <i>Pole-mounted transformer, no apparent indication of release</i>  |
| Unidentified substances   | <i>None identified</i>  |
| Vehicle storage or maintenance  | <i>None identified</i>  |
| Wells   | <i>A monitoring well was observed in the R-O-W on the sidewalk next to the adjacent Property to the easth of NW 21st Terrace.</i> |

Source(s): Site reconnaissance observations December 7, 2017



## 7.2 Environmental Questionnaires/Interviews

An Environmental Questionnaire was completed by **Jonathan Keith** and is included in **Appendix E**.

### 7.2.1 Environmental cleanup Liens

The respondent was unaware of any environmental cleanup liens against the Property.

### 7.2.2 Activity and Use Limitations

The respondent was unaware of any activity and use limitations (AUL's) such as engineering controls, land use restrictions or institutional controls that are place at the Property.

### 7.2.3 Specialized Knowledge

The respondent was aware of specialized knowledge or experience related to the site or nearby properties at the Property.

### 7.2.4 Purchase Price

The respondent indicated the purchase price for the Property reasonably reflects the fair market value of the Property:

### 7.2.5 Reasonably Ascertainable Information

The respondent indicated that they were not aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions of contamination at the site

### 7.2.6 Obvious Indicators of the Presence of Contamination

The respondent indicated that based on their knowledge and experience related to the site, there are no obvious indicators that point to the presence or likely presence of contamination at the site.

## 8.0 FINDINGS, CONCLUSIONS AND OPINIONS

FET performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of NW 6th Street and 21ST Terrace located at Fort Lauderdale, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

The Property consists of six parcels:

| Fig. 2 Key | Site Address         | Folio Number /Parcel ID | Property Owner                         | Legal Description                                      |
|------------|----------------------|-------------------------|--|--|
| 1          | 2146 W Sistrunk Blvd | 504205070190            | New Visions Community Development Inc. | RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2            |
| 2          | 2150 NW 6th Street   | 504205070200            |  | RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 2 |
| 3          | 2152 NW 6th Street   | 504205070210            |  | RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2 |
| 4          | 2154 NW 6th Street   | 504205070220            |  | RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD R/W BLK 2 |
| 5          | 2156 NW 6th Street   | 504205070230            |  | RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2 |
| 6          | 534 NW 22 Avenue     | 504205070390            |  | RIVER GARDENS 19-23 B LOT 35 BLK 2                     |

The Property was undeveloped in the earliest aerial photograph from 1947. Adjacent properties to the east appear to have been developed as early as 1957 with a gas station with no documented releases of petroleum products or hazardous substances. The western Parcels appear to have been developed residentially in 1958 or earlier. Parcels 1 through 5 appear to have never been developed.

**This assessment has revealed no evidence of recognized environmental conditions in connection with the property.**

## 8.1 Significant Data Gaps

Significant data gaps include missing or unattainable information that affects the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property (§312.10 of AAI final rule and §12.7 of ASTM E1527-13).

*No significant data gaps were encountered during the performance of this Phase I ESA.*

## 9.0 QUALIFICATIONS OF PROFESSIONALS

The personnel that performed this Phase I ESA consisted of environmental professionals that have training and expertise in performing Phase I ESAs. The qualifications of the FET professionals who participated in this Phase I ESA are provided in **Appendix F**.

# APPENDIX A

Site Location Map

Site Map



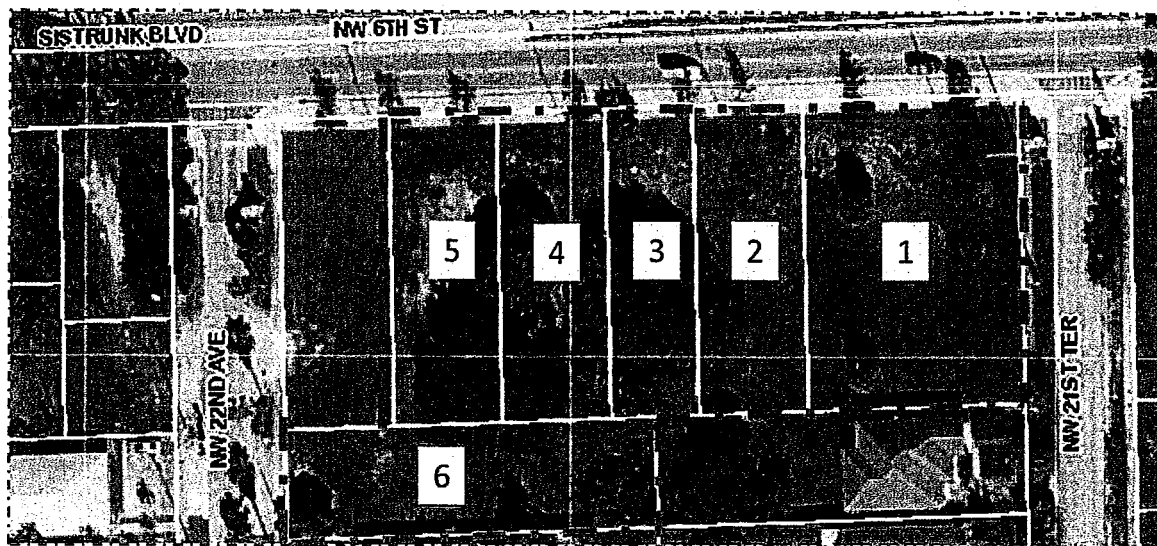
**Federal**  
ENGINEERING & TESTING INC.  
250 SW 13th Ave Pompano Beach, FL 33069

Phone 954-784-2941  
800-848-1919  
Fax 954-784-7875  
fed-eng.com

NW 6th Street and NW 21<sup>st</sup>  
Terrace, Fort Lauderdale,  
Florida

Site Location Map  
FIGURE 1





**Federal**  
 ENGINEERING & TESTING INC.  
 250 SW 13th Ave Pompano Beach, FL 33069

Phone 954-784-2941  
 800-848-1919  
 Fax 954-784-7875  
 fed-eng.com

NW 6th Street and NW 21<sup>st</sup> Terrace  
 Fort Lauderdale, Florida

Site Map  
 FIGURE 2

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| Copy of Appraisal Report (CRA Lots) provided by CRA with Invitation for Proposals | ** |
|   |    |

**\*\* provided by CRA with Invitation for Proposals**