

**CITY OF LAUDERHILL  
COMMERCIAL FAÇADE GRANT PROGRAM  
APPLICATION FORM 2018-2019**

To be eligible to apply for the Commercial Façade Grant (CFG) Program you must be a property owner within the State Road 7 Community Redevelopment Agency boundaries of the City of Lauderhill and visible from the commercial corridor. In order for your property to be eligible, your building must contain businesses that have commercial activity as their primary purpose, including but not limited to traditional retail and specialty shops, services, restaurants and bars, cultural venues, professional offices and commercial retail centers. Mixed-use buildings are also eligible as long as the first story of such buildings is predominantly used for commercial activity. In addition, manufacturing companies are eligible to apply if they are an allowed and permitted use in their zoning district or if they have been approved for a special exception use. Owners of vacant buildings are eligible to apply with proof of tenant agreements and/or proof that the property can be occupied as defined by the code ordinance.

**APPLICANT INFORMATION**

Application Date: 3/29/2022  
Name of Applicant (Property Owner): 38<sup>TH</sup> AVENUE WAREHOUSES LLC  
Applicant's Mailing Address: 1785 NW 38<sup>TH</sup> AVE, LAUDERHILL, FL 33311  
(address, city, state, zip code)  
Applicant's Telephone Number: 954-845-6000  
Applicant's Email Address: ELI@LASTRADA.COM  
You are the (check one or more): Property Owner  Contact Person

**CONTACT INFORMATION**

If we have questions regarding your grant application, who shall we contact?

Contact Name: HAIM MORDECHAI  
Contact Address: 1785 NW 38<sup>TH</sup> AVE, LAUDERHILL, FL 33311  
(address, city, state, zip code)  
Contact Phone Number: 954-845-6000  
Contact Email Address: HAIM@LASTRADA.COM

**BUILDING SEEKING GRANT:**

Address of Building where Façade Grant Improvements are Proposed:  
1801-1821 NW 38<sup>TH</sup> AVE, LAUDERHILL, FL 33311  
(address, city, state, zip code)  
Type of Business: Retail  Service  Professional  Not-for-profit  Other WAREHOUSE  
What year was this business established at this location? 2012  
What is the zoning district of this property? INDUSTRIAL  
Are there presently code violations registered against this property?  Yes  No  
If yes, describe &/or attach documentation: \_\_\_\_\_

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**GENERAL INFORMATION:**

1. Is the application for a single-tenant or multi-tenant building?

Single-tenant \_\_\_\_\_ Multi-tenant  X

2. Is the building occupied or vacant?

Occupied  X  Vacant \_\_\_\_\_

3. If occupied, provide the name of the business(s) and the business type(s):

Name(s):  SEE ATTACHED PAGE   
Type(s): Retail \_\_\_\_\_ Service \_\_\_\_\_ Professional \_\_\_\_\_ Not-for-profit \_\_\_\_\_ Other \_\_\_\_\_

Name(s): \_\_\_\_\_  
Type(s): Retail \_\_\_\_\_ Service \_\_\_\_\_ Professional \_\_\_\_\_ Not-for-profit \_\_\_\_\_ Other \_\_\_\_\_

Name(s): \_\_\_\_\_  
Type(s): Retail \_\_\_\_\_ Service \_\_\_\_\_ Professional \_\_\_\_\_ Not-for-profit \_\_\_\_\_ Other \_\_\_\_\_

Name(s): \_\_\_\_\_  
Type(s): Retail \_\_\_\_\_ Service \_\_\_\_\_ Professional \_\_\_\_\_ Not-for-profit \_\_\_\_\_ Other \_\_\_\_\_

4. If vacant, can the building be occupied in its current condition? Yes \_\_\_\_\_ No \_\_\_\_\_

If the building cannot be occupied, will you be making improvements concurrently with your façade grant improvements to make the building eligible for occupancy?

Yes \_\_\_\_\_ No \_\_\_\_\_

5. If vacant, do you currently have a signed lease with a business to occupy the building?

Yes \_\_\_\_\_ No \_\_\_\_\_ *\*If yes, provide a copy of the lease.*

**PROJECT INFORMATION**

**\*Please review the "Program Guidelines" and the "Instructions for Preparing the Scope of Work and Cost Estimate" for requirements and examples of the above documents.**

**Scope of Work & Cost Estimates:**

A complete application must include a written project narrative describing how the proposed exterior redevelopment is relevant to the program goals as set forth in the program guidelines, a detailed scope of work adequately describing the work to be done, and a cost estimate that adequately estimates the work costs.

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**GENERAL INFORMATION (CONT'D):**

**3. If occupied, provide the name of the business(s) and the business type(s):**

Name(s): LASTRADA FURNITURE (1801-BAY B)  
Type(s): Retail \_\_\_ Service \_\_\_ Professional \_\_\_ Not-for-profit \_\_\_ Other WHSE

Name(s): DMS + S (1801-BAY E)  
Type(s): Retail \_\_\_ Service \_\_\_ Professional \_\_\_ Not-for-profit \_\_\_ Other INDUST.

Name(s): ADD-V, INC. (1801-BAY H)  
Type(s): Retail \_\_\_ Service \_\_\_ Professional \_\_\_ Not-for-profit \_\_\_ Other INDUST.

Name(s): LAUDERHILL C.R.A. (1803-1807)  
Type(s): Retail \_\_\_ Service \_\_\_ Professional \_\_\_ Not-for-profit \_\_\_ Other GOVT.

Name(s): UNFORGETTABLE HAIR (1809)  
Type(s): Retail X Service \_\_\_ Professional \_\_\_ Not-for-profit \_\_\_ Other \_\_\_

Name(s): JEANTY FRANCOIS (1811)  
Type(s): Retail \_\_\_ Service \_\_\_ Professional \_\_\_ Not-for-profit X Other \_\_\_

Name(s): INTERNI CUCINE (1813)  
Type(s): Retail X Service \_\_\_ Professional \_\_\_ Not-for-profit \_\_\_ Other \_\_\_

Name(s): BETHEL SISTERS (1815)  
Type(s): Retail \_\_\_ Service X Professional \_\_\_ Not-for-profit \_\_\_ Other \_\_\_

Name(s): BONNIE JONES (1817-1819)  
Type(s): Retail X Service \_\_\_ Professional \_\_\_ Not-for-profit \_\_\_ Other \_\_\_

Name(s): TM EXPRESS (1821)  
Type(s): Retail \_\_\_ Service X Professional \_\_\_ Not-for-profit \_\_\_ Other \_\_\_

Name(s): \_\_\_\_\_  
Type(s): Retail \_\_\_ Service \_\_\_ Professional \_\_\_ Not-for-profit \_\_\_ Other \_\_\_



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cash payment receipt from the vendor/contractor containing the vendor/contractor's name, the date the payment was made, the amount paid, a memo line stating what the payment is purchasing, and a signature of the vendor/contractor's representative; 3 - A credit card statement showing the facade grant eligible charges, along with a print-out showing payment of these charges.

