



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com**

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 01/03/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/03/2018

CERTIFICATE # 2014-22649

ACCOUNT # 514226NT0870

ALTERNATE KEY # 730514

TAX DEED APPLICATION # 39474

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Unit 330 of GOLDEN BAY MANOR CO-OP, situated on the following described property: The South 100 feet of the North 3550 feet of Tract 1, of SEMINOLE BEACH 2ND AMENDED, according to the Plat thereof, recorded in Plat Book 15, Page 19, of the Public Records of Broward County, Florida.

Certificate of Ownership No. 471 in GOLDEN BAY MANOR, INC., a Florida Corporation.

PROPERTY ADDRESS: 3177 S OCEAN DRIVE #330, HALLANDALE BEACH FL 33009

OWNER OF RECORD ON CURRENT TAX ROLL:

REBECCA SORRELLS

107 S HENDRY AVE

FORT MEADE, FL 33841-3115 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

REBECCA SORRELLS

Instrument: 114669201

107 SOUTH HENDRY AVE

Instrument: 114669204

FORT MEADE, FL 33841

(Per Order of Summary Administration and Order Determining Homestead.)

GOLDEN BAY MANOR INC.

OR: 24175, Page: 799

(Per Assignment of Proprietary Lease. Proprietary Lease and Certificate of Ownership of Golden Bay Manor, Inc. Co-op. No address found on document.)

UNITED COMMUNITY MANAGEMENT CORP., REGISTERED AGENT

OBO GOLDEN BAY MANOR INC.

11784 WEST SAMPLE ROAD 103

CORAL SPRINGS, FL 33065 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

NEBRASKA ALLIANCE REALTY COMPANY

BMO 85 PO BOX 1414

MINNEAPOLIS, MN 55480-1414 (Tax Deed Applicant)

INTERNAL REVENUE SERVICE
COLLECTION ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324 (Per Tax Lien)

OR: 50133, Page: 1740

GOLDEN BAY MANOR, INC.
C/O STEVENS & GOLDWYN, P.A.
2 SOUTH UNIVERSITY DRIVE, SUITE 329
PLANTATION, FL 33324 (Per Lien)

Instrument: 114410957

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 142 26 NT 0870

CURRENT ASSESSED VALUE: \$52,250

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Ninety-Nine Year Lease

OR: 1893, Page: 369

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Wendy Carter

Title Examiner

**Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury**

CERTIFICATE OF MAILING NOTICES

Tax Deed #39474

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of April 2018, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

NEBRASKA ALLIANCE REALTY COMPANY BMO 85 PO BOX 1414 MINNEAPOLIS, MN 55480-1414	INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP 7850 SW 6TH COURT, MS 5780 PLANTATION, FL 33324	CITY OF HALLANDALE BEACH ATTN CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009	CITY OF HALLANDALE BEACH ATTN CITY ATTORNEY 400 S FEDERAL HIGHWAY 2ND FLR HALLANDALE BEACH, FL 33009
REBECCA SORRELLS 107 SOUTH HENDRY AVE FORT MEADE, FL 33841	GOLDEN BAY MANOR, INC. C/O STEVENS & GOLDWYN, P.A. 2 SOUTH UNIVERSITY DRIVE, SUITE 329 PLANTATION, FL 33324	UNITED COMMUNITY MANAGEMENT CORP., REGISTERED AGENT OBO GOLDEN BAY MANOR INC. 11784 WEST SAMPLE ROAD 103 CORAL SPRINGS, FL 33065	REBECCA SORRELLS 3177 S OCEAN DR #330 HALLANDALE, FL 33009
GOLDEN BAY MANOR, INC. 11784 W SAMPLE RD #103 CORAL SPRINGS, FL 33065	GOLDEN BAY MANOR, INC. CO- OP ASSOCIATION 11784 W SAMPLE RD #103 CORAL SPRINGS, FL 33065		

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING & PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069	PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of April 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 39474

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 514226-NT-0870
Certificate Number: 22649
Date of Issuance: 06/01/2015
Certificate Holder: NEBRASKA ALLIANCE REALTY COMPANY
Description of Property: GOLDEN BAY MANOR CO-OP
UNIT 330

A CO-OPERATIVE APARTMENT, WHICH COMPRISES A PORTION OF AND IS, SITUATED ON THE FOLLOWING DESCRIBED REAL PROPERTY: THE SOUTH 100 FEET OF THE NORTH 3550 FEET OF TRACT 1, OF SEMINOLE BEACH 2ND AMENDED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: SORRELLS,REBECCA
Legal Titleholders: SORRELLS,REBECCA
107 S HENDRY AVE
FORT MEADE, FL 33841-3115


All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of May, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 12th day of April, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By: 
Dana F. Buker
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 04/12/2018, 04/19/2018, 04/26/2018 & 05/03/2018
Minimum Bid: 29318.01

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

**STATE OF FLORIDA COUNTY
OF BROWARD:**

Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

39474
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER 22649

in the XXXX Court,
was published in said newspaper in the issues of
04/12/2018 04/19/2018 04/26/2018 05/03/2018

