



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

| | | | |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------|
| Site Address | 401 NE 4 STREET, FORT LAUDERDALE FL 33301 | ID # | 50 2 03 03 0390 |
| Property Owner | 01 FOURTH LLC | Millage | 9312 |
| Mailing Address | 1535 SE 17 ST STE 107 FORT LAUDERDALE FL 33316 | Use | 72 |
| Abbr Legal Description | RESUB BLK 31 NORTH LAUDERDALE 5-25 B LOTS 20 THRU 2 ,LESS S 5 OF SAID LOTS & LESS W 5 OF N 102 OF S 107 OF LOT 20 & LESS E 5 OF N 102 OF S 107 OF LOT 2 & LESS N 18 OF LOTS 20 THRU 2 BLK 31 | | |

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 | \$636, 80 | \$1,988,210 | \$2,62 ,690 | \$2,62 ,690 | | | | |
| 2018 | \$636, 80 | \$1,872,050 | \$2,508,530 | \$2,508,530 | | | | |
| 2017 | \$636, 80 | \$1,872,050 | \$2,508,530 | \$2, 90, 30 | | | | |
| 2019 Exemptions and Taxable Values by Taxing Authority | | | | | | | | |
| | County | School Board | Municipal | Independent | | | | |
| Just Value | \$2,62 ,690 | \$2,62 ,690 | \$2,62 ,690 | \$2,62 ,690 | | | | |
| Portability | 0 | 0 | 0 | 0 | | | | |
| Assessed/SOH | \$2,62 ,690 | \$2,62 ,690 | \$2,62 ,690 | \$2,62 ,690 | | | | |
| 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 3 -09 | \$2,62 ,690 | \$2,62 ,690 | \$2,62 ,690 | \$2,62 ,690 | | | | |
| Taxable | 0 | 0 | 0 | 0 | | | | |
| Sales History | | | | Land Calculations | | | | |
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type | | |
| 5/10/2019 | SWD | \$,292,500 | 115812244 | \$2 .00 | 26,520 | SF | | |
| 12/16/2011 | WD-T | \$100 | 48446 / 1127 | | | | | |
| 6/1/198 | WD | \$112,000 | 10918 / 530 | | | | | |
| 1/1/1969 | WD | \$22,000 | | | | | | |
| 1/1/1962 | WD | \$19,000 | | Adj. Bldg. S.F. (Card, Sketch) | | 15008 | | |
| | | | | Eff./Act. Year Built: 1995/1994 | | | | |
| Special Assessments | | | | | | | | |
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | | | |
| Y | | | | | | | | |
| 15008 | | | | | | | | |

401 FOURTH, LLC

July 22, 2019

401 FOURTH, LLC
1535 SE 17TH ST #107
FORT LAUDERDALE, FL 33316

To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the properties located at:

401 NE 4 STREET ST, FORT LAUDERDALE, FL 33304 (FOLIO # 5042 03 03 0390)

RESUB BLK 31 NORTH LAUDERDALE 5-25 B LOTS 20 THRU 24, LESS S 5 OF SAID LOTS & LESS W 5 OF N 102 OF S 107 OF LOT 20 & LESS E 5 OF N 102 OF S 107 OF LOT 24 & LESS N 18 OF LOTS 20 THRU 24 BLK 31

Sincerely,



Charles B Ladd, Jr
Manager

STATE OF FLORIDA)
) SS
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 22 day of July, 2019, by Charles Ladd, as Owner of the property. He is personally known to me and who did not take an oath.


Notary Public

My Commission Expires:

1535 SE 17th Street, Fort Lauderdale, FL 33316
(954) 627 - 7000

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

L19000119109
FILED 8:00 AM
May 01, 2019
Sec. Of State
jafason

Article I

The name of the Limited Liability Company is:

401 FOURTH, LLC

Article II

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

1535 SE 17TH STREET
SUITE 107
FORT LAUDERDALE, FL. 33316

The mailing address of the Limited Liability Company is:

1535 SE 17TH STREET
SUITE 107
FORT LAUDERDALE, FL. 33316

Article III

Other provisions, if any:

FORMED FOR ALL LAWFUL PURPOSES

Article IV

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

STEVEN W HUDSON
1535 SE 17TH STREET
SUITE 107
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: STEVEN W. HUDSON

Article V

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

Title: MGR
STEVEN W HUDSON
1535 SE 17TH STREET
FORT LAUDERDALE, FL. 33316

Title: MGR
CHARLES B LADD JR.
517 NE 6TH STREET
FORT LAUDERDALE, FL. 33304

L19000119109
FILED 8:00 AM
May 01, 2019
Sec. Of State
jafason

Article VI

The effective date for this Limited Liability Company shall be:

05/01/2019

Signature of member or an authorized representative

Electronic Signature: MICHAEL A. SCHROEDER, 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.