- Any unapproved changes to project plans as stated in the approved scope of work will void the grant and result in non-payment of funds. If changes to the scope of work are necessary, it is the responsibility of the Grant Recipient to immediately contact the Finance Department in writing for additional project review and written approval before continuing with the project.
  
- Funding awards cannot generally be increased after notification of the initial award; however, the Finance Department may consider an increase dependent upon the reason for the desired increase and the availability of funds.
- Reimbursement will occur after project completion or after each phase is completed (if phases are approved) and upon submission of appropriate invoices and proof of payment documents as outlined in the guidelines.
- If the Grant Agreement is not signed 30 days after the preliminary approval, the applicant understands that the grant funds and the grant approval are at risk of being revoked. Extensions due to extenuating circumstances may be given at the discretion of the Grant Administrator.

  
Signature of Applicant/Owner      ELI MORDECHAI      3/8/2022  
Printed Name      Date

**WARNING**

Project improvements that are part of this Commercial Façade Grant application shall not be started prior to the applicant having a signed Grant Agreement. This includes entering into any agreements or contracts with contractors or purchasing materials for these improvements. Starting the project prior to having a signed Grant Agreement with the City will result in either a total or partial loss of awarded grant funds.

**APPLICATION CHECKLIST**

- 1. A completed application form.
- 2. A written project narrative and detailed scope of work, which must include all work proposed in the facade grant project, including the products to be used.
- 3. A cost estimate for work to be performed and products needed.
- 4. Current photographs of the property showing the façades of the building(s) to be improved and/or areas of the sites to be improved. (1 hard copy and 1 digital copy)
- 5. Clear notations made on photographs of the building(s), and/or notations made on separate drawings, illustrating the areas or features of the building/site that will be improved. Describe the

Del

N/A

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building materials, doors, windows, awnings, landscaping, parking, and other features that will be part of the project.

- N/A 6. Landscape plans showing property boundaries, adjacent roads, building footprints, paved areas, parking areas, existing vegetation, proposed plant names/species, size of plant at time of planting, and placement of each proposed plant on the site, if needed.
- N/A 7. Parking lot plans and/or sketch plans/site plans showing property boundaries, adjacent roads, building footprints, paved areas for parking and circulation, parking spaces (existing and proposed), and other pertinent information, if needed.
- 8. Formal construction drawings, if they have been prepared relating to the proposed improvements.
- 9. A written explanation of the project and the improvements proposed, along with a written explanation of the business operation.
- 10. Profit and loss statements for the past two years.
- N/A 11. A business plan, if it is a start up business, including an explanation of the proposed business, brief description of the market competition, and 2 years of income projections.
- N/A 12. Tenant applicants must submit a copy of their lease agreement.
- N/A 13. Fifty dollars (\$50) non-refundable application fee per application made payable to the City of Lauderhill by check or money order.
- 14. Proof of ownership.
- 15. Proof that property taxes and business license are up to date (not delinquent).

\*Please refer to the example packet at the end of the “**Instructions for Preparing the Scope of Work and Cost Estimate**” for a good illustration of a properly prepared application and associated plans. Modeling an application after this example will minimize requests for additional information later in the process.

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07/18/22

Accrual Basis

## 38th Avenue Warehouse LLC

## Balance Sheet

As of December 31, 2021

	Dec 31, 21	Dec 31, 20	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking/Savings			
Bank - TR	0.00	-109.94	109.94
Operating	65,689.32	64,592.77	1,096.55
<b>Total Checking/Savings</b>	65,689.32	64,482.83	1,206.49
Accounts Receivable			
Accounts Receivable	1,651.52	2,803.73	-1,152.21
<b>Total Accounts Receivable</b>	1,651.52	2,803.73	-1,152.21
Other Current Assets			
Undeposited Funds	30,767.00	30,777.00	-10.00
<b>Total Other Current Assets</b>	30,767.00	30,777.00	-10.00
<b>Total Current Assets</b>	98,107.84	98,063.56	44.28
<b>Fixed Assets</b>			
Accumulated Depreciation	-95,548.00	-80,763.00	-14,785.00
Building	358,225.00	358,225.00	0.00
Furniture and Equipment	5,600.00	0.00	5,600.00
Land	216,775.00	216,775.00	0.00
<b>Total Fixed Assets</b>	485,052.00	494,237.00	-9,185.00
<b>TOTAL ASSETS</b>	<b>583,159.84</b>	<b>592,300.56</b>	<b>-9,140.72</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Credit Cards			
Eli Visa 8401	245.90	0.00	245.90
<b>Total Credit Cards</b>	245.90	0.00	245.90
Other Current Liabilities			
Accrued Property tax	4,399.25	4,400.00	-0.75
Deferred rent	5,642.34	5,642.34	0.00
Deposits (tenants)	16,733.69	12,237.57	4,496.12
Sales Tax Payable	1,305.71	2,880.91	-1,575.20
<b>Total Other Current Liabilities</b>	28,080.99	25,160.82	2,920.17
<b>Total Current Liabilities</b>	28,326.89	25,160.82	3,166.07
Long Term Liabilities			
Investor Loan			
Uri Han	0.00	41,488.19	-41,488.19
Investor Loan - Other	50,000.00	50,000.00	0.00
<b>Total Investor Loan</b>	50,000.00	91,488.19	-41,488.19
<b>Total Long Term Liabilities</b>	50,000.00	91,488.19	-41,488.19
<b>Total Liabilities</b>	78,326.89	116,649.01	-38,322.12
<b>Equity</b>			
Draw - Uri Han	-102,149.81	0.00	-102,149.81
Retained Earnings	475,651.55	293,827.58	181,823.97
Net Income	131,331.21	181,823.97	-50,492.76
<b>Total Equity</b>	504,832.95	475,651.55	29,181.40
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>583,159.84</b>	<b>592,300.56</b>	<b>-9,140.72</b>