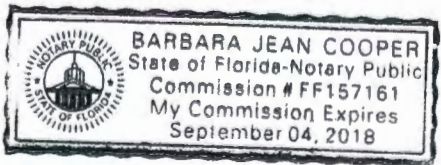
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Handwritten Signature]

Sworn to and subscribed before me this
3 day of MAY, A.D. 2018

[Handwritten Signature]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 39474**

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Property ID: 514226-NT-0870
Certificate Number: 22649
Date of Issuance: 06/01/2015
Certificate Holder:
NEBRASKA ALLIANCE REALTY
COMPANY

Description of Property:
GOLDEN BAY MANOR CO-OP
UNIT 330

A CO-OPERATIVE APARTMENT, WHICH COMPRISES A PORTION OF AND IS, SITUATED ON THE FOLLOWING DESCRIBED REAL PROPERTY: THE SOUTH 100 FEET OF THE NORTH 3550 FEET OF TRACT 1, OF SEMINOLE BEACH 2ND AMENDED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed:
SORRELLS, REBECCA
Legal Titleholders:
SORRELLS, REBECCA
107 S HENDRY AVE
FORT MEADE, FL 33841-3115

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of May, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
*Pre-registration is required to bid.
Dated this 12th day of April, 2018.
Bertha Henry
County Administrator

SEE ATTACHED

RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Dana F. Buker
Deputy

This Tax Deed is Subject to All
Existing Public Purpose Utility and
Government Easements. The success-
ful bidder is responsible to pay any
outstanding taxes.

Minimum Bid: 29290.63

401-314

4/12-19-26 5/3 18-20/0000304547B

Assignment: 8165 SERVE A S A P - RETURN TO TAX NOTICE TRAY Service Sheet # 18-016882

BROWARD COUNTY, FL vs. SORRELLS, REBECCA
PLAINTIFF VS. DEFENDANT
TAX SALE NOTICE COUNTY/BROWARD
TYPE OF WRIT COURT HEARING DATE
SORRELLS, REBECCA 3177 S. OCEAN DRIVE #330
SERVE HALLANDALE BEACH, FL 33009

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN, SUPV.

Received this process on 4/11/2018 4/12/18
Date 8:39 am 8:05
 Served
 Not Served - see comments
4/12/18 at 12:07 pm
Date Time

On 9884 SORRELLS, REBECCA Attorney, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:
_____, in accordance with F.S. 48.031(1)(a)
- To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To _____, as resident agent of said corporation in accordance with F.S. 48.091

PARTNERSHIP SERVICE: To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

POSTED RESIDENTIAL: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183
1st attempt date/time: _____ 2nd attempt date/time: _____

POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183
1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: POSTED

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] 8165 [Signature] D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514226-NT-0870 (TD #39474)

RECEIVED SHERIFF
11 APR 11 AM 9:23
BROWARD COUNTY, FLORIDA

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2018\$2,533.08
- Or
- * Amount due if paid by May 15, 2018\$2,565.76

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 16, 2018 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

SORRELLS, REBECCA
3177 S OCEAN DRIVE #330
HALLANDALE BEACH, FL 33009

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION



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

Detail by Entity Name

Florida Profit Corporation
GOLDEN BAY MANOR, INC.

Filing Information

Document Number 235491
FEI/EIN Number 59-0913815
Date Filed 04/15/1960
State FL
Status ACTIVE

Principal Address

11784 West Sample Road
103
Coral Springs, FL 33065

Changed: 04/29/2014

Mailing Address

11784 West Sample Road
103
Coral Springs, FL 33065

Changed: 04/29/2014

Registered Agent Name & Address

United Community Management Corp.
11784 West Sample Road
103
Coral Springs, FL 33065

Name Changed: 04/29/2014

Address Changed: 04/29/2014

Officer/Director Detail

Name & Address

Title P

Cacciatore, Andrew J
3177 S Ocean Dr
228
Hallandale. FL 33009

Title D

Nardi, Giovanni
 3177 South Ocean Drive
 209
 Hallandale, FL 33009

Title S

Allard, Caroline
 3177 South Ocean Drive
 307
 Hallandale Beach, FL 33009

Title D

Grasso, Angiolina
 3177 South Ocean Drive
 208
 Hallandale Beach, FL 33009

Title D

Levy, Georges
 3177 South Ocean Drive
 203
 Hallandale Beach, FL 33009

Title T

Perreault, Bernard
 3177 South Ocean Drive
 323
 Hallandale Beach, FL 33009

Annual Reports

Report Year	Filed Date
2015	04/14/2015
2016	03/16/2016
2017	03/10/2017

Document Images

03/10/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
04/14/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
02/06/2013 -- ANNUAL REPORT	View image in PDF format
02/06/2012 -- ANNUAL REPORT	View image in PDF format
02/06/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format

