



THE SUNRISE CITY
FORT PIERCE
 PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location 121 N 19th St Fort Pierce, FL 34950
 Parcel ID #(s) 2409-605-0019-0004
 Project description Subdivide the 3 lots in 2 separate parcels.

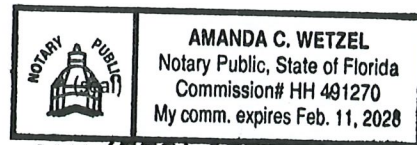
MAJIC Investments & Homes LLC
 Property Owner(s) _____ Applicant/Representative, Title, Company _____
318 Gale Place _____ Street Address _____
 Street Address _____
West Palm Beach FL 33409 _____ City _____ State _____ Zip _____
 City _____ State _____ Zip _____
 Phone Number _____ Phone Number _____
561 502 5324 _____
 Phone Number _____
 Email Address _____ Email Address _____
jeanw46@yahoo.com _____

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Jean Charles Wilner
 Property Owner(s) Signature(s) _____

STATE OF FLORIDA -- COUNTY Palm Beach
 The foregoing instrument was acknowledged before me this 21 day of May, 2024, by
Jean Charles Wilner who is personally known to me or has produced
Florida Driver's License as identification.

Amanda C. Wetzel
 Signature of Notary _____



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

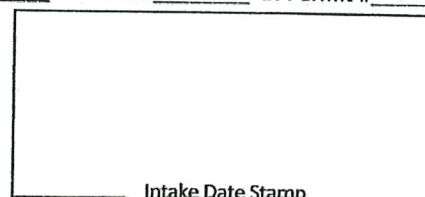
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

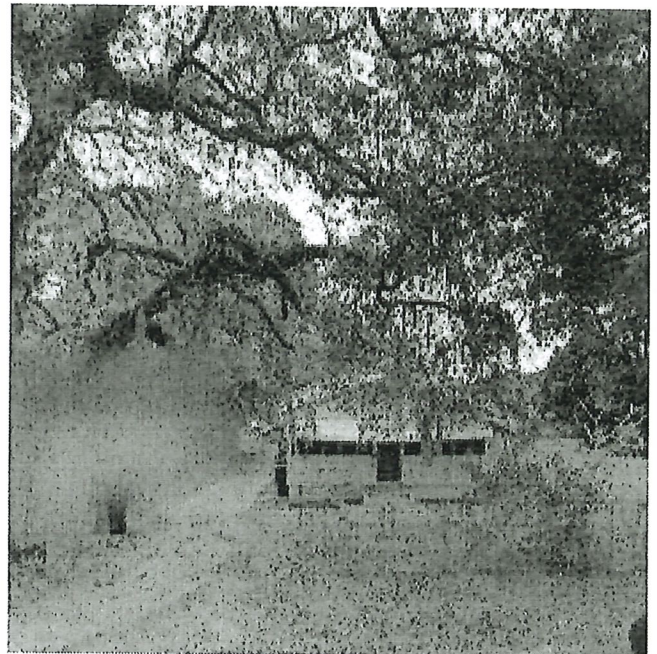
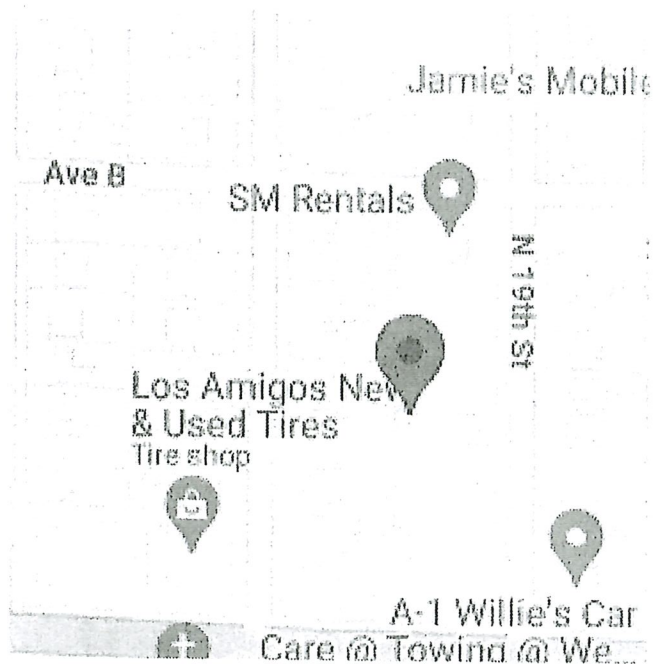
Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application



6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR MAJC INVESTMENTS & HOMES LLC
121 NORTH 19TH STREET, FORT PIERCE, FL 34950



REQUESTED BY:

TITLE PROS OF FLORIDA, LLC
801 NORTHPOINT PARKWAY
WEST PALM BEACH, FL 33407
PH.