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Accrual Basis

**38th Avenue Warehouse LLC**  
**Profit & Loss**  
 January through December 2021

	Jan - Dec 21	Jan - Dec 20	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Rental Income	225,178.59	259,933.64	-34,755.05
Sundry revenue	508.20	1,117.86	-609.66
<b>Total Income</b>	<u>225,686.79</u>	<u>261,051.50</u>	<u>-35,364.71</u>
<b>Gross Profit</b>	225,686.79	261,051.50	-35,364.71
<b>Expense</b>			
Bank Service Charges	480.00	480.00	0.00
Depreciation Expense	14,785.00	0.00	14,785.00
General Insurance	4,582.00	4,262.65	319.35
Lawn Service	2,100.00	955.00	1,145.00
Legal Expense	350.00	681.90	-331.90
Maintenance			
Trash disposal	8,048.42	4,044.20	4,004.22
Maintenance - Other	50.00	-350.00	400.00
<b>Total Maintenance</b>	8,098.42	3,694.20	4,404.22
Misc Expense	0.00	11,879.92	-11,879.92
Office Supplies & Expense	417.81	464.19	-46.38
Professional Fees	2,650.00	1,450.00	1,200.00
Reconciliation Discrepancies	65.19	-0.20	65.39
Tax adjustment	-1.04	-1,529.92	1,528.88
Taxes - Property	51,968.00	50,867.14	1,100.86
Utilities	8,860.20	6,022.65	2,837.55
<b>Total Expense</b>	<u>94,355.58</u>	<u>79,227.53</u>	<u>15,128.05</u>
<b>Net Ordinary Income</b>	<u>131,331.21</u>	<u>181,823.97</u>	<u>-50,492.76</u>
<b>Net Income</b>	<u><b>131,331.21</b></u>	<u><b>181,823.97</b></u>	<u><b>-50,492.76</b></u>

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03/17/22

Accrual Basis

**38th Avenue Warehouse LLC**  
**Profit & Loss**  
**January through December 2021**

	<u>Jan - Dec 21</u>	<u>Jan - Dec 20</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Rental Income	225,178.59	259,933.64
Sundry revenue	508.20	1,117.86
<b>Total Income</b>	<u>225,686.79</u>	<u>261,051.50</u>
<b>Gross Profit</b>	225,686.79	261,051.50
<b>Expense</b>		
Bank Service Charges	480.00	480.00
General Insurance	4,582.00	4,262.65
Lawn Service	2,100.00	955.00
Legal Expense	350.00	681.90
Maintenance		
Trash disposal	8,048.42	4,044.20
Maintenance - Other	5,650.00	-350.00
<b>Total Maintenance</b>	<u>13,698.42</u>	<u>3,694.20</u>
Office Supplies & Expense	417.81	464.19
Professional Fees	2,650.00	1,450.00
Reconciliation Discrepancies	175.13	-0.20
Tax adjustment	-1.04	-1,529.92
Taxes - Property	51,968.00	50,867.14
Utilities	8,860.20	6,022.65
<b>Total Expense</b>	<u>85,280.52</u>	<u>67,347.61</u>
<b>Net Ordinary Income</b>	<u>140,406.27</u>	<u>193,703.89</u>
<b>Net Income</b>	<u><u>140,406.27</u></u>	<u><u>193,703.89</u></u>

M&M COMMERCIAL REALTY, INC.

1801 NW 38 Avenue, Lauderhill, FL 33311 - BUILDING FACADE RENOVATION

DEMOLITION	CONSTRUCTION
<p>1) Cut and remove both ends of existing angled metal canopy to make room for new portal canopies</p>	<p>1) Build out canopy structure on both ends of building to create new entry portals; each end to include header extending from existing building supported by (4) new structural columns</p> <p>2) Clad front, sides &amp; undersides of new portal canopies</p> <p>3) Clad all (4) sides of (8) new columns with horizontal Ipe wood planks</p> <p>4) Make repairs to underside of existing canopy soffit</p> <p>Materials: Steel, concrete, stucco, Ipe wood (special outdoor finish)</p>
<p>1) Remove existing electrical and lighting</p>	<p>1) Install new integrated wood signage on front of each new portal canopy</p> <p>2) Add (12) new rectangular moldings to upper section of building front directly above existing angled canopy</p> <p>3) Install (2) wood logos between sections of new moldings</p> <p>Materials: Ipe wood (special outdoor finish)</p>
<p>1) Remove (5) existing half-round columns front building facade</p> <p>2) Remove bases and capitals from existing columns</p> <p>3) Remove (20) existing corbels from storefront</p>	<p>1) Build out (6) existing half-round columns to new square design</p> <p>2) Clad (6) new square pilasters with horizontal Ipe wood planking</p> <p>3) Add new applied vertical and horizontal wood moldings to building facade</p> <p>4) Add new applied wood moldings to (10) existing entry doors</p> <p>Materials: Ipe wood (special outdoor finish)</p>
<p>1) Make esthetic repairs to existing building where needed and prime for new paint</p>	<p>1) Paint building, portals and canopies including new building elements</p> <p>2) Install new exterior lighting for front of building</p> <p>3) Install new moldings with artwork above angled canopy</p> <p>4) Install new door hardware</p> <p>Materials: Paint, stucco</p>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
38TH AVENUE WAREHOUSE LLC

### Filing Information

Document Number	L12000027871
FEI/EIN Number	45-4648591
Date Filed	02/27/2012
Effective Date	02/27/2012
State	FL
Status	ACTIVE

### Principal Address

1785 NW 38TH AVENUE  
LAUDERHILL, FL 33311

### Mailing Address

1785 NW 38TH AVENUE  
LAUDERHILL, FL 33311

### Registered Agent Name & Address

MORDECHAI, ELYAHU  
1785 NW 38TH AVENUE  
LAUDERHILL, FL 33311

Name Changed: 04/29/2020

Address Changed: 04/24/2013

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM, (50 % EQUITY IN COMPANY)

MORDECHAI, ELYAHU  
1785 NW 38TH AVENUE  
LAUDERHILL, FL 33311

Title MGRM, (50% EQUITY IN COMPANY)