02/19/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
01/25/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
02/15/2006 -- ANNUAL REPORT	View image in PDF format
02/14/2005 -- ANNUAL REPORT	View image in PDF format
02/16/2004 -- ANNUAL REPORT	View image in PDF format
03/06/2003 -- ANNUAL REPORT	View image in PDF format
02/26/2002 -- ANNUAL REPORT	View image in PDF format
02/09/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/02/1999 -- ANNUAL REPORT	View image in PDF format
03/04/1998 -- ANNUAL REPORT	View image in PDF format
02/11/1997 -- ANNUAL REPORT	View image in PDF format
02/23/1996 -- ANNUAL REPORT	View image in PDF format
01/24/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

95-515701
11-24-95

09:44AM

DOC. STAMPS-DEED\$ 490.00

RECEIVED IN BROWARD COUNTY
B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

DOCUMENT COVER PAGE

Document Title: Assignment of Proprietary Lease

Executed By: Stanley George Colomb

To: _____

Brief Legal Description:

Golden Bay Manor Co-Op

Return Recorded Documents to:

w/call tri-county
RECORD & RETURN TO
SECURITY TITLE AND ESCROW CO., INC.
10081 PINES BLVD. SUITE E
PL. BROKE PINES, FL 33024

BK24 175PG0799

94

THIS INSTRUMENT PREPARED BY:
DEBORAH S. KOWALSKY, ESQ.
2501 Hollywood Blvd., Suite 206
Hollywood, FL 33020

RECORD AND RETURN TO:

Folio No.: 1226-NT-0870

ASSIGNMENT OF PROPRIETARY LEASE
AND CERTIFICATE OF OWNERSHIP

I, GERALD GOLOMB, a married man; STANLEY GEORGE GOLOMB (a/k/a S.G.Golomb and Stanley G. Golomb) and MYRON GOLOMB, do hereby assign and transfer all our right, title and interest as Lessee and Member of GOLDEN BAY MANOR INC. to COURTNEY M. SORRELLS, JR., a single man, in and to the following:

(a) Their interest in Unit 330 contained in that certain Ninety-Nine Year Lease filed in Official Records Book 1893, Page 369 of the Public Records of Broward County, Florida, located at 3177 S. OCEAN DRIVE, HALLANDALE, Florida, and legally described as:

Unit 330 of GOLDEN BAY MANOR CO-OP, situated on the following described property:
The South 100 feet of the North 3550 feet of Tract 1, of SEMINOLE BEACH 2ND AMENDED, according to the Plat thereof, recorded in Plat Book 15, Page 19 of the Public Records of Broward County, Florida.

Assignors herein swear and affirm that the above property has never been their homestead, and that they in fact reside at:

GERALD GOLOMB - 680 Pelham Road, New Rochelle, N.Y. 10805
STANLEY G. GOLOMB - 22 Port Wine Rd., Willowbrook, Il. 60514
MYRON GOLOMB - 3 Blind Brook Rd., Westport, Ct. 06880

(b) Certificate of Ownership No. 471 in GOLDEN BAY MANOR, INC., a Florida Corporation.

DATED this 6 day of Nov, 1995.

Emilio Sprouieri
Witness EMILIO SPROUIERI

Gerald Golomb
GERALD GOLOMB

Barbara Lee
Witness BARBARA LEE

Myron Golomb
MYRON GOLOMB

STATE OF New York
COUNTY OF Westchester SS:

Before me, the undersigned authority, appeared GERALD GOLOMB, and MYRON GOLOMB, to me personally known, to be the individuals described in and who executed the foregoing Assignment of Proprietary Lease and they acknowledged before me that they executed the same freely, voluntarily and for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of November, 1995.

X Personally known to me
Produced _____
as identification
Did take an oath

Anthony F. Sutton
NOTARY PUBLIC

My commission expires:

ANTHONY F. SUTTON
Notary Public, State of New York
No. 60-9254950
Qualified in Westchester County
Commission Expires March 30, 1996

BK24175PG0800

STATE OF ILLINOIS
COUNTY OF DU PAGE

DATED THIS 6th day of November, 1995.

Kristine F. Aranzowski
Witness KRISTINE F. ARANOWSKI
Barbara E. Leuth
Witness BARBARA E. LEUTH

Stanley G. Golomb
STANLEY GEORGE GOLOMB

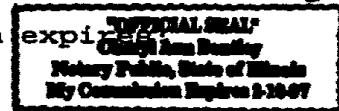
Before me, the undersigned authority, appeared STANLEY GEORGE GOLOMB, a/k/a S.G. Golomb and Stanley G. Golomb, to me personally known to be the individual described in and who executed the foregoing Assignment of Proprietary Lease and he acknowledged before me that he executed the same freely, voluntarily and for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of November, 1995.

Personally known to me
 Produced driver's license
as identification
Did take an oath.

Charles Ann Bentley
NOTARY PUBLIC

My commission expires



**ACCEPTANCE OF ASSIGNMENT OF
PROPRIETARY LEASE AND CERTIFICATE OF OWNERSHIP**

The undersigned does hereby accept the transfer and assignment of the Proprietary Lease and Certificate of Ownership described above, and the undersigned further agrees to assume all the obligations of the Lessee under said Proprietary Lease and as a member of GOLDEN BAY MANOR, INC. and a shareholder in GOLDEN BAY MANOR, INC. CO-OP.