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 3, 4, AND 5, BLOCK 6, FLORIANA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Community Number: 120286 Panel: 0178 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 1/16/2024

Certified To:

MAJC INVESTMENTS & HOMES LLC; TITLE PROS OF FLORIDA, LLC; WFG NATIONAL TITLE INSURANCE COMPANY; LENDINGONE, LLC ISAOA/ATIMA

Property Address:

121 NORTH 19TH STREET
FORT PIERCE, FL 34950

Survey Number: 617527

Client File Number: 2024-768

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
?	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
DW	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

SURVEYORS CERTIFICATE

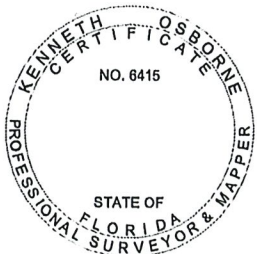
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH OSBORNE
Digitally signed by KENNETH OSBORNE
Date: 2024.01.17
07:49:04 -05'00'

PRINTING INSTRUCTIONS:

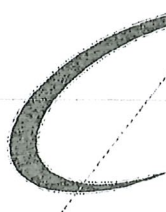
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)



(SIGNED)

Kenneth J. Osborne
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



TARGET SURVEYING, LLC

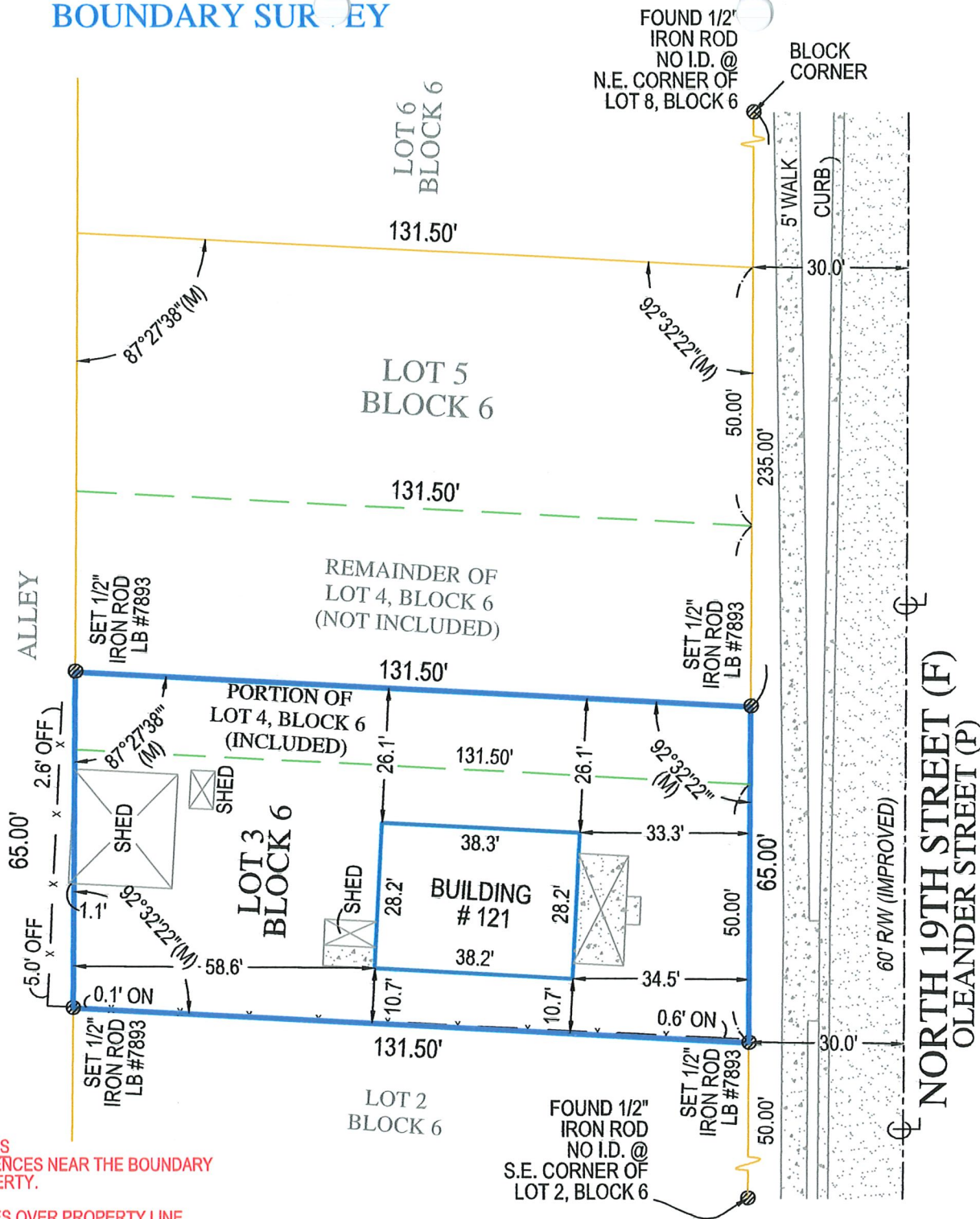
LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407

PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: www.targetsurveying.net

BOUNDARY SURVEY



SURVEY NOTES
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SHED CROSSES OVER PROPERTY LINE ON WESTERLY SIDE OF LOT.

