

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge MIGUEL PILGRAM		Tel. No. 954-595-2200		E-Mail Address miguel@pilgramgroup.com	
Primary Contact for this CRA Request Miguel Pilgram		Tel. No. 786-564-7656		E-Mail Address miguel@pilgramgroup.com	
Name of Business MARGLIP INVESTMENTS, LLC		Tax I.D. No. 27-3459875		Company Website www.PilgramGroup.com	
Business Address 111 SW 6th Street Suite 106		Tel. No. 786-564-7656		Fax No. 954-870-6492	
City Fort Lauderdale		State FL		Zip Code 33301	
Commencement Date to Begin Project: 12/2019				JOB INFORMATION Full Time Equivalent (FTE) 5 Jobs to be created Existing Jobs 5 Total FTE Jobs 10	
Completion Date for Project: 12/2020					
Check Appropriate Description <input checked="" type="checkbox"/> Existing Business <input type="checkbox"/> New Business		Project Type <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Relocation		Facility Description Existing Space 3000 sq. ft. New Space 3000 sq. ft.	
NAICS Code / Industry Type FOOD SERVICE RESTAURANT		Date of Incorporation 07/2010		State where the business was incorporated FL	
Proposed Project Location/City FORT LAUDERDALE		Proposed Address 1448 NW 6 STREET, FORT LAUDERDALE, FL 33311			
Property Control Number(s) N/A		Property Owner MARGLIP INVESTMENTS, LLC			
Owner Tel. No. (include Area Code) 786-564-7656		Is there a lien on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No NO			
Bank(s) Where Business Accounts for Projects Are Held 1. _____ 2. WELLS FARGO					
Name of Participating Bank/Lender WELLS FARGO					
Amount \$	Contact Person MIGUEL PILGRAM	Tel. No. (include Area Code) 786-564-7656		Fax No. (include Area Code) 954-870-6492	
Name of Other Financial Source N/A					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source N/A					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source N/A					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Project Purpose and Economic Impact The purpose of this project is to create entertainment and dining jobs to will have a positive economic, financial and spiritual impact on the community.					

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (*use separate sheet if necessary*).

Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ <u>3,764,882</u>
2. Please state the overall project costs related to the CRA's assisted activity?	\$ _____
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	\$1,500,000		
Company's current cash assets			
Owner equity (specify)	\$2,264,882		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$3,764,882		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition	yes	\$320,000	
Utility and road infrastructure improvements	n.a.		
New construction of commercial and industrial buildings	New Construction and Rehab	\$2,168,451	
Rehabilitation of commercial and industrial buildings	Architectural/Engineering	\$191,956	
Purchase and installation of equipment and fixtures	plus survey, permits, impact fees	\$204,700	
Other (specify)	furniture & fixtures	\$300,000	
Other (specify)	Intangible Expenses	\$285,000	
Other (specify)	Working capital/Inventory	\$294,775	
Total Uses		\$3,764,882	

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

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
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: MARGLIP INC.

By: [Signature] owner 8.6.17

Signature and Title Date

Guarantors:

Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

<input type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/> STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM	\$ 1,500,000.
<input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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 Façade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

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

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

I Miguel Pilgrm 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.



Property Owner or Business Owner

Signature of

Miguel Pilgrm

Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
		SEE ATTACHED			

***USE ADDITIONAL SHEETS IF NECESSARY**

CAM # 19-0841
 Exhibit 4
 Page 9 of 42

EXISTING JOBS ON PAYROLL

GENERAL MANAGER – Estimate food and supply needs. Oversee the placement of orders. Manage the budget. Administer payroll. Make sure operations remain within budget. Establish and enforce standards and regulations for personnel, administration, entertainment, and food.

MINIMUM SALARY: \$33,100.00

RESTAURANT MANAGER – Responsible for leading and managing restaurant; Responsible for different tasks such as restaurant marketing strategies, recruiting and hiring restaurant staff, training, overseeing food quality, developing menus, as well as, greeting and serving restaurant guests.

AVERAGE SALARY: \$36,600.00

EXECUTIVE CHEF – responsible for maximizing the productivity of kitchen staff, including chefs, cooks, culinary assistants, apprentices, sous chefs, and even dishwashers. Oversee the delivery of food supplies in mornings, prepare special menu items in afternoons, and supervise the kitchen during dinner hours.

AVERAGE SALARY: \$48,930.00

SOUS CHEF – responsible for planning and directing food preparation in kitchens. Supervising other kitchen staff. Keeping an eye out for problems that arise in the kitchen. Seizing control of a situation at a moment's notice.

AVERAGE SALARY: \$34,900.00

COOK – prepare meals and follow establishment recipes. Prepare ingredients, adhere to restaurant menu. Following food health and safety procedures. Cook, clean, assist other cooks and staff. Deliver food in a fast-paced environment. Work may include operating a grill, oven, or fryer.

MINIMUM SALARY: \$18,200.00

LEAD BARTENDER – coordinate staff working in a bar. Maintain inventories, ordering drinks and supplies. Developing new recipes. Solve customer complaints. Manage cash drawers. Organize special occasions such as parties and banquets, as needed.

AVERAGE SALARY: \$20.00 PER HOUR

BARTENDER – Prepare alcoholic or non-alcoholic beverages for bar and patrons. Interact with customers. Take orders and serve snacks and drinks. Assess bar customers' needs and preferences and make recommendations.

MINIMUM SALARY: \$22,641.00

SERVER – Take orders, answers questions about the menu and food. Sells the restaurant's food and drinks. Takes payment. Communicates orders with the kitchen staff; seats customers and helps with customer service and cleaning.

MINIMUM SALARY: \$18,170.00

BUS BOY – Busboys clear and reset tables for restaurant customers. Prepare place settings, restock napkins, straws, and other items, and clean up after guests have finished their meals.

MINIMUM SALARY: \$15,100.00

DISHWASHER – Ensure the availability of clean dishes by bussing tables, washing dishes, pots, pans, and flatware, and resetting dining areas. Prepare dining areas and kitchen for next shift by cleaning and restocking dining areas and cook stations.

AVERAGE SALARY: \$10.00 PER HOUR

HOST/HOSTESS – Welcome patrons. Seat them at tables or in lounge. Help ensure quality of facilities and service.

AVERAGE SALARY: \$20,200.00

CASHIER – Operates cash register. Communicates with customers. Assists other restaurant staff as needed.

Responsibilities include processing credit card payments, accepting cash payments and making change, and using a point of sale (POS) system for transactions.

AVERAGE SALARY: \$19,200.00

NEW JOBS TO BE CREATED

SHIFT SUPERVISOR – Delegate tasks to restaurant staff and supervise their performance. Maintain a fully stocked inventory and ordering food supplies, as needed. Manage dining reservations.