HANN, URI

ZELON STREET 10  
YAVNE 81100 IL

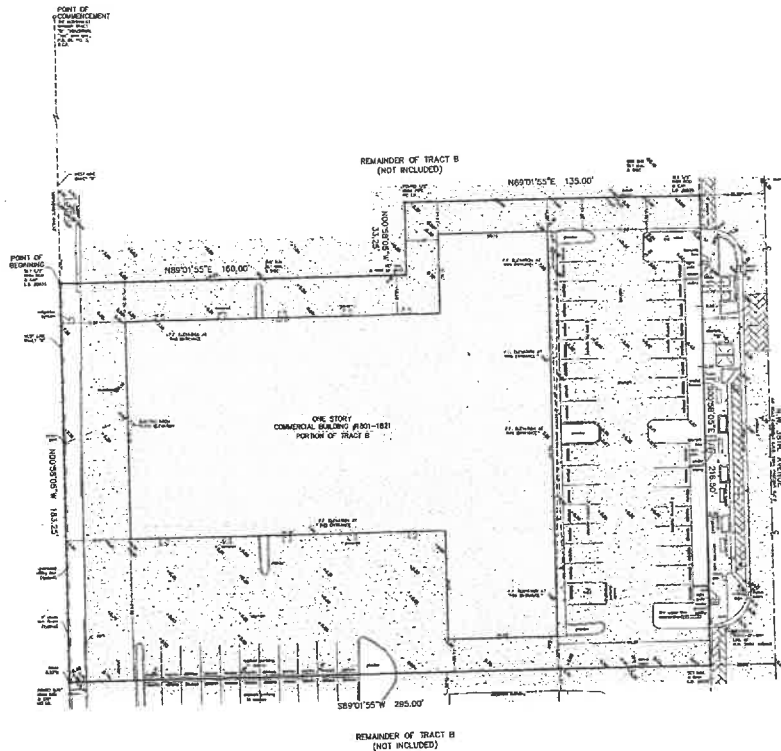
**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	04/24/2019
2020	04/29/2020
2021	04/29/2021

**Document Images**

<a href="#">04/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/20/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/29/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2012 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

EDWARD J MORSE TRACT  
P.B. 66, PAGE 44, E.C.R.



**ACCURATE LAND SURVEYORS, INC.**  
C.S. 3343

No. 0011 10/10/20

### BOUNDARY & TOPOGRAPHIC SURVEY

**SYMBOLS & LEGEND OF ABREVIATIONS:**

AW - RIGHT OF WAY	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
B - BENCH MARK	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
C - CURB	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
D - DRAINAGE	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
E - ELEVATION	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
F - FENCE	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
G - GROUND	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
H - HOLE	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
I - IRON	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
J - JUNCTION	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
K - KICK	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
L - L	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
M - M	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
N - N	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
O - O	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
P - P	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
Q - Q	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
R - R	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
S - S	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
T - T	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
U - U	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
V - V	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
W - W	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
X - X	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
Y - Y	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION
Z - Z	SW - 1/4 SECTION	SW - 1/4 SECTION	SW - 1/4 SECTION

**STREET ADDRESSES:**  
100 W. 100th St., Edinboro, Pennsylvania, 16710

**LEGAL DESCRIPTION:**  
A PORTION OF TRACT "B", COMMENCED "MAY 1951" AND "MAY 1952" BY EDWARD J. MORSE, AS SHOWN BY THE RECORDS OF THE COUNTY OF ALLEGANY, PENNSYLVANIA, AND AS SHOWN BY THE RECORDS OF THE COUNTY OF ALLEGANY, PENNSYLVANIA, AND AS SHOWN BY THE RECORDS OF THE COUNTY OF ALLEGANY, PENNSYLVANIA.

**NOTES:**  
1. This survey was conducted in accordance with the provisions of the Surveying Act of 1961, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Pennsylvania.  
2. The boundaries shown on this plan are based on the original survey of the tract, and are not intended to be construed as a warranty of title.  
3. The boundaries shown on this plan are not intended to be construed as a warranty of title.  
4. The boundaries shown on this plan are not intended to be construed as a warranty of title.  
5. The boundaries shown on this plan are not intended to be construed as a warranty of title.

**FLOOD INFORMATION:**  
This survey was conducted in accordance with the provisions of the Surveying Act of 1961, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Pennsylvania.

**BENCHMARK INFORMATION:**  
The benchmark used in this survey is the benchmark established by the Board of Surveying and Mapping, State of Pennsylvania.

**CERTIFY TO:**  
I, the undersigned, do hereby certify that the above is a true and correct copy of the original survey as shown on the attached plan, and that the same is a true and correct copy of the original survey as shown on the attached plan.

*Robert J. ...*  
ROBERT J. ...  
SURVEYOR

No. 0011 10/10/20

SHEET 1 OF 1    SCALE 1"=40'    SHEET NUMBER 01-03-1238



1785 NW 38 Avenue, Lauderhill, FL 33311  
 Tel (954) 485-6000 - Fax (954) 739-2100  
 Website: www.lastrada.com

# Proposal

Date	Proposal#
8/30/2022	1070-38023

Client Information:
38th Avenue Warehouse LLC RE: Facade Renovation 1785 NW 38 Avenue Lauderhill, FL 33311

Deliver To:

Client Job #	Room / Area	Req. Deposit	Designer
	BUILDING FACADE RENOVATION		

Qty	Unit	Description	Unit Price	Total
		38TH AVENUE WAREHOUSE LLC 1801 NW 38 Avenue Lauderhill, FL 33311		
		1801 BUILDING FACADE RENOVATION TO INCLUDE:		
		NEW PORTAL CANOPIES -Build out canopy structure on both ends of building; each to include header extending from existing building supported by (4) new structural columns; each to included integrated wood signage on front Materials: Steel, concrete, stucco, Ipe wood (special outdoor finish)	84,750.00	84,750.00T
		CLAD CANOPY HEADERS & COLUMNS -Clad front, sides & undersides of (2) new canopies & all (4) sides of (8) new columns with horizontal Ipe wood planks Materials: Ipe wood planks (special outdoor finish)	48,650.00	48,650.00T
		NEW CANOPY MOLDINGS -Add (13) new rectangular moldings to upper section of building front directly above existing angled canopy Materials: Ipe wood (special outdoor finish)	9,600.00	9,600.00T
		NEW BUILDING CLADDING & MOLDINGS -Clad (6) pilasters on building front with horizontal Ipe wood planking -Add new moldings to (11) existing windows on front of building -Add new applied moldings to (11) existing doors on front of building Materials: Ipe wood (special outdoor finish)	14,850.00	14,850.00T

**Subtotal**

**Sales Tax (0.0%)**

**Total**

**Approved & Accepted**



1785 NW 38 Avenue, Lauderhill, FL 33311  
 Tel (954) 485-6000 - Fax (954) 739-2100  
 Website: www.lastrada.com

# Proposal

Date	Proposal#
8/30/2022	1070-38023

<b>Client Information:</b>
38th Avenue Warehouse LLC RE: Facade Renovation 1785 NW 38 Avenue Lauderhill, FL 33311

<b>Deliver To:</b>

Client Job #	Room / Area	Req. Deposit	Designer
	BUILDING FACADE RENOVATION		

Qty	Unit	Description	Unit Price	Total
		PAINTING -Paint existing building & canopy including new building elements	5,700.00	5,700.00T
		LIGHTING -Cost estimate for new exterior lighting	7,500.00	7,500.00T
		ARCHITECTURAL -Cost estimate for architectural drawings	12,000.00	12,000.00T
		ENGINEERING -Cost estimate for engineering fees, drawings & calculations	4,000.00	4,000.00T
		NOTE -Permits & permit fees not included		