DATED this 9th day of Nov., 1995.

Barbara L. Thurman
Witness BARBARA L. THURMAN

Courtney M. Sorrells, Jr.
COURTNEY M. SORRELLS, JR.

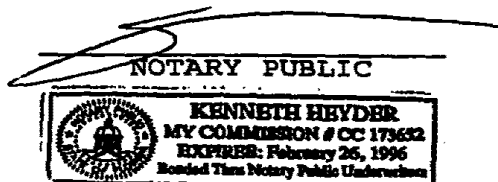
Kenneth Heyder
Witness Kenneth Heyder

STATE OF FLORIDA:
COUNTY OF BROWARD:

Before me, the undersigned authority, appeared COURTNEY M. SORRELLS JR., a single man, to me personally known to be the individual described in and who executed the foregoing Acceptance of Assignment of Proprietary Lease and he acknowledged before me that he executed the same freely, voluntarily and for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of Nov., 1995.

My commission expires:



BR24175PG0801

**CONSENT AND APPROVAL OF ASSIGNMENT OF
PROPRIETARY LEASE AND CERTIFICATE OF OWNERSHIP**

GOLDEN BAY MANOR, INC., does hereby approve and consent to the assignment of the Proprietary Lease and Certificate of Ownership above described and does hereby relieve the assignor from all liability and obligations as Lessee of said Proprietary Lease and as a member.

DATED this 8th day of November, 1995.

GOLDEN BAY MANOR, INC.

BY: Myra A. Saponara
PRESIDENT MYRA A. SAPONARA

ATTEST: Hazel E. Hayes
SECRETARY HAZEL E. HAYES

(CORPORATE SEAL)

STATE OF FLORIDA:
COUNTY OF BROWARD: SS.

Before me, the undersigned authority, personally appeared MYRA A. SAPONARA AND HAZEL E. HAYES, as President and Secretary respectively of GOLDEN BAY MANOR, INC. CO-OP ASSOCIATION, to me personally known to be the individuals described in and who executed the foregoing Consent and Approval of Assignment of Proprietary Lease and they acknowledged before me that they executed the same freely, voluntarily and for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of November, 1995.

____ Personally known to me
 Produced FLA. DRIVERS LICENSES
as identification

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Barbara L. Thumma
NOTARY PUBLIC

My commission expires:



Barbara L. Thumma
MY COMMISSION # CC409180 EXPIRES
October 2, 1998
BONDED THRU TROY PAW INSURANCE, INC.

BR24175P60802

Prepared by and return to:
John W. Stevens, III, Esq.
c/o Stevens & Goldwyn, P.A.
2 South University Drive, Suite 329
Plantation, FL 33324

CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS, THAT:

GOLDEN BAY MANOR, INC., a co-op of Broward County, Florida, whose address is c/o Stevens & Goldwyn, P.A. 2 South University Drive, Suite 329, Plantation, FL 33324, claims this lien against the following property:

UNIT 330 OF GOLDEN BAY MANOR CO-OP, SITUATED ON THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 100 FEET OF THE NORTH 3550 FEET OF THE TRACT 1 OF SECOND AMENDED PLAT OF SEMINOLE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. A/K/A 3177 S OCEAN DRIVE, UNIT 330, HALLANDALE BEACH, FL 33009.

The current owners of record are: **COURTNEY M SORRELLS:**

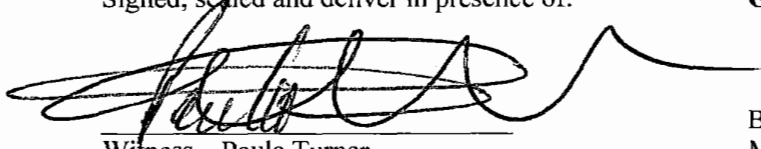
The amount due is \$3354.11 as follows:

Maintenance (Through May, 2017):	\$2,397.67
Attorneys' Fees:	\$550.00
Pre-Lien Demand Letter	\$205.72
Title Examination Fee (This is not a cost):	\$150.00
Mail Charges (Certified and First Class):	\$5.72
Recording / Copying / Courier:	\$25.00
Demand Letter Review:	\$20.00

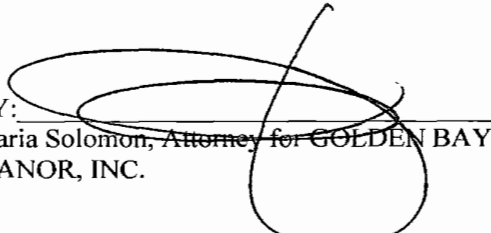
In addition, this Claim of Lien also secures all assessments coming due, less any payments received from the date of the initial delinquency and after the filing of this Claim of Lien, interest, collection costs and reasonable attorney fees incurred by the Association, pursuant to chapter 719 of the Florida Statutes.