AVERAGE SALARY: \$27,116.00

RUNNER – Deliver food orders from the kitchen to customers' tables rapidly and accurately. Act as the point of contact between Front of the House and Back of the House staff. Communicate food orders to chefs, paying attention to priorities (e.g. food allergies).

AVERAGE SALARY: \$14,950.00



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

MARGLIP INVESTMENTS, LLC

Filing Information

Document Number	L10000096156
FEI/EIN Number	27-3459875
Date Filed	09/14/2010
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/10/2010
Event Effective Date	NONE

Principal Address

111 SW 6th Street
Suite 106
Fort Lauderdale, FL 33301

Changed: 04/10/2017

Mailing Address

111 SW 6th Street
Suite 106
Fort Lauderdale, FL 33301

Changed: 04/10/2017

Registered Agent Name & Address

PILGRAM, MIGUEL D
111 SW 6th Street
Suite 106
Fort Lauderdale, FL 33301

Address Changed: 04/10/2017

Authorized Person(s) Detail

Name & Address

Title MGR

PILGRAM, MIGUEL D
111 SW 6th Street



December 13, 2010

FLORIDA DEPARTMENT OF STATE
Division of Corporations

MARGLIP INVESTMENTS, LLC
5225 WHISPER DRIVE
CORAL SPRINGS, FL 33067

Re: Document Number L10000096156

The Articles of Amendment to the Articles of Organization for MY MIAMI LOFT, LLC which changed its name to MARGLIP INVESTMENTS, LLC, a Florida limited liability company, were filed on December 10, 2010.

This document was electronically received and filed under FAX audit number H10000265652.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Registration Section.

Deborah Bruce
Regulatory Specialist II
Division of Corporations

Letter Number: 610A00028753

P.O BOX 6327 - Tallahassee, Florida 32314

Suite 106
Fort Lauderdale, FL 33301

Annual Reports

Report Year	Filed Date
2016	04/25/2016
2017	04/10/2017
2018	04/30/2018

Document Images

04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/23/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
12/10/2010 -- LC Name Change	View image in PDF format
09/14/2010 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Fax Audit Number:

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF
MY MIAMI LOFT, LLC
(Doc No.: L10000096156)**

Pursuant to the provisions of Section 608.411, Florida Statutes, MY MIAMI LOFT, LLC, a Florida limited liability company (the "Company"), which filed Articles of Organization with the Florida Department of State, Division of Corporations on September 14, 2010, adopts the following Articles of Amendment to its Articles of Organization:

FIRST: Article I of the Company's Articles of Organization has been amended to read as follows:

"ARTICLE I

The name of this limited liability company shall be MARGLIP INVESTMENTS, LLC."

IN WITNESS WHEREOF, the undersigned has caused these Articles of Amendment to be signed this ____ day of _____, 2010.

MY MIAMI LOFT, LLC

By:

Miguel D. Pilgram, Manager and Authorized
Representative

Fax Audit Number:

4831-5951-8984.1
44280/0001

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF
MY MIAMI LOFT, LLC
(Doc No.: L10000096156)**

Pursuant to the provisions of Section 608.411, Florida Statutes, MY MIAMI LOFT, LLC, a Florida limited liability company (the "Company"), which filed Articles of Organization with the Florida Department of State, Division of Corporations on September 14, 2010, adopts the following Articles of Amendment to its Articles of Organization:

FIRST: Article I of the Company's Articles of Organization has been amended to read as follows:

"ARTICLE I

The name of this limited liability company shall be MARGLIP INVESTMENTS, LLC."

IN WITNESS WHEREOF, the undersigned has caused these Articles of Amendment to be signed this 10th day of December, 2010.

MY MIAMI LOFT, LLC

By: 

Miguel D. Pilgram, Manager and Authorized Representative

This Instrument Prepared By:
Law Office of Tod A. Weston
51 East Commercial Boulevard
Fort Lauderdale, Florida 33334

Return To:
Hackelman, Olive & Judd, P.A.
2426 East Las Olas Blvd
Fort Lauderdale, FL 33301

Property Appraisers Parcel Identification (Folio) Numbers:
504204-06-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED, made the 2nd day of May, 2017, by **SIXTH STREET CORPORATION**, a Florida Corporation, whose post office address is 116 NW 11 Avenue, Fort Lauderdale, FL 33311, herein called the Grantor, to **MARGLIP INVESTMENTS, LLC**, a Florida Limited Liability Company, whose post office address is **PO Box 8843, Coral Springs, FL 33075**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lots 1, 2 and 3 and 38, Block 1, of "FIRST ADDITION TO TUSKEGEE PARK", according to the plat thereof as recorded in Plat Book 9, Page 65, Public Records of Broward County, Florida. Less the property more particularly describe as follows: Begin at the Northwest corner of Lot 1; thence go South 89°45'50" East along the North line of Lots 1, 2, and 3, 113 feet to the Northeast corner of said Lot 3; thence South 00°08'10" West along the East line of Lot 3, 11.95 feet to a line 35 feet South of and parallel to the North boundary of the SE 1/4 of Section 4, Township 50 South, Range 42 East; thence North 89°41'50" West along said parallel line, 113 feet to the East line of Lot 1; thence North 00°08'10" East along said East line, 11.82 feet to the Point of Beginning.

AKA: 1448 NW 6th Street, Fort Lauderdale, Florida 33311

This Corrective Warranty Deed is issued to add Lot 38 to the legal description. The original deed recorded on March 16, 2017 in Official Instrument Number: 114264174 of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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

Signed, sealed and delivered in the presence of:

SIXTH STREET CORPORATION, a
Florida Corporation

By:

[Signature]
JOHN H. HILL, III, as President

[Signature]
Witness #1 Signature

Myla A. Woodson
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Debra A. Fullen
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

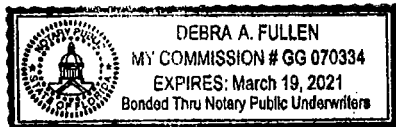
The foregoing instrument was acknowledged before me this 2nd day of May, 2017, by JOHN H. HILL, III, as President of SIXTH STREET CORPORATION, a Florida Corporation, on behalf of the company, who is personally known to me or who has produced FL DR LIC as identification.