<b>Subtotal</b>	\$187,050.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$187,050.00

**Approved & Accepted** \_\_\_\_\_



<b>Site Address</b>	1801-1821 NW 38 AVENUE, LAUDERHILL FL 33311	<b>ID #</b>	4942 31 25 0026
<b>Property Owner</b>	38TH AVENUE WAREHOUSE LLC	<b>Millage</b>	1912
<b>Mailing Address</b>	1785 NW 38 AVE LAUDERHILL FL 33311	<b>Use</b>	48-10
<b>Abbr Legal Description</b>	INDUSTRIAL 100 UNIT 1 85-3 B PORTION OF TR B DESC AS COMM AT NW COR OF SAID TR, SLY ALG W/L FOR 619.18 TO POB, ELY 160, NLY 33.25, ELY 135, SLY 216.50, WLY 295, NLY 183.25 TO POB		

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).

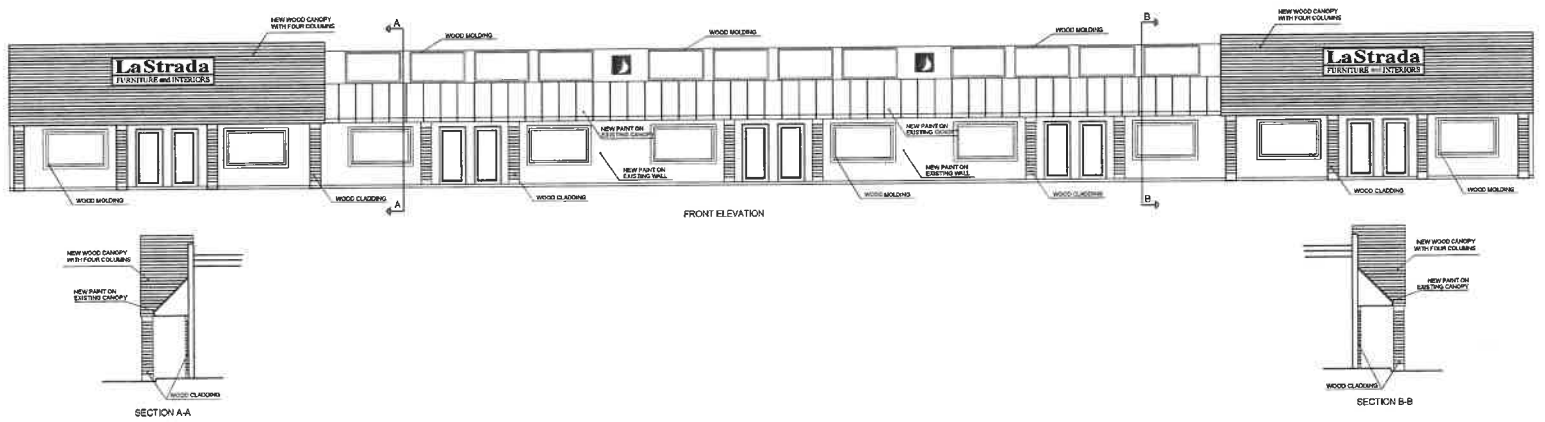
\* 2022 values are considered "working values" and are subject to change.

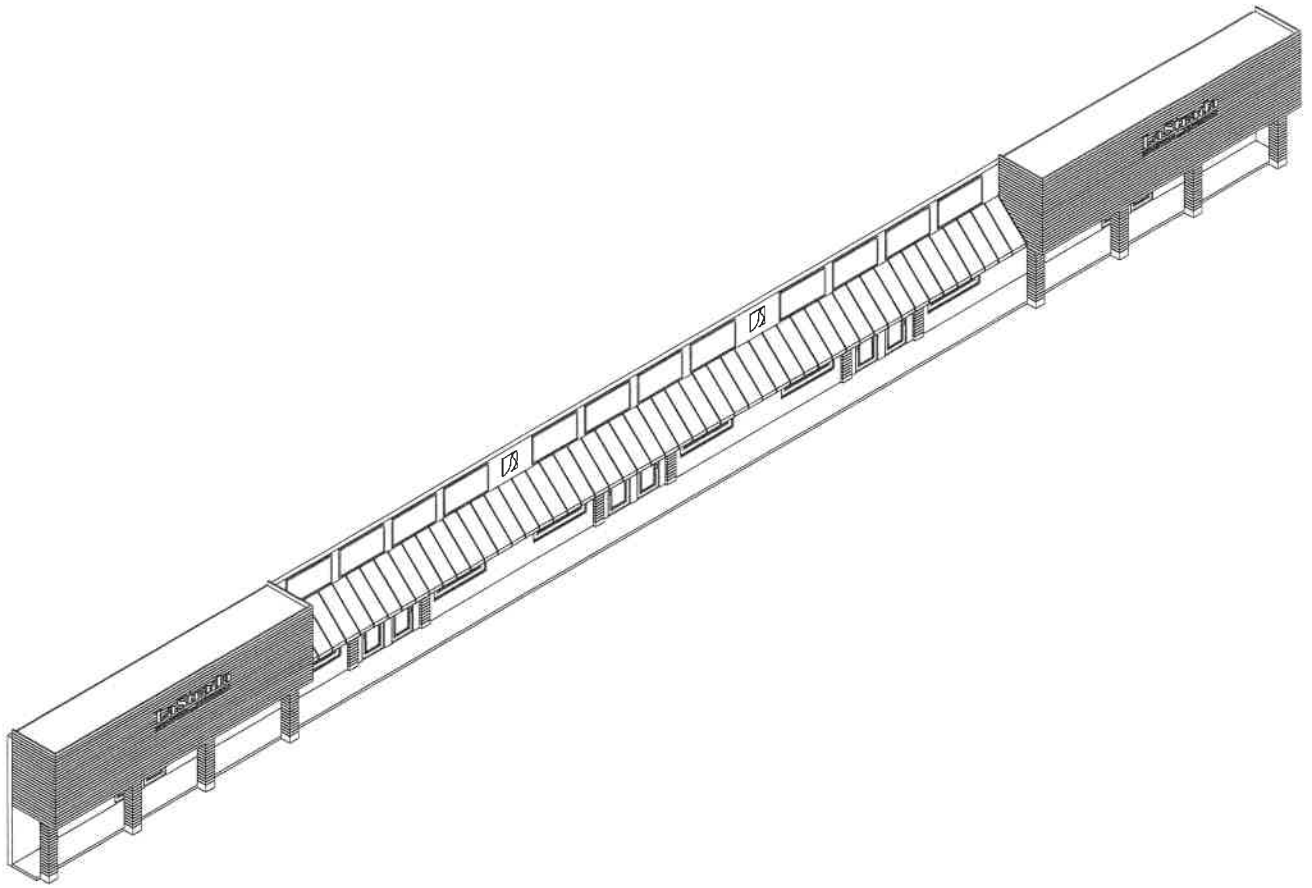
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$410,050	\$1,895,030	\$2,305,080	\$2,305,080	
2021	\$410,050	\$1,709,440	\$2,119,490	\$2,119,490	\$54,134.11
2020	\$410,050	\$1,709,440	\$2,119,490	\$1,978,570	\$55,016.07