Signed, sealed and deliver in presence of:

GOLDEN BAY MANOR, INC.



Witness – Paula Turner

BY: 
Maria Solomon, Attorney for GOLDEN BAY
MANOR, INC.

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was sworn to and acknowledged before me this 26 day of May, 2017 by Maria Solomon, who is personally known to me and who did take an oath.

My Commission Expires:

State of Florida at Large
2017-02236



Janelle Frank
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF920041
Expires 9/21/2019



11

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 10/17/2017 8:31:59 AM.****

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF

17 - - 4 2 3 9

File No.

COURTNEY MONROE SORRELLS, JR.
Deceased.

PROBATE
2017 OCT 17 PM 3:51
FILED FOR RECORD
CLERK OF COURT
BROWARD COUNTY, FLORIDA

**ORDER OF SUMMARY ADMINISTRATION
(intestate)**

On the petition of Rebecca Sorrells for summary administration of the estate of Courtney Monroe Sorrells, Jr., deceased, the court finding that the decedent died on [REDACTED] that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name	Asset	Share
Rebecca Sorrells 107 South Hendry Ave Fort Meade, FL 33841	His interest in Unit 330 contained in that certain Ninety-Nine Year Lease filed in Official Records Book 1893, Page 369 of the Public Records of Broward County, Florida, located at 3177 S. OCEAN DRIVE, HALLANDALE, Florida, and legally described as: Unit 330 of GOLDEN BAY MANOR CO-OP, situated on the following described property: The South 100 feet of the North 3550 feet of Tract 1, of SEMINOLE BEACH 2ND AMENDED, according to the Plat thereof, recorded in Plat Book 15, Page 19 of the Public Records of Broward County, Florida.	100%

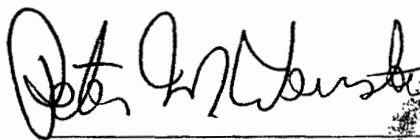
17 - - 4239

**Certificate of Ownership No 471 in GOLDEN BAY
MANOR, INC., a Florida Corporation
Parcel ID/ Folio No.: 5142 26 NT 0870/ 1226-NT-0870
a/k/a: 3177 S. Ocean Dr., Apt. #330, Hallandale Beach,
FL 33009**

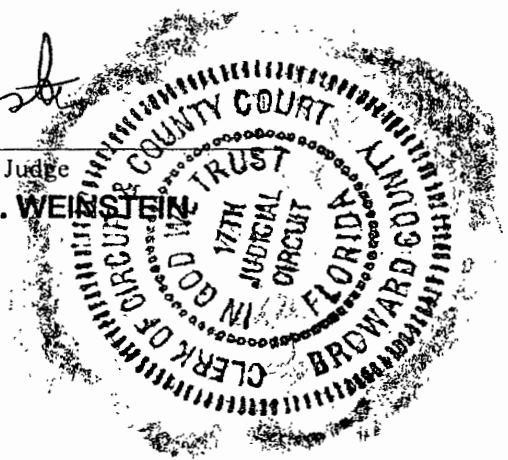
2. Those to whom specified assets to the decedent's estate are distributed by this order have the right to receive and collect those assets and to maintain actions to enforce their rights.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and directed to comply with this order by paying, delivering, or transferring to the beneficiaries specified above the parts of the decedent's estate distributed to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on OCT. 16, 2017 , 2017.



Circuit Judge
PETER M. WEINSTEIN



**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 10/17/2017 8:31:59 AM. ****

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF

17 - - 4239
File No.

COURTNEY MONROE SORRELLS, JR.
Deceased.

PROBATE
2017 OCT 17 PM 3:51
FILED FOR RECORD
CLERK OF COURT
BROWARD COUNTY, FLORIDA

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(intestate - lincal descendants, no spouse - exempt from claims)

On the petition of Rebecca Sorrells for an order determining homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Broward County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was survived by one or more descendants;
4. At the time of death, the decedent owned and resided on the Property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

His interest in Unit 330 contained in that certain Ninety-Nine Year Lease filed in Official Records Book 1893, Page 369 of the Public Records of Broward County, Florida, located at 3177 S. OCEAN DRIVE, HALLANDALE, Florida, and legally described as:

Unit 330 of GOLDEN BAY MANOR CO-OP, situated on the following described property: The South 100 feet of the North 3550 feet of Tract 1, of SEMINOLE BEACH 2ND AMENDED, according to the Plat thereof, recorded in Plat Book 15, Page 19 of the Public Records of Broward County, Florida.

Certificate of Ownership No. 471 in GOLDEN BAY MANOR, INC., a Florida Corporation.