SEAL

[Signature]
Notary Public

My Commission Expires:

Printed Notary Name



This Instrument Prepared By:
Law Office of Tod A. Weston
51 East Commercial Boulevard
Fort Lauderdale, Florida 33334

Return To:
Hackelman, Olive & Judd, P.A.
2426 East Las Olas Blvd
Fort Lauderdale, FL 33301

Property Appraisers Parcel Identification (Folio) Numbers:
504204-06-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 5 day of March, 2017, by **SIXTH STREET CORPORATION**, a Florida Corporation, whose post office address is 116 NW 11 Avenue, Fort Lauderdale, FL 33311, herein called the Grantor, to **MARGLIP INVESTMENTS, LLC**, a Florida Limited Liability Company, whose post office address is PO Box 8843, Coral Springs, FL 33075, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lots 1, 2 and 3, Block 1, of **FIRST ADDITION TO TUSKEGEE PARK**, according to the plat thereof as recorded in Plat Book 9, Page 65, Public Records of Broward County, Florida. Less the property more particularly describe as follows: Begin at the Northwest corner of Lot 1; thence go South 89°45'50" East along the North line of Lots 1, 2, and 3, 113 feet to the Northeast corner of said Lot 3; thence South 00°08'10" West along the East line of Lot 3, 11.95 feet to a line 35 feet South of and parallel to the North boundary of the SE 1/4 of Section 4, Township 50 South, Range 42 East; thence North 89°41'50" West along said parallel line, 113 feet to the East line of Lot 1; thence North 00°08'10" East along said East line, 11.82 feet to the Point of Beginning.

Parcel Identification Number: 5042 04 06 0010

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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

Signed, sealed and delivered in the presence of:

Myra A. Woodson

Witness #1 Signature

Myra A. Woodson

Witness #1 Printed Name

Debra A. Fullen

Witness #2 Signature

Debra A. Fullen

Witness #2 Printed Name

**SIXTH STREET CORPORATION, a
Florida Corporation**

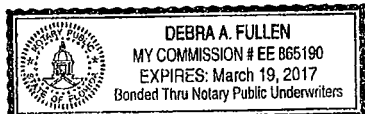
By: John H. Hill, III

JOHN H. HILL, III, as President

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 15 day of March, 2017, by JOHN H. HILL, III, as President of SIXTH STREET CORPORATION, a Florida Corporation, on behalf of the company, who is personally known to me or who has produced FL DR LIC as identification.

SEAL



My Commission Expires:

Debra A. Fullen

Notary Public

Printed Notary Name

Preliminary Probable Cost of Construction Estimate

Project Name: **1448 Sistrunk Blvd. Commercial Development**
1448 Sistrunk Blvd. Ft. Lauderdale, FL 33311

Date: **30-Oct-18**

Simple Square Footage (unit) Estimate

2,587 Sq. Ft. x \$145.00 per Sq. Ft. =	\$375,115.00	Renovation of Building and Site Improv.
6,885 Sq. Ft. x \$250.00 per Sq. Ft. =	\$1,721,250.00	Construction of New Building
15% Soft Costs (Architectural, Permit Fees, etc.) =	\$314,454.75	
5% Contingency =	\$120,540.99	
Total	\$2,531,360.74	

Detailed Estimate by Division

Line Item	Unit Price	Totals	Comments
Division No.1 - General Conditions			
1 Project Manager		48,400.00	
2 Superintendent		55,000.00	
3 Temporary Utilities		1,800.00	
4 Temporary Toilets		1,200.00	
5 Small Tools		2,000.00	
6 Rental Equipment		4,500.00	
7 Dumpsters		16,500.00	
8 Temporary Fence		2,450.00	
9 Daily Clean Up / Dust Controls		2,800.00	
Division No. 2 - Site Work			

1448 Sistrunk Blvd. Commercial Development - Preliminary Probable Cost of Construction Estimate

October 30, 2018

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13	Demolition		28,000.00	
14	Asphalt Paving		19,500.00	
15	Landscaping		18,000.00	
16	Irrigation'		12,800.00	
17	Signage and Markings		2,450.00	
18	Relocate FP&L Pole		24,000.00	
19	Shoring		21,000.00	
	Division No. 3 - Concrete			
23	Stucco		63,000.00	
24	Wheel Stops		2,300.00	
25	Cast-in-Place Concrete		62,000.00	
26	Concrete Slabs / Sidewalks		16,800.00	
28	Division No. 4 - Masonry			
30	Masonry		67,100.00	
	Division No. 5 - Metals			
34	Decorative Fencing		18,850.00	
35	Guardrails		26,250.00	
36	Metal Stairs		32,560.00	
37	Steel Reinforcing / Misc. Steel		28,000.00	
38	Steel trusses and Curregated Metal		48,000.00	
	Division No. 6 - Carpentry			
42	Framing (Partitions and Furring)		57,200.00	
43	Millwork, baseboards	\$2.50 per L.F.	7,110.00	
44	Millwork - Transaction Counter		12,000.00	
45	Millwork - Bar		18,613.00	
46	Plywood Backing (Partitions)		900.00	

1448 Sistrunk Blvd. Commercial Development - Preliminary Probable Cost of Construction Estimate

October 30, 2018

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Division No. 7 - Thermal & Moisture Protection			
50	Insulation (Thermal - Exterior Walls / Ceiling)		12,300.00
51	Insulation (Sound - Int. Partitions)		8,900.00
52	Roofing		24,666.00
Division No. 8 - Doors and Windows			
56	Exterior Doors (Storefront)	\$ 3,000 ea.	24,000.00
57	Exterior Hollow Metal Doors	\$ 450 ea.	2,880.00
58	Interior Doors	\$ 450 ea.	19,800.00
59	Door Hardware	\$ 150 ea.	6,600.00
60	Access Panels	\$ 120 ea	1,200.00
61	Storefront Windows	\$35 per SF	140,000.00
Division No. 9 - Finishes			
65	Paint (Interior)		37,186.00
66	Flooring Installation	\$5.00 per SF	45,310.00
67	Tile Flooring and Setting Material (Materials Only)	\$6.50 per SF	58,900.00
68	Hang and Finish Drywall (Partitions and Ceilings)		95,000.00
Division No. 10 - Specialties			
72	Exterior Building Signage		5,500.00
73	Interior Door Signage		2,000.00
74	Window Treatments - Blinds / Shades		1,600.00
75	Fire Caulk and Fire Extinguishers		3,650.00
76	Restroom Accessories (toilet paper disp, paper towel, Etc)		6,750.00
Division No. 11 - Equipment			
80	A/V System (TV's, Speakers, console, wires, etc)		12,000.00
81	Ice Machine		900.00
82	Ice Chess		900.00
83	Fountain Drink Dispenser		850.00