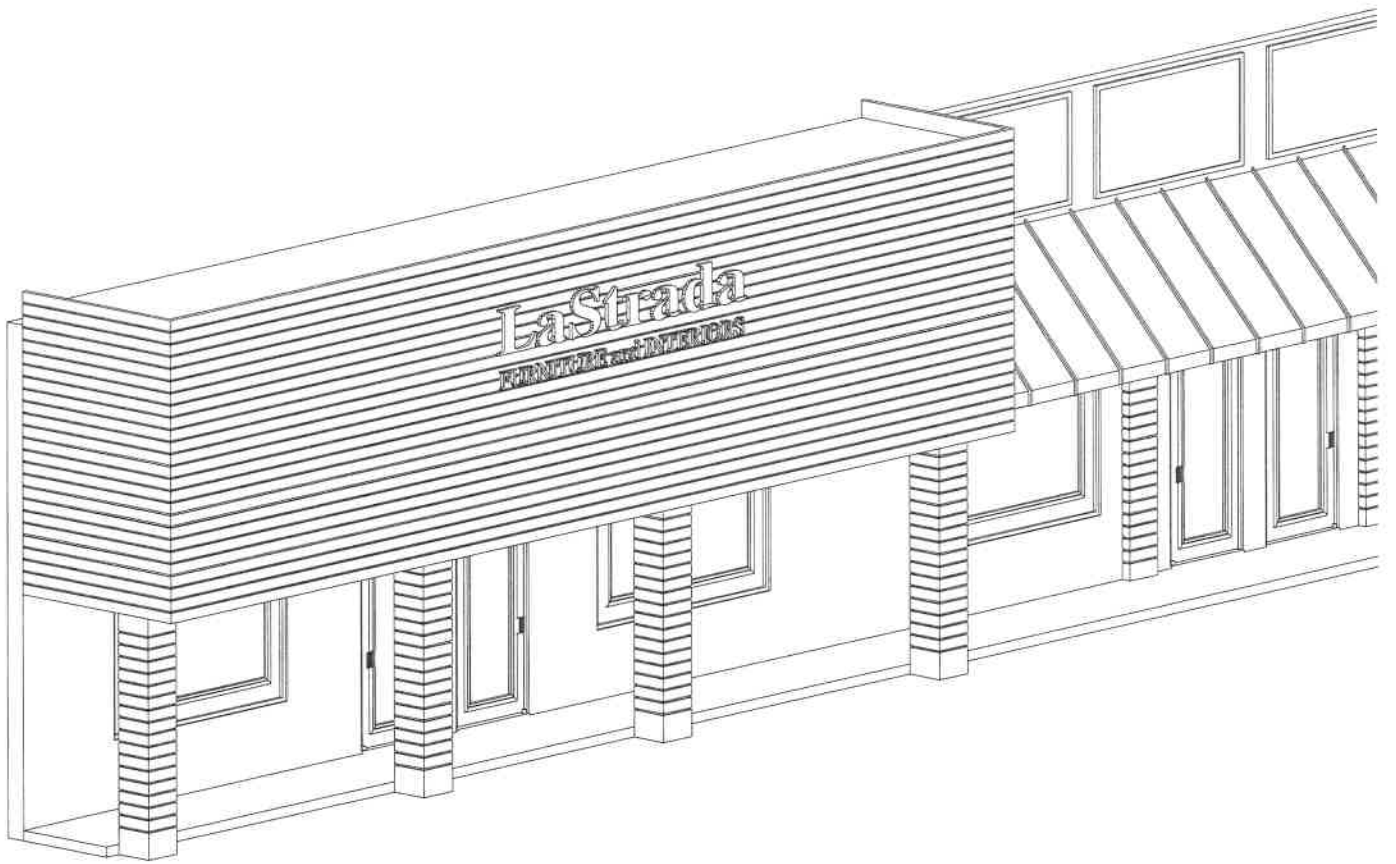
2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$2,305,080	\$2,305,080	\$2,305,080	\$2,305,080
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$2,305,080	\$2,305,080	\$2,305,080	\$2,305,080
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$2,305,080	\$2,305,080	\$2,305,080	\$2,305,080

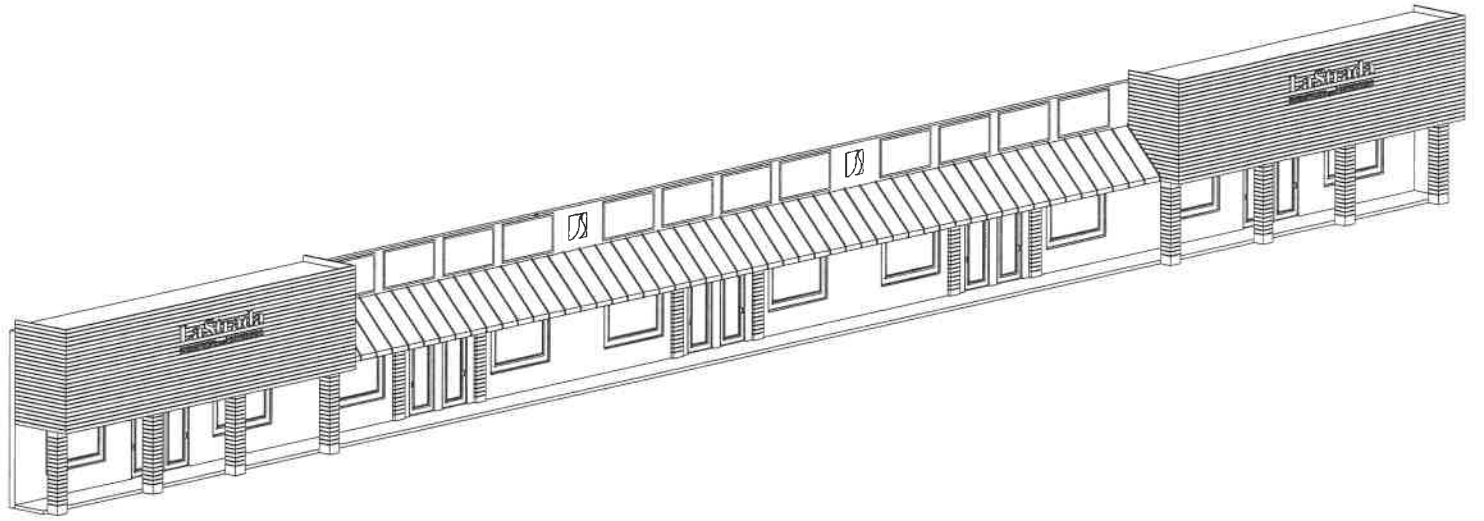
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/22/2012	SWD-D	\$575,000	48613 / 137	\$7.00	58,579	SF
12/16/2011	SWD-D	\$589,400	48413 / 1704			
7/17/2002	WD	\$887,500	33523 / 305			
6/18/1999	SWD	\$550,000	29576 / 1244			
4/30/1997	SWD	\$395,000	26356 / 162			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b> 24197		
				<b>Eff./Act. Year Built: 1980/1979</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
W								
24197								