PAGE 2 OF 2 PAGES
 (NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:
 617527

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN ADJACENT IMPROVEMENTS. DIMENSIONS SHOWN ON THIS PLAT ARE THE MEASURED DIMENSIONS.

TARGET SURVEYING, LLC
 LB #7893

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 STATEWIDE FACSIMILE (800) 741-0576

LEGAL DESCRIPTION AND CERTIFICATION

LOT 3, TOGETHER WITH THE SOUTH 15.0' OF LOT 4, BLOCK 6, FLORIANA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Community Number: 120286 Panel: 0178 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 1/16/2024

Certified To:

MAJC INVESTMENTS & HOMES LLC; TITLE PROS OF FLORIDA, LLC; WFG NATIONAL TITLE INSURANCE COMPANY; LENDINGONE, LLC ISAOA/ATIMA

Property Address:

121 NORTH 19TH STREET
FORT PIERCE, FL 34950

Survey Number: 617527

Client File Number: 2024-768

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B.M.	BENCHMARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
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CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D.W.	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVER-HEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

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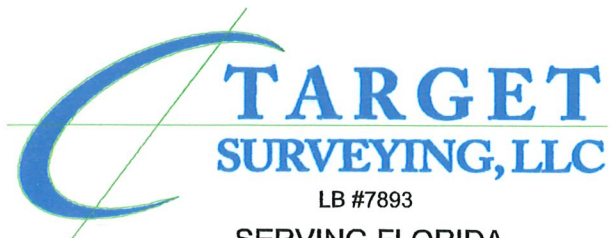


SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH J OSBORNE Digitally signed by
KENNETH J OSBORNE
Date: 2024.05.20
11:24:55 -04'00'