Parcel ID/ Folio No.: 5142 26 NT 0870/ 1226-NT-0870

a/k/a: 3177 S. Ocean Dr., Apt. #330, Hallandale Beach, FL 33009,

17 - - 4239

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

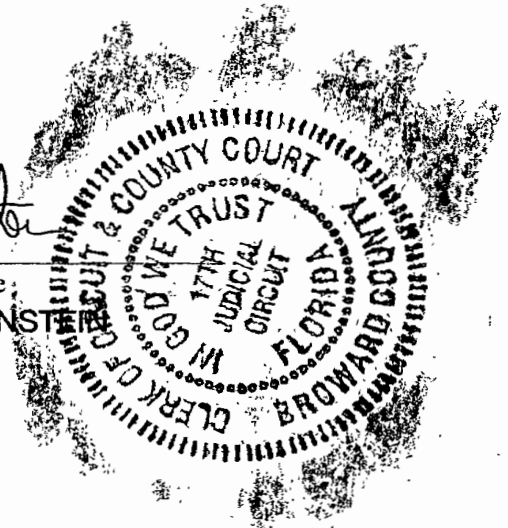
ADJUDGED FURTHER that title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of decedent's creditors inured to the following lineal descendants:

NAME	ADDRESS	RELATIONSHIP	SHARE
Rebecca Sorrells	107 South Hendry Ave. Fort Meade, FL 33841	Daughter	100%

ORDERED on OCT 16 2017, 2017.

Peter M. Weinstein

Circuit Judge
PETER M. WEINSTEIN



60- 40333

OFF. REC. 1893 PAGE 369

NINETY-NINE YEAR LEASE

THIS LEASE made and entered into at Miami Beach, Dade County, Florida, this 1st day of April, 1960, by and between SAMUEL T. BROWN and BESS BROWN, his wife, hereinafter called the Lessors, which term shall include their heirs, administrators, executors and assigns, wherever the context so requires or admits, and SEMINOLE DEVELOPMENT CORPORATION OF BROWARD, a Florida corporation, hereinafter called the Lessee, which term shall include its successors, assigns and trustees, wherever the context so requires or admits.

WITNESSETH:

L

DEMISE BY LESSORS:

UPON THE TERMS AND CONDITIONS hereinafter stated, and in consideration of the payment from time to time of the rents hereinafter stipulated, and for and in consideration of the prompt performance by the Lessee of the covenants hereinafter contained, by the Lessee to be kept and performed, the performance of each of which covenants are declared to be integral parts of the consideration to be furnished by the Lessee, the Lessors do hereby lease, let and demise unto the Lessee the following described premises, situated, lying and being in Broward ~~Dade~~ County, Florida, to wit:

That certain land known as Lot 27, Tract 1, for descriptive purposes only, being: The South 100 feet of the North 3550 feet of Tract 1 of Seminole Beach, according to the Second Amended Plat thereof recorded in Plat Book 15, Page 19, of the public records of Broward County, Florida. Said 100 feet and said 3550 feet being measured at right angles to the North boundary line of said Tract 1. Together with all statutory and common law riparian rights and water privileges as may be appurtenant and adjacent thereto, less land deed for highway purposes.

subject, nevertheless, to the following:

(a) Conditions, restrictions and limitations, if any there be, now appearing of record; and if there be any such, then the Lessee covenants that it will indemnify and save harmless the Lessors, their heirs and assigns,

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from all loss, cost, damage and expense, hereinafter arising from any breach or violation of such conditions, restrictions and limitations, done or suffered, or permitted to be done by the Lessee or by any person or persons claiming under, by or through the said Lessee, if such breach affects the title of the Lessors.

(b) Zoning Ordinances of the City of Hallandale, and Broward County, Florida, now existing or which may hereafter exist during the term of this lease.

(c) Taxes for the year 1961 and subsequent years. Lessors agree to pay taxes for the year 1960 in full.

(d) Easements, if any, for public utilities heretofore granted or reserved.

II.

ACCEPTANCE OF DEMISE BY LESSEE:

THE LESSEE, in consideration of the demise of said land by the Lessors, and for the further consideration herein set out, have rented, leased and hired, and do hereby rent, lease and hire the said land from the Lessors, on the terms and conditions hereinafter stated.

III.

DURATION OF TERM:

THE TERM AND DURATION of this lease shall be for a period of ninety-nine years and nine months, beginning with April 1, 1960, and expiring with December 31, 2060, unless the same be sooner terminated by the Lessors in accordance with the terms hereof, by reason of default on the part of the Lessee.

IV.

AMOUNT OF RENT:

AS PART OF THE CONSIDERATION from the Lessee unto the Lessors for the demised property aforesaid, the Lessee shall pay as rent unto

the Lessors the sums following, the payment of which the Lessee agrees with the Lessors the Lessee with make, to wit:

One dollar for the first nine months, \$1,570 per month for the next twelve months of the term payable monthly on the first day of each month; \$4,710. per quarter payable on January 1, April 1, July 1, and October 1, all in 1962, and thereafter \$18,840. per year payable on January 1 of each year starting in 1963, for the balance of the term.

PAYMENT OF RENT:

V.