1448 Sistrunk Blvd. Commercial Development - Preliminary Probable Cost of Construction Estimate

October 30, 2018

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84	Walk In Freezer / Cooler		8,500.00	
85	Cooking Equipment (Griddle, Oven, Fryer, Warmer, etc)		20,000.00	
86	Commercial Hood and Fire Suppression System		15,000.00	
87	Stainless Steel Prep Tables		1,800.00	
88	Dry Storage Racks		750.00	
89	Portable Stage		2,500.00	
90	Logo		3,000.00	
	Division No. 13 - Special Construction		Not Applicable	
	Division No. 14 - Conveying Systems			
95				
96	Elevator		89,500.00	
97	Dumbwaiter		21,000.00	
	Division No. 15 - Mechanical			
101	Plumbing (Fixtures, Shut-offs, hose bibbs, DF's, etc)		12,600.00	
102	Installation of plumbing fixtures, vents, sanitary, etc)		36,000.00	
103	HVAC	12.50 per SF	118,400.00	
104	A/C Roof Stands		8,400.00	
105	Fire Sprinklers		72,496.00	
106	Exhaust Fans (Bathrooms)		9,500.00	
107				
	Division No. 16 - Electrical			
110	Light Fixtures (Allowance)		30,000.00	
111	Electrical Work	\$14 per SF	132,608.00	
112	Fire Alarm		46,320.00	
	Division No. 1 - General Requirements (Part 2)			
115				
116	Subtotal Divisions 1-16		1,860,349.00	
117	General Contractor Overhead and Profit (10%)		186,034.90	
118	Bonding and Builders Risk (4%)		81,855.36	
119	Subtotal		2,128,239.26	

1448 Sistrunk Blvd. Commercial Development - Preliminary Probable Cost of Construction Estimate

October 30, 2018

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120	Contingency (5 %)		106,411.96	
	Construction Total		2,234,651.22	
	Additional Project Costs			
126	Architectural & Engineering Fees (8.59%)		191,956.54	
127	Testing (Allowance)		7,200.00	
128	Permit and Impact Fee (Allowance)		70,000.00	
129	Site Surveying		4,000.00	
130	Courier and Postage		1,500.00	
131	Printing		2,000.00	
	Project Grand Total		2,511,307.76	

Miguel Pilgram, Founder, The Pilgram Group

Real Estate Visionary, Business Leader and veteran Miguel Pilgram comes from 3 generations of Military Service with the United States Naval Forces. The principles of discipline and service to something greater than yourself are incorporated in his DNA. Pilgram's passion is reignited as he serves his community and he enjoys seeing his vision and brands come to life in South Florida.

After the Navy, he put his core competencies to use working security in the casinos across multiple continents. While working in Asia for a Chinese Malaysian Cruise line Pilgram was tapped to assist in the handover of the global security/surveillance program for Norwegian Cruise Line. He worked for NCL for a decade, becoming second in command of Global Security and Surveillance in 2007 for the Cruise Line. In 2010, Miguel formed The Pilgram Group (TPG). TPG, started out as a company that focused on renovating commercial, residential and maritime real estate, mostly in the Fort Lauderdale and surrounding areas, and tapping opportunities that specifically helped the community. Over the past several years, TPG has established a solid lifestyle brand that spans from Real Estate, to restaurants, musical entertainment and soon a mens shirt lines. The Pilgram Group Executive Suites, downtown Fort Lauderdale, serves as the company's corporate headquarters.

From his aptitude in assembling real estate holdings, to his creativity in renovating/repurposing properties as artistic cultural venues, to his passion for helping those who need a hand, he is a fresh and unique force in the South Florida business world.

Miguel Pilgram has been recognized by Go Riverwalk Magazine, The Greater Fort Lauderdale Chamber of Commerce, The Top 100 Power Leaders in Real Estate 2017 & 2019 SFBJ, Broward County NYSW Jazz Lounge "Outstanding Achievement in Urban Design", Proclamation Broward County

THE MARGLIP INVESTMENT GROUP

DESIGN2FORM ARCHITECTURE GROUP

The Memphis Blues Complex (Sistrunk Historic District)

Project Proposal

Wednesday, July 18, 2018

The Marglip Investment Group

Executive Summary

The Pilgram Group is a family owned company consisting of several different entities. Marglip Investment Group is one of these entities. Each has a specific focus on a certain aspect of the real estate business to include property acquisition, valuation, renovation, management and term lending for investments. In business since 2010, The Pilgram Group focuses on renovating commercial, residential and maritime real estate, mostly in the Fort Lauderdale area, and tapping opportunities that help the community grow and rebuild. In 2015, our company created the New York Subs and Wings brand, and launched a food truck to support the brand. Currently, Pilgram is placing his faith -- and his money -- in the Sistrunk and downtown areas of Fort Lauderdale with The Pilgram Group Headquarters and Executive Suites, an upscale eatery and jazz lounge, a fast - casual eatery and a clothing and accessories line on the horizon.

The focus of this presentation is the development of the Memphis Blues Complex. The implantation for the new location that will benefit the blight are of Sistrunk. The focus of the project is revitalization of the historic area and the financial benefited for the city as well as it citizens. The location will create jobs and drive tourism into the City of Fort Lauderdale.

Objective

This presentation was prepared for the Fort Lauderdale CRA Advisory Board, for consideration for the City's Property & Business Improvement Program, Development Incentive, Program Commercial Façade Improvement, Program and Street Scape Enhancement Program. The objective of this presentation is to explain the plan for Memphis Blues multi-level entertainment complex, restaurants and commercial business spaces which will be built by Marglip Investment Group.

The Marglip Investment group has created plans for a 3 building, multi-level entertainment complex that will encompass, live music, food, drinks and an inviting atmosphere. The complex will increase the tourism to the Sistrunk area by being the only business of its kind in the Fort Lauderdale area. Giving its customers the freedom to explore different time periods of Jazz, Funk and R&B all in the same location, the Memphis Blue Spot will become an instant tourist attraction. The development of the project, will enhance the area by providing job opportunities for the residents, increase entrepreneurship, create an attraction for the city, reinvest in the blight areas of the city and preserve the history of Sistrunk.

The Marglip Investment group has a competitive advantage; we understand the needs of the Sistrunk area. With all the rich tradition, heritage and history in Sistrunk, Marglip Investment Group understands the type of work and time required to bring the Sistrunk area back to its original glory. We are committed to being a community partner and investing in the citizens of Fort Lauderdale. As we approach the project, the creation jobs and opportunities within the Sistrunk community is a top priority. We want the environment to be one of inclusion and not to alienate the people of Sistrunk. With a three phase building plan, upon completion of the entire project approximately 80-90 jobs ranging from Managers to Host will be created for Broward County.

Marglip Investment Group has plans that will allow for the revitalization of the Sistrunk Area. The Creation of the Memphis Blues Complex to include a rooftop bar and live music area will be a great addition to the community. The proposal will further explain how allowing the expansion of the club will attract more tourism to the city, engage a more diverse clientele base, which in turn increases tax revenue for the city. The Marglip Investment Group aims to expand the dining and entertainment options in the Sistrunk area. With the new development project located on the corner of Sistrunk and NW 15th Ave. The Memphis Blues Restaurant and Bar is the feel of the Memphis in the heart of Fort Lauderdale.