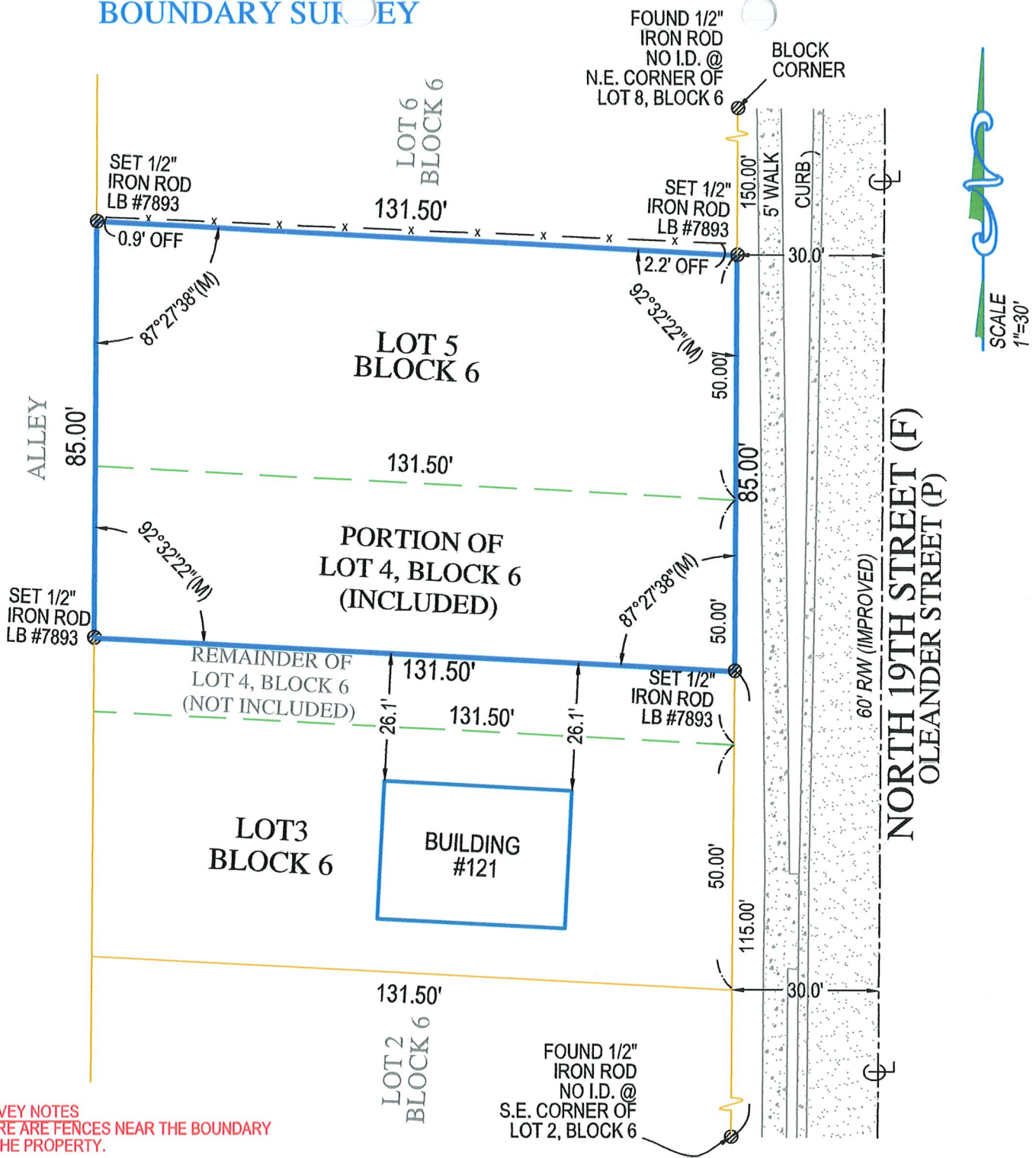
(SIGNED)
KENNETH J OSBORNE



SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
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PAGE 1 OF 2 PAGES

BOUNDARY SURVEY



SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

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**TARGET
SURVEYING, LLC**

LB #7893

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STATEWIDE FACSIMILE (800) 741-0576

LEGAL DESCRIPTION AND CERTIFICATION

LOT 5, TOGETHER WITH THE NORTH 35.0' OF LOT 4, BLOCK 6, FLORIANA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Community Number: 120286 Panel: 0178 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 1/16/2024

Certified To:

MAJC INVESTMENTS & HOMES LLC; TITLE PROS OF FLORIDA, LLC; WFG NATIONAL TITLE INSURANCE COMPANY; LENDINGONE, LLC ISAOA/ATIMA

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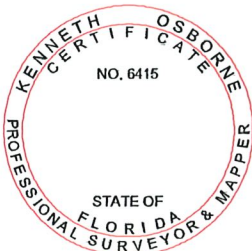
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D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
DW	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
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SURVEYORS CERTIFICATE
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KENNETH J OSBORNE

Digitally signed by
KENNETH J OSBORNE
Date: 2024.05.20 11:27:12
-04'00'



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PAGE 1 OF 2 PAGES

(SIGNED)
KENNETH J OSBORNE

Prepared by and return to:

This instrument prepared by:
Debbie Salemme
Title Pros of Florida, LLC
801 Northpoint Parkway
Suite 79-80
West Palm Beach, FL 33407
(561) 277-0145
File No.: 2023-768

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 3/ day of January, 2024 by Helen Sarvis, Single hereinafter called the grantor, whose post office address is: 256 Edmund Avenue, Hillcrest, NJ 07502

to: MAJC Investments & Homes LLC, a Florida Limited Liability Company whose post office address is: 318 Gale Place, West Palm Beach, FL 33409 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$85,000.00 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 situated in St. Lucie County, Florida, viz:

**LOTS 3, 4, AND 5, BLOCK 6, FLORIANA PARK, ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 2, PAGE 7C, PUBLIC RECORDS OF ST.
LUCIE COUNTY, FLORIDA.**

Parcel Identification Number: 2409-605-0019-000-4

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; that the grantor hereby fully 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 12/31/2023, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
Witness #1 signature
Witness #1 printed name DOSHANA WASHINGTON
P.O. Address 256 ROSA PARKS BLVD
PARAMERSON NJ 07651

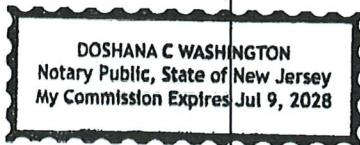
Helen Sarvis
Helen Sarvis

[Signature]
Witness #2 signature
Witness #2 printed name Samuel D. Robinson
P.O. Address 256 ROSA PARKS BLVD
PARAMERSON NJ 07651

State of NJ
County of PARSONS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of January, 2024 by Helen Sarvis who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: DOSHANA WASHINGTON
My Commission Expires: 7/9/2028

Date of this notice: 03-21-2023

Employer Identification Number:
92-3039066

Form: SS-4

Number of this notice: CP 575 G

MAJC INVESTMENTS & HOMES LLC
WILNER JEAN CHARLES SOLE MBR
318 GALE PL
WEST PALM BCH, FL 33409

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-3039066. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