All payments of rent shall be made and paid by the Lessee unto the Lessors without notice or demand; and said payments shall be made and paid unto the Lessors at such place in the United States of America as the Lessors may from time to time designate in writing; and for the present the Lessors designate 1100 100th Street, Bay Harbor Islands, Florida, as the place for the making of the payment of rent. If no place be currently specified as the place at which Lessors desire rent to be paid, then it shall be paid at the last place at which rent was paid or was specified to be paid unto the Lessors, or at the last place at which the Lessors specified as the place for the Lessee to make payment of rent. All rents shall be payable in current legal tender of the United States of America, as the same is then, by law, constituted. The extension of any time or times for the payment of any installment or installments of rent, or the acceptance by the Lessors of any money other than of the kind herein specified, shall not be a waiver or release of the right of the Lessors to insist on having any or all of said payments of said rent made in the manner and at the time herein specified.

VI.

LESSORS' LIEN FOR RENT:

THE LESSORS SHALL HAVE THE FIRST LIEN, paramount to all others on every right and interest of the Lessee in and to this Lease and on any building, buildings or improvements placed on the premises, and on any furnishings and equipment, fixtures or personal property of any kind, or the equity of the Lessee therein; which lien is granted for the purpose of securing the payment of rents, taxes, assessments, charges, liens, penalties and damages herein covenanted to be paid by the Lessee, and for the purpose of securing

the performance of all and singular the covenants, conditions and obligations of this lease to be performed and observed by the Lessee, subject only to any mortgage joined in by the Lessors pursuant to the terms hereof. Such lien shall be in addition to all rights of a landlord given under the Statutes of the State of Florida which are now or might hereafter be in effect.

VII.

ALL TAXES PAYABLE BY LESSEE:

IN ADDITION TO THE RENT HEREINABOVE SPECIFIED, and as a further part of the consideration to be furnished by the Lessee, and as additional rental for the term demised, the Lessee covenants and agrees with the Lessors that the Lessee will promptly pay all taxes levied or assessed at any or all times during the term hereby demised, by any and all taxing authorities, including all taxes, charges, assessments, impositions, liens for public improvements, special charges and assessments (including specifically all special assessments and liens for public improvements which become certified liens on the date of these presents) and, in general, all taxes, tax liens or liens in the nature of taxes which may be assessed, imposed, or levied against the premises, including the land and all buildings, fixtures and improvements which may be hereafter placed thereon, and all taxes levied upon the personal property which from time to time constitutes the furniture, furnishings, fixtures and equipment of any building or buildings placed by any and all governmental authorities (City, State, County, Federal, special drainage, school, or other taxing agencies, authorities, or districts, or otherwise), together with any interest, penalties, or other charges which may accrue thereon; PROVIDED, that in the event any of said taxes or assessments are payable according to the terms of their impositions, in installments, then the Lessee shall have the right to pay the same as such installments fall due. The parties intend that the obligation to pay all of said taxes and charges, as enumerated in this paragraph, shall include the years of 1961 and 2060.

NOTHING IN THIS ARTICLE CONTAINED SHALL obligate the Lessee to pay any income inheritance, estate or succession tax, or any tax in the nature of any such described taxes, or any other tax which may be levied

or assessed against the Lessors; with respect to, or because of, the income derived from this lease; nor shall the Lessee be deemed obligated hereby to pay any corporation, franchise, or excise taxes which may be assessed or levied against the Lessors, any corporate successor or transferee of, or claiming under, the Lessors.

THE PARTIES UNDERSTAND AND AGREE that the Lessee shall pay the taxes and other charges as enumerated in this numbered section of the lease, and shall deliver official receipts evidencing such payment unto the Lessors at the place at which rental payments are required to be made, which payment of taxes shall be made and said receipts delivered at least thirty days before the said tax itself would become delinquent in accordance with the law then in force governing the payment of such tax or taxes. It, however, the Lessee desires to contest the validity of any tax or tax claim, the Lessee may do so without being in default hereunder as to their obligation to pay taxes; provided the Lessee gives the Lessors notice of its intention to do so and furnish the Lessors with a bond with surety made by a surety company qualified to do business in Florida, in one and one-half times the amount of the tax item or items intended to be contested conditioned to pay the tax item or items when the validity thereof shall finally have been determined, which said written notice and bond shall be given by the Lessee unto the Lessors not later than a day which is thirty days before the tax item or items proposed to be contested would otherwise become delinquent. The failure of the Lessee to pay taxes or other charges as enumerated in this Article VII, and furnish the receipts therefor, or to furnish the written notice and bond just herein referred to, not later than thirty days before the said tax or taxes, or any item of them would become delinquent, shall constitute the Lessee in default under this lease.

IN CASE THE LESSEE SHALL FAIL, REFUSE OR NEGLECT to make any or either of the payments in and by this Article VII required, then the Lessors may, at their option, and without their constituting a waiver of the default thus occurring in the lease, pay the same, and the amount or amounts of money so paid, including reasonable attorney's fees and expenses which might have been reasonably incurred because of, or in connection with, such

payments, together with interest on all of such amounts at the rate of eight per cent per annum, shall be repaid by the Lessee unto the Lessors, upon demand of the Lessors, and the payment thereof may be collected or enforced by the Lessors in the same manner as though said amount were an installment of rent specifically required by the terms of this lease to be paid by the Lessee unto the Lessors upon the day when the Lessors demand the repayment thereof or the reimbursement therefor of and from the Lessee.