Phase 1: New York Subs, Wings and Cheese Steaks (bottom level, building 1)/ Memphis Blues Spot (second level, building 1)

Phase 2: Memphis Blues Club (both levels)

Phase 3: Entertainment Complex with commercial rental spaces

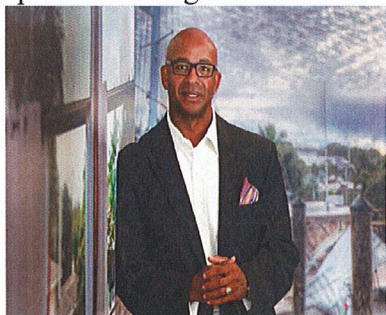
Strategic Goals

The goal of the expansion on the Marglip brand is to engage the local community by providing quality entertainment in an inviting atmosphere. By aiming specifically in the Sistrunk area, NYSW will help the revitalization of the community by providing jobs and opportunity to the citizens of Fort Lauderdale while producing more tax revenue for the City. This will be accomplished by strategic partnership and leveraging personal relationships. The Pilgram group is focused on the betterment of the community and investing in people and their future.

Knowledge and Expertise

Miguel Pilgram

Real Estate Visionary and Business Leader Miguel Pilgram comes from a long history of Military Service with the United States Naval Forces. His Dad is a Vietnam vet, both he and his sister served in Desert Storm, and his brother also served in the Navy. The principles of discipline and service to something greater than yourself are incorporated in his DNA. Pilgram's strong work ethic and dedication often results in long, arduous twelve to sixteen-hour days. His passion is reignited as he serves his community and he enjoys seeing his vision and brand come to life.



His military career started when he served as a Petty Officer in the US Navy in Desert Storm. While serving, he learned the an important skill that would be the key to his success today, which is to be "fully committed to what you are doing, and don't leave anything to chance."

After the Navy, he put his core competencies to use working security in the casinos across multiple continents. Having caught the travel bug, he jumped at the chance to work abroad for Star Cruises, a Chinese/Malaysian company. In 2002, Star Cruises purchased Norwegian Cruise Lines (NCL). Pilgram was tapped to assist in the handover of the global security/surveillance program. He worked for NCL for a decade, becoming second in command of Global Security and Surveillance in 2007 for the Cruise Line.

In 2010, Miguel formed The Pilgram Group (TPG). TPG, started out as a company that focused on renovating commercial, residential and maritime real estate, mostly in the Fort Lauderdale area, and tapping opportunities that help the community. Over the past several years, TPG has established a solid lifestyle brand that spans from eateries to executive suites. Pilgram is placing his bets -- and his life's savings -- in the Sistrunk and Downtown areas of Fort Lauderdale. The support and assistance of the Broward County Community Redevelopment Agency (CRA) has been instrumental in the acquisition of the Sistrunk property which is slated to open as a

restaurant in Spring 2019. The Pilgram Group Executive Suites, located downtown Fort Lauderdale, serves as the company's corporate headquarters.

He also opened the new downtown location of New York Subs and Wings, a "fast casual" restaurant that will bring the same food from the previous Oakland Park restaurant. This building also houses the NYSW Jazz Lounge, an exciting new food and entertainment concept which features both indoor and terrace seating, an indoor and outdoor bar, along with a dinner menu. The lounge provides live, hand selected entertainment presented through a wide range of jazz styles, every night except Monday. Pilgram's love for the arts, culture and fashion has influenced his latest endeavor, a men's clothing line set to launch in Spring 2018. Not surprisingly, Pilgram's community support mirrors his personal interests. He loves to become intricately involved with the organizations he supports, and gladly gives as much of his time and energy as he can. From his aptitude for assembling real estate holdings, to his creativity in renovating/repurposing them, to his passion for helping those who need a hand, he is a unique force in the South Florida business world.

Miguel Pilgram has been a visionary and a pillar in the community for many years. Whether it was his family's long standing commitment to patriotism through generations of military service, or his business ventures strategically focused in the heart of the Fort Lauderdale, Pilgram strives to give back to City of Fort Lauderdale. The creation of the Memphis Blues Club complex will be a continuation of Pilgram's mission to uplift and revitalize the Sistrunk area.

Recognition

- Go River walk Magazine
- The Rotary Club of Fort Lauderdale South
- The South Florida Times
- Broward County "Outstanding Achievement in Urban Design"

DESIGN2FORM Architects

Design2Form (D2F) is a Miami-based full service architectural, interior design, and project management firm serving the South Florida Tri-County Area. Founded in 2002, by the Owner and Principal Architect, Mr. Zamarr T. Brown, RA, LEED AP, Design2Form strives on putting forth the greatest effort on every project to produce sustainable, high-quality outcomes. Mr. Brown, along with his firm's key associates are experienced in a wide variety of projects including residential, commercial, educational, hospitality, industrial, religious, and civic facilities. Our firm is highly experienced in restoration, renovation, and rehabilitation projects; preservation work takes specific know-how, creativity and ingenuity to be successful that our firm possesses.

Our team strives for professionalism. With over 50 years of combined experience, we possess a wealth of knowledge to contribute to our projects. Our team is knowledgeable in public and private sector projects from the development and redevelopment of small single-site projects to medium-size neighborhood corridor projects.

Working in our communities is important to us. The firm has proudly had the opportunity to engage community leaders, agencies, business owners, residents, and our youth while working on these projects.

Our team is honored to have the opportunity to serve as their common voice and source of motivation and inspiration. D2F also has the privilege and distinction of having designed numerous culturally inspired projects including Afro-Centric and Caribbean architectural style designs.

The Design2Form team of LEED Accredited Professionals make every attempt to maintain environmental consciousness throughout all of our work. Our Eco-friendly approach takes into consideration the life cycle, consumption of resources, waste management, and the quality of life for all of our projects. In the greatest effort to be green, we aim to increase energy, water efficiency, durability, air quality, and use environmentally preferable products.

Our mission is to stand as a common thread in uniting ideas, concepts, budgets, and contexts. We approach each project with the client's objectives in mind, and we work with clients to make responsible decisions that are cost effective and sustainable. This approach allows our team to establish genuine, professional, and personal relationships.

Purpose:

With the building site for the new facility being centrally located in the Sistrunk community, the project will continue Pilgram's mission by encouraging traffic in the area to benefit the city. By offering rooftop dining and live entertainment, the new Memphis Blues Complex will be a tourist attraction as well as a meeting location for the citizens of Fort Lauderdale. The new location will employ community residence and increase tourism, which will ultimately benefit the City by increasing tax revenue.

The atmosphere of Memphis Blues Complex, located in Fort Lauderdale, will be like no other. It will have a classy and inviting atmosphere with an urban sensibility. While offering excellent food and outstanding service, Pilgram prides himself on providing versatility in his projects. The design and over all business model will make Memphis Blues Complex the perfect location to hold a variety of events. Whether its live performances, private parties, or just an everyday meeting place, Memphis Blues will be capable of meeting all the needs of its patrons.