City of Lauderhill  
 5581 W Oakland Park Blvd  
 Lauderhill, FL 33313  
 954 730-3030, 954 739-0100  
 www.lauderhill-fl.gov  
 renewals@lauderhill-fl.gov  
 Pay online at [www.COLEZPAY.com](http://www.COLEZPAY.com)

**Local Business Tax Receipt 2022-23**  
 Invoice Date: 11/30/2022

Bldg.

**Business Address: 1779 NW 38 AVE**

**Account Number: 2551**  
**Amount Now Due: \$0.00**

**Name of Business**  
**LA STRADA FURNITURE, INC**  
**1779 NW 38 AV**  
**LAUDERHILL , FL 33311**

Rate balance includes any past due amounts from previous years.

City code section 12-33 permits the closure of your business for failure to obtain a current certificate of use or local business tax receipt.

10% Penalty if not paid by October 1, 2022

5% Penalty if not paid by November 1, 2022

5% Penalty if not paid by December 1, 2022

5% Penalty if not paid by January 1, 2023

**Fee Computation**

Description		Current	Total
1.00	SPRINKLER SYSTEM	109.97	0.00
1.00	FIRE ALARM SYSTEM	109.97	0.00
1.00	BUSINESS DEVELOPMENT FEE	27.56	0.00
1.00	MANUFACTURING - WHOLESALE ONLY	255.26	0.00
	ANNUAL FIRE COMMERCIAL	0.02	0.00
13000.00			

**NOTICE:**

**\*\*NEW BUSINESSES MUST MAKE PAYMENT UPON RECEIPT OF THIS INVOICE\*\***

Pursuant to code section 12-27(a), no COU or LBTR shall be issued or renewed for any business which is 30 days or more delinquent in payment of these fees. If payment is not received by December 1<sup>st</sup>, you will be issued a noticed of violation. If no hearing is requested, if payment is still not received by Jan 1<sup>st</sup> and/or a temporary COU has not been obtained you will be issued a 10-day notice of closure, your COU/LBTR will be revoked, and you must cease operating any business at this location.

PURSUANT TO CODE SECTION 12-50, IF PAYMENT FOR ALL LOCAL BUSINESS TAXES, FEES AND PENALTIES DUE ARE NOT RECEIVED IN FULL BY DECEMBER 1, A LIEN SHALL BE FILED AGAINST THE SUBJECT PROPERTY, THE PERSON AND/OR BOTH AS APPLICABLE AND SHALL BE RECORDED IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

THE CITY IS ALSO AUTHORIZED TO ISSUE CITATIONS IMPOSING CIVIL FINES PLUS COURT COSTS IF YOU ENGAGE IN BUSINESS WITHOUT A CURRENT/VALID CERTIFICATE OF USE (COU). IN ADDITION, YOUR BUSINESS MAY BE SUBJECT TO CLOSURE AS A RESULT OF YOUR FAILURE TO HAVE A CURRENT/VALID COU. AS SUCH, YOU WILL NEED TO REMIT ALL AMOUNTS DUE IMMEDIATELY TO AVOID ANY FURTHER PENALTY OR INTERRUPTION TO YOUR BUSINESS ACTIVITIES.

**Coupon**

Please write your account number on your check  
 Detach and return this section with payment

Account Number: **2551**

Amount Due: **\$0.00**

**Make Cashier's Checks and Money Orders payable to the City of Lauderhill:**

City of Lauderhill  
 Attn: Cashier  
 5581 W Oakland Park Blvd  
 Lauderhill, FL 33313

PAY YOUR BILL ONLINE @ [WWW.COLEZPAY.COM](http://WWW.COLEZPAY.COM)

# CITY OF LAUDERHILL ANNUAL CERTIFICATE OF USE

To engage in or manage the business occupation listed below  
From October 1, 2022 expires September 30, 2023  
[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)