Memphis Blues will provide a wide range of entertainment such as R&B, Latin music, Jazz, spoken word and Caribbean music. Memphis Blues will be a representation of the melting pot that makes up the culture of South Florida. It is the goal of Memphis Blues to make everyone feel welcome.

Population Data/ Target Market:

The NYSW Jazz Club aims attract clientele between the ages of 30-55 years old. The age demographic has a large disposable income and are typically well established within their

careers. Below is the demographic information for the City of Fort Lauderdale according to 2016.

Demographic of Fort Lauderdale

Target market there is another

NYSW is focused on serving the working community of Fort Lauderdale

Median Household income: \$52,813

Median age: 40.1 years

Population: 178,764

Races:

White 47.6%

Black 31.6%

Hispanic 17.3%

Two or more races: 1.7%

Asian 1.5%

Other Races 0.2%

American Indian Alone 0.08%

**Numbers were collected from city-data.com*

Business Environment

Fort Lauderdale is the largest of Broward County's 31 municipalities, spanning 36 square miles with scenic waterways and edged by the Atlantic Ocean. Once known as a tourism-based economy, the city has established itself as one of the most attractive places to start, relocate or expand a business. A wide range of industries are thriving in Fort Lauderdale, including technology, finance, insurance, real estate, film and television production, marine, avionics and manufacturing. It is home to one of the busiest seaports in the nation and one of the fastest-growing airports in the country. The downtown area is the location of Broward Community College, FAU, FIU, the award-winning Broward County main library, federal courthouse and school district offices. The Riverwalk houses the city's arts, cultural and historic district, and Las Olas Boulevard is a top notch destination for dining and shopping

Community Relationships and Other Partnership

Scheril Murray Powell



Scheril Murray Powell, Esq. is currently the President of consulting firm Green Sustainable Strong, LLC and Managing Partner at Scheril Murray Powell, P.A. She is In House Counsel for the EOP Foundations Medical Cannabinoid Research and Policy Institute. She is a graduate of Florida International University College of Law. She is a member of the Florida Bar, Dade County Bar Association, Broward County Bar Association, Palm Beach County Bar Association, and National Bar Association, and was selected by her peers to speak at the FIU Law Commencement Ceremony.

As an entrepreneur, Scheril is the President of Canna Headhunters, a staffing agency. She has been selected to present at a number of Conferences including, Canex Jamaica Conference, Cannada, Detroit's Canna Con, Florida Medical Marijuana Conference, and Canna-Ed Conference hosted by the Florida Cannabis Coalition. She is on the Advisory Board for CannaGather Florida and has been asked to speak at Jamaica's Pharmacological Board Mandatory Meetings and Jamaica Bureau of Standards meetings based on her international reputation as a Cannabis Expert.

She presented at the National Association of Black Journalists and National Association of Hispanic Journalists Joint Conference in August 2016 on the topic of: "Exposing the Truth: Getting Access to Audio and Video Evidence in Police Involved Shootings". Scheril is the Treasurer of the FIU College of Law Alumni Board. While at FIU Law, she was the Charter President of the Palm Beach ABA Student Organization and a member and coach of the Board of Advocates Negotiation Team.

In 2013, Scheril won the FIU Law Intramurals Negotiation Competition, also she and her partner won the ABA Southern Region Negotiation Competition. In 2014, she and her partner came in 2nd place in the Nelson Mandela International Negotiation Competition and she was awarded the distinction of Best Overall Negotiator for her efforts. Scheril served on the Black Law Student Association's National Board for two years and is passionate about eradicating sex trafficking and other social justice issues such as police brutality. She has interned at the State Attorney's office in the 15th Judicial Circuit of Palm Beach County and for two judges of the 17th Judicial Circuit of Broward County. In the summer of 2014, she served as an Anti-Defamation League Summer Associate.

She believes that practicing the law and advocacy for the disadvantaged go hand in hand. She is an activist and has dedicated her time and resources to promoting awareness, access to educational resources, and support for survivors of domestic violence and trafficking. She has a Facebook page called "Police Chronicles" which documents national police interactions with the community. She sits on the board of two non-profit organizations: Project Ship Foundation which guides the youth through the various "ships" of adolescence including "Leadership", "Citizenship", "relationship", "entrepreneurship", and "sportsmanship"; and Project 360 Degrees, an advocacy organization for survivors of sex trafficking. She mentors Pre-Law and Law School students of diverse backgrounds and has been a speaker at the Black and Hispanic Prelaw Conference, the Diversity Prelaw Conference, and the HBCU Prelaw Summit and Expo. Law is a second career for Scheril. She spent over a decade in the wireless industry working for T-Mobile, USA; T-Mobile, UK; RIM BlackBerry; and MetroPCS as a Customer Retention Strategist and Marketing Interface Manager rolling out training, technical change, cultural change, and process improvement projects Nationwide.

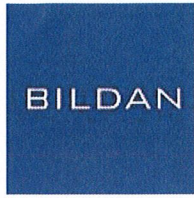
Scheril received her undergraduate Business Management degree from Florida Atlantic University with a minor in Marketing where she pledged Delta Sigma Theta Sorority, Inc. and served as the Student Government Senate Speaker for seven campuses. Scheril credits her hard working and strict Jamaican parents James and Judith Hall for her work ethic, tenacity, persistence, and commitment to excellence. She was taught at a young age that we all have a responsibility to each other and must be the example that tears down stereotypes while opening the door for others to follow in your footsteps. She stays motivated by remembering that her son Judah is watching how she lives her values and “walks the talk” in her daily activities. Scheril believes that every test is for a testimony that will glorify God. If He can do all that he has done for me...imagine his plans for you.

The Pilgrim group has formed strategic partnerships with the following companies:



A & A Painting Plus Inc.





Appendix A

Project Timeline

(Projected Start Date 2-3 months, September/October 2018)

<i>Phases of Project</i>	<i>Projected Date of Completion</i>
<i>1</i>	<i>8 Months</i>
<i>2</i>	<i>13 Months</i>
<i>3</i>	<i>18 Months (total completion)</i>

Revenue Projections from date of total completion

Phases	1-3 Months	3-6 Months	7-9 Months	10-12 Months
1	\$25,000- \$35,000 per month	\$35,000-\$45,000 per month	\$45,000- \$60,000 per month	\$60,000-\$80,000 per month
2	NA	NA	\$30,000-\$40,000	\$40,000-\$50,000 per month
3	NA	NA	NA	\$150,000 per month (total)

Projections are subject to change due to the increase in size of the location over the process of the project.

Once the project is running at full capacity, the projected monthly revenue for the entire facility is \$150,000 per month.

*These numbers are based on the performance of NYSW Jazz Club, which is owned by Miguel Pilgram currently.

**MARGLIP DEVELOPMENT, LLC
A WHOLLY OWNED AFFILIATE OF**

THE PILGRAM GROUP

PRO FORMA STATEMENTS OF INCOME

**FOR THE TEN YEAR PERIOD BEGINNING
DECEMBER 31, 2019 THROUGH DECEMBER 31, 2028**



ANTHONY BRUNSON P.A.

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS

To the Board of Directors
Marglip Development, LLC
Fort Lauderdale, Florida

Management is responsible for the accompanying pro forma statements of income of the Marglip Development, LLC (a wholly owned affiliate of The Pilgram Group) for the ten year period beginning December 31, 2019 through December 31, 2028, based on the criteria in Note 1. The pro forma adjustments are based on management's assumptions described in the accompanying footnotes. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the pro forma financial information nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, or provide any form of assurance on the pro forma financial information.

The objective of this pro forma financial information is to show what the significant effects on the pro forma statement of income might have been had the underlying transaction (or event) occurred at the scheduled date. However, the pro forma statement of income is not necessarily indicative of the results of operations that would have been attained had the above-mentioned transaction (or event) occurred at such scheduled date.

Fort Lauderdale, Florida
September 21, 2018

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Exhibit 4
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MARGLIP DEVELOPMENT, LLC
INCOME STATEMENT FORECAST OF REVENUES AND EXPENSES
TEN YEARS PRO FORMA - COMBINED

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues		10%	10%	5%	5%
Food - Restaurant	\$ 917,280	\$ 1,009,008	\$ 1,109,909	\$ 1,165,404	\$ 1,223,674
Beverage - Restaurant	475,020	522,522	574,774	603,513	633,689
Food - Roof Top Lounge	229,320	252,252	277,477	291,351	305,919
Drinks - Roof Top Lounge	401,856	442,042	486,246	510,558	536,086
Food - Blues Lounge	131,040	144,144	158,558	166,486	174,811
Drinks - Blues Lounge	516,672	568,339	625,173	656,432	689,253
Space Rental (Performing Artists)	93,600	102,960	113,256	118,919	124,865
Total Revenues	2,764,788	3,041,267	3,345,393	3,512,663	3,688,296
Cost Goods Sold					
Cost of food sold	669,760	736,736	810,410	850,930	893,477
Cost of drinks sold	550,316	605,348	665,882	699,176	734,135
Total Cost Goods Sold	1,220,076	1,342,084	1,476,292	1,550,107	1,627,612
Gross Income	1,544,712	1,699,183	1,869,102	1,962,557	2,060,684
Expenses		5.0%	5.0%	2.5%	2.5%
Salaries & Wages:					
Managers (3)	130,000	133,900	137,917	142,055	146,316
Shift Managers (2)	64,000	65,920	67,898	69,935	72,033
Shift Supervisors (3)	81,120	83,554	86,060	88,642	91,301
Chefs (2 Head + 2 Jr.)	153,920	158,538	163,294	168,193	173,238
Waiters (10 FTE)	171,600	176,748	182,050	187,512	193,137
Bar Tenders (3)	50,232	51,739	53,291	54,890	56,537
Bus Boys (3)	51,480	53,024	54,615	56,254	57,941
Payroll and other related taxes	70,097	72,200	74,366	76,597	78,895
Cost of Labor	772,449	795,622	819,491	844,076	869,398
Performing artist	46,800	51,480	56,628	59,459	62,432
Freight & delivery	12,201	13,421	14,763	15,501	16,276
Paper and disposable products	13,824	15,206	16,727	17,563	18,441
Liquor license	2,000	2,000	2,000	2,000	2,000
Entertainment license	3,000	3,000	3,000	3,000	3,000
Contract cleaning & maintenance	30,000	31,500	33,075	33,902	34,749
Business license and permits	600	600	600	600	600
Advertising and promotion	41,472	45,619	50,181	52,690	55,324
Rent	96,000	100,800	105,840	108,486	111,198
Electricity	9,000	9,450	9,923	10,171	10,425
Water	4,200	4,410	4,631	4,746	4,865
Gas	4,800	5,040	5,292	5,424	5,560
Security services	174,720	179,962	185,360	190,921	196,649
Telephone, cable and internet	12,240	12,852	13,495	13,832	14,178
Travel	12,600	13,230	13,892	14,239	14,595
Credit card merchant fees	55,296	60,825	66,908	70,253	73,766
Office supplies	3,780	3,969	4,167	4,272	4,378
Trash removal	6,000	6,300	6,615	6,780	6,950
Training	4,970	5,119	5,272	5,430	5,593
Professional fees:					
Legal	27,648	30,413	33,454	35,127	36,883
Accounting	27,648	30,413	33,454	35,127	36,883
Insurance	8,570	8,999	9,448	9,685	9,927
Operation Expenses	597,368	634,607	674,724	699,208	724,673
Total Expenses	1,369,816	1,430,229	1,494,215	1,543,284	1,594,071
Income before taxes and amortization/depreciation	174,896	268,954	374,886	419,273	466,613
Amortization (start up cost)	3,250	3,250	3,250	3,250	3,250
Depreciation (FF & equip.)	146,485	146,485	146,485	146,485	146,485
Net Income before taxes	25,161	119,220	225,152	269,538	316,878
Income taxes	5,284	25,036	47,282	56,603	66,544
Net Profit	19,877	94,183	177,870	212,935	250,334

See accountant's compilation report.