**Name of Business**

**Business Number**  
**2551**

**LA STRADA FURNITURE, INC**  
**1779 NW 38 AV**  
**LAUDERHILL , FL 33311**

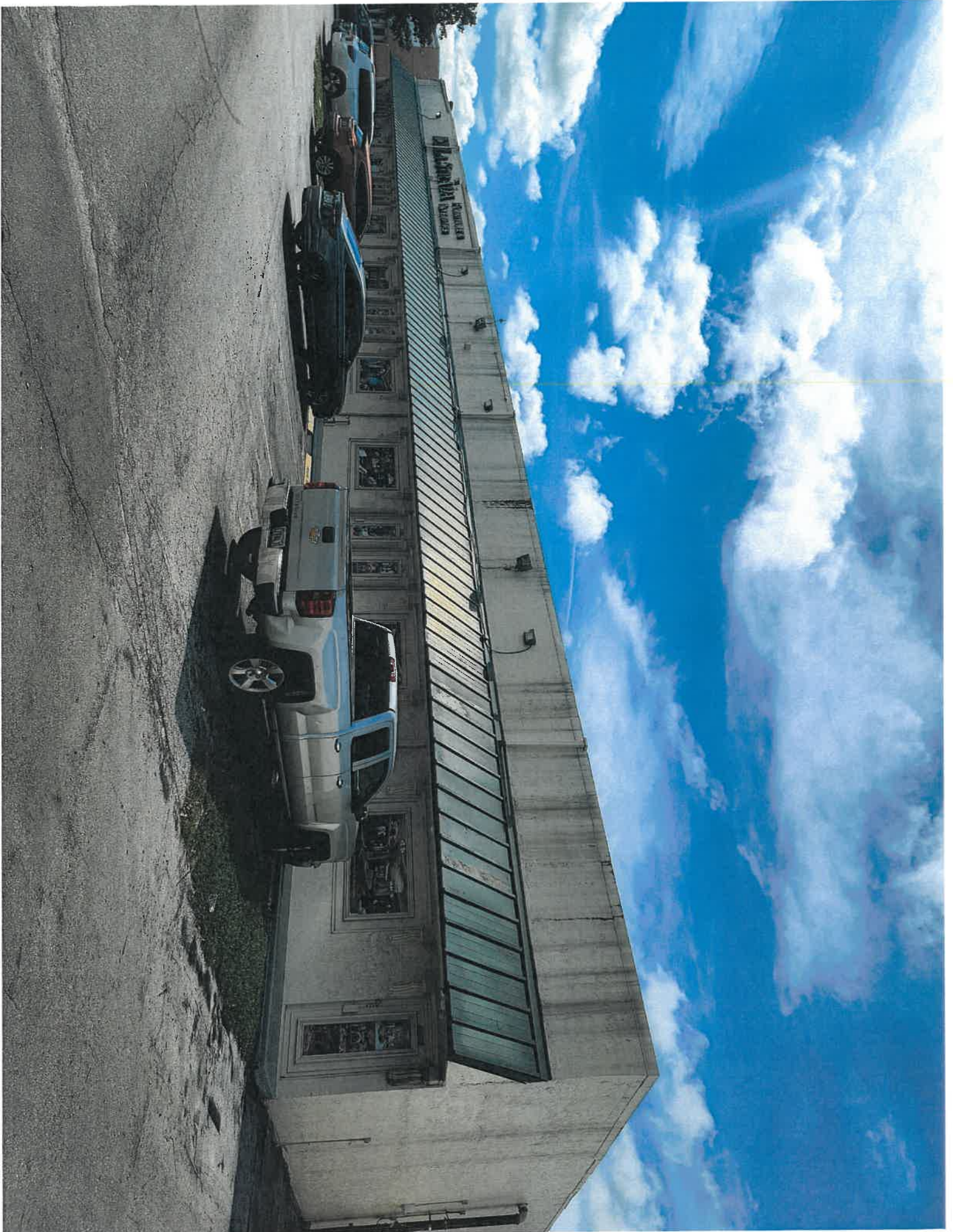
## Business Classes

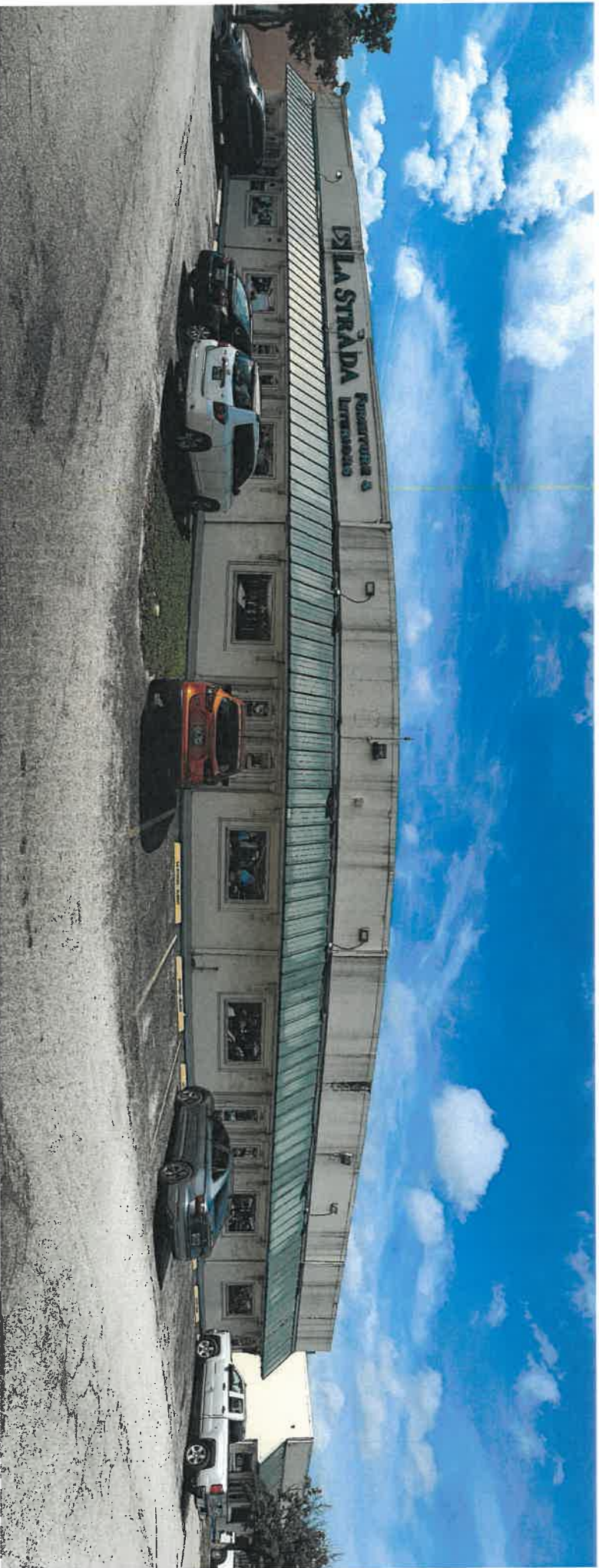
Description	Current	Total
SPRINKLER SYSTEM	109.97	0.00
FIRE ALARM SYSTEM	109.97	0.00
BUSINESS DEVELOPMENT FEE	27.56	0.00
MANUFACTURING - WHOLESALE ONLY	255.26	0.00
ANNUAL FIRE COMMERCIAL	0.02	0.00

**Business Address: 1779 NW 38 AVE**

It is your responsibility to renew your Certificate of Use on or before Sept. 30<sup>th</sup> of each year. This certificate of use must be conspicuously displayed to the public view inside (near cash register or entrance) at the business location, except for rental units which do not have an on-site business office.

Pursuant to code section 12-27(a), no COU or LBTR shall be issued or renewed for any business which is 30 days or more delinquent in payment of these fees. If payment is not received by December 1<sup>st</sup>, you will be issued a noticed of violation. If no hearing is requested, if payment is still not received by Jan 1<sup>st</sup> and/or a temporary COU has not been obtained you will be issued a 10-day notice of closure, your COU/LBTR will be revoked, and you must cease operating any business at this location







LA STIMOLA - CLIENT

INTERIM - CLIENT

LA STIMOLA - CLIENT