MARGLIP DEVELOPMENT, LLC
INCOME STATEMENT FORECAST OF REVENUES AND EXPENSES
TEN YEARS PRO FORMA - COMBINED

	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
Revenues	3%	3%	3%	3%	3%
Food - Restaurant	\$ 1,260,385	\$ 1,298,196	\$ 1,337,142	\$ 1,377,256	\$ 1,418,574
Beverage - Restaurant	652,699	672,280	692,449	713,222	734,619
Food - Roof Top Lounge	315,096	324,549	334,286	344,314	354,644
Drinks - Roof Top Lounge	552,169	568,734	585,796	603,369	621,471
Food - Blues Lounge	180,055	185,457	191,020	196,751	202,653
Drinks - Blues Lounge	709,931	731,229	753,166	775,761	799,034
Space Rental (Performing Artists)	128,611	132,469	136,443	140,536	144,752
Total Revenues	3,798,945	3,912,914	4,030,301	4,151,210	4,275,746
Cost Goods Sold					
Cost of food sold	920,281	947,889	976,326	1,005,616	1,035,784
Cost of drinks sold	756,159	778,844	802,209	826,276	851,064
Total Cost Goods Sold	1,676,440	1,726,733	1,778,535	1,831,892	1,886,848
Gross Income	2,122,505	2,186,180	2,251,766	2,319,318	2,388,898
Expenses	1.5%	1.5%	1.5%	1.5%	1.5%
Salaries & Wages:					
Managers (3)	150,706	155,227	159,884	164,680	169,621
Shift Managers (2)	74,194	76,419	78,712	81,073	83,505
Shift Supervisors (3)	94,040	96,862	99,767	102,760	105,843
Chefs (2 Head + 2 Jr.)	178,435	183,789	189,302	194,981	200,831
Waiters (10 FTE)	198,931	204,899	211,046	217,378	223,899
Bar Tenders (3)	58,233	59,980	61,779	63,632	65,541
Bus Boys (3)	59,679	61,470	63,314	65,213	67,170
Payroll and other related taxes	81,261	83,699	86,210	88,797	91,460
Cost of Labor	895,480	922,344	950,015	978,515	1,007,870
Performing artist	64,305	66,235	68,222	70,268	72,376
Freight & delivery	16,764	17,267	17,785	18,319	18,868
Paper and disposable products	18,995	19,565	20,152	20,756	21,379
Liquor license	2,000	2,000	2,000	2,000	2,000
Entertainment license	3,000	3,000	3,000	3,000	3,000
Contract cleaning & maintenance	35,361	35,984	36,617	37,262	37,919
Business license and permits	600	600	600	600	600
Advertising and promotion	56,984	58,694	60,455	62,268	64,136
Rent	113,179	115,196	117,249	119,339	121,468
Electricity	10,616	10,811	11,009	11,211	11,417
Water	4,954	5,044	5,137	5,231	5,327
Gas	5,643	5,728	5,814	5,901	5,990
Security services	202,548	208,625	214,884	221,330	227,970
Telephone, cable and internet	14,438	14,702	14,972	15,247	15,527
Travel	14,862	15,135	15,413	15,695	15,983
Credit card merchant fees	75,979	78,258	80,606	83,024	85,515
Office supplies	4,459	4,540	4,624	4,709	4,795
Trash removal	7,061	7,174	7,289	7,406	7,524
Training	5,761	5,934	6,112	6,295	6,484
Professional fees:					
Legal	37,989	39,129	40,303	41,512	42,757
Accounting	37,989	39,129	40,303	41,512	42,757
Insurance	10,105	10,286	10,470	10,658	10,849
Operation Expenses	743,593	763,035	783,014	803,544	824,642
Total Expenses	1,639,073	1,685,379	1,733,028	1,782,059	1,832,513
Income before taxes and amortization/depreciation	483,432	500,801	518,737	537,259	556,385
Amortization (start up cost)	3,250	3,250	3,250	3,250	3,250
Depreciation (FF & equip.)	146,485	146,485	146,485	146,485	146,485
Net Income before taxes	333,697	351,066	369,002	387,524	406,650
Income taxes	70,076	73,724	77,490	81,380	85,397
Net Profit	263,621	277,342	291,512	306,144	321,254

See accountant's compilation report.

MARGLIP DEVELOPMENT, LLC
NOTES TO THE PRO FORMA STATEMENTS OF INCOME
FOR THE TEN YEAR PERIOD BEGINNING
DECEMBER 31, 2019 THROUGH DECEMBER 31, 2028

Note 1 - Basis of Presentation

The pro forma statements of income are presented in accordance with Statements on Standards for Accounting and Review Services (SSARs) promulgated by the Accounting and Review Services Committee of the American Institute of Certificate Public Accountants(AICPA) and comply with the AICPA's code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care, when preparing the pro forma financial information and performing the compilation engagement.

Note 2 - The Memphis Blues Complex

The ten year pro proforma statement of operations represents Marglip Development, LLC's plans for the creation of the Memphis Blues Complex which includes a rooftop bar and live music area as well as a restaurant and bar. Marglip aims to expand the dining and entertainment options in the Sistrunk area. The development of the project, will enhance the area by providing job opportunities for the residents, increase entrepreneurship, create an attraction for the city, reinvest in a blight area of the city and preserve the history of Sistrunk.

Note 3 - Revenues

The revenue forecast represents the income stream associated with food and drinks of the restaurant, roof top lounge, blues lounge and space rentals for performing artists and community events.

The income stream captures an average of the anticipated meals and drinks sold each day from the various venues. Also included are admission fees for patrons for event activities.

Revenues are projected to increase by 10% in years 2-3, 5% in years 4-5, and 3% in years 6-10.

Note 4 - Cost of Sales

The cost of food and drinks are estimated at anticipated costs associated with menu sales prices.

Note 5 - Cost of Labor

Employees are paid at current market rates in the State of Florida, excluding tips. The projected rate for employees ranges from minimal wage to \$20 per hour. The venue is anticipating require 25 new hires over the course of its operations.

Payroll taxes and related expenses includes the employer responsibility for social security (6.2%), Medicare (1.45%), state re-employment taxes (up to 5.4% on the first paid \$7,000), federal unemployment taxes (6% on the first paid \$7,000), and workers compensation insurance. We estimate these amounts to be 15% of total gross wages. Labor cost are projected to increase by 3% annually.

MARGLIP DEVELOPMENT, LLC
NOTES TO THE PRO FORMA STATEMENTS OF INCOME
FOR THE TEN YEAR PERIOD BEGINNING
DECEMBER 31, 2019 THROUGH DECEMBER 31, 2028

Note 6 - Operating Expenses

Operating expenses are forecasted based upon anticipated actual cost of various expenses or base upon usage given the building's square footage or a percentage of anticipated revenues.

An illustration of costs is reflected as follows:

<u>Expense Items</u>	<u>Estimate Used</u>
Performing artist	50% of Artist Revenues at the Jazz Lounge
Freight & delivery	1% of cost of goods sold
Paper & disposables	0.5% of revenue from food and drinks
Liquor license	\$2,000 per year
Entertainment license	\$3,000 per year
Contract cleaning & maint.	Cleaning & upkeep of facilities, plus repairs & maint.
Business license and permits	Includes business license and annual inspection
Advertising and promotion	1.5 % of revenues
Rent	Market rate
Electricity	Estimated base on building size/usage
Water	Estimated base on building size/usage
Gas	Estimated base on expected usage
Security services	Based on two 8 hour shifts for at \$15/hr. For 52 weeks
Telephone, cable and internet	Estimated base on expected usage
Travel	Estimated based on expected usage
Credit card merchant fees	2% of revenues
Office supplies	Estimated based on expected usage
Trash removal	Estimated based on expected usage
Training	1% of gross salaries & wages
Professional fees	1% of revenues
Insurance	Estimated based on property and business activity

Expenses are projected to increase by 5% in years 2-3, 2.5% in years 4-5, and 1.5% in years 6-10.