THE PARTIES INTEND that any temporary extension by tax collecting authorities, or by ordinances, or by statute, of the due or delinquency date of taxes shall not accrue to the benefit of the Lessee, but the Lessee shall, in any event, pay taxes at least thirty days before the same become delinquent under the general law governing payment of same.

VIII.

FIRE AND WINDSTORM INSURANCE PROVISIONS:

THE LESSEE DOES HEREBY COVENANT AND AGREE with the Lessors that it will, at all times during the term of this lease, keep insured any and all buildings or improvements that may be built or placed upon said demised premises and all personal property which may be subject to the Lessors' lien hereunder, in good and responsible insurance companies authorized to do business in the State of Florida, and approved by the Lessors, or any mortgagee then holding a mortgage encumbering the demised premises, for protection against all loss or damage by windstorm or fire and other casualty, and against damage resulting from the use of any boilers situated on the said premises, to an amount that will be sufficient to prevent co-insurance on the part of the Lessors or the Lessee, and all policies issued and renewals thereof shall be payable, in the event of loss, jointly to the Lessors and the Lessee, as their interest may appear. In the event of the destruction of said buildings or improvements, or said personal property, by fire, windstorm, or any other casualty for which insurance money shall be payable, such insurance money shall be deposited to the joint account of the Lessors and the Lessee, in a bank of the City of Miami Beach or Miami, designated by the Lessors, and shall be available to the Lessee for the reconstruction or

repair, as the case may be, of any building or buildings damaged or destroyed by fire, windstorm, or other casualty for which insurance money shall be payable, and shall be by the Lessors and the Lessee paid out from said joint account from time to time on the estimates of any architect licensed in the State of Florida having supervision of such reconstruction and repair, certifying that the amount of each estimate is being applied to the payment of the reconstruction and repair, and at a reasonable cost therefor; provided, however, that it first be made to appear to the satisfaction of the Lessors that the amount of money necessary to provide for the reconstruction or repair and refinishing of any building or buildings destroyed or injured, as aforesaid, according to the plans adopted therefor, which may be in excess of the amount received upon such policies, has been provided by the Lessee for such purpose and its application for such purpose assured; and the Lessee covenants and agrees that in the event of the destruction or damage of the said building and improvements, or any part thereof, and as often as any building or improvement on said premises shall be destroyed or damaged by fire, windstorm or other casualty, that the said Lessee shall at its expense rebuild and repair the same upon the same general plans and dimensions as before the said fire, windstorm or other casualty, or other plan to be agreed upon, in writing, by the said Lessors and Lessee, respectively, the reconstruction so rebuilt and repaired and the personal property so replaced to be of the same value as the buildings and improvements upon the demised property prior to such damage or destruction, and shall have the same rebuilt and ready for occupancy within twelve months from the time when the proceeds of the insurance is paid and this obligation to rebuild, renovate, or repair, shall exist irrespective of the availability of insurance funds with which to accomplish such repair, renovation or rebuilding.

If, at any time, any such insurance money comes into the possession of the Lessors and the Lessee after destruction or damage by fire and windstorm or other casualty, and the Lessee is in default in the payment of any rent, tax, assessment, lien or other damage which, by the terms of this lease,

has been agreed to be paid by the Lessee, or if such default shall occur during the time said insurance money, or any part thereof, is in the joint bank account, as aforesaid, then the Lessors shall be entitled to receive so much of the insurance money as may be necessary fully to pay or discharge any such sum of money in the payment of which the Lessee is in default, as aforesaid, and this shall be done whenever and as often as any such default shall occur on the part of the Lessee. Nothing herein contained however, shall be construed as permitting the Lessee to default in the payment of the rentals or other charges herein stipulated to be paid or in the performance of the other covenants of this lease, and the Lessors may, at their option, in case of default in the performance of any other covenant in this lease, proceed against the Lessee for the collection of such rentals and charges and recover and take possession of the premises herein described, in accordance with the provisions of this lease herein contained, and without prejudice to their rights to the benefit of such insurance money as security for the payment of such rentals and other charges. Lessee will forthwith reimburse such joint bank account and deposit therein, for the purpose of reconstruction or repair any amount so paid thereout on account of default of the Lessee; and if the fact that the Lessors have utilized the fund to pay unto Lessors' rent which would otherwise be in default, diminishes the fund to the point where there are insufficient funds therein to accomplish the work or repair, renovation or rebuilding, the failure on the Lessee forthwith to reimburse such joint bank for a sufficient and proper amount to give effect to the terms of this paragraph shall constitute a default in the lease, nor shall the fact that the Lessors utilized a portion of the funds to pay then maturing and past due rent, constitute a waiver of the Lessee's default arising by reason of the Lessee's failure to reimburse said joint bank account accordingly.

IT IS AGREED BY AND BETWEEN THE LESSORS AND THE LESSEE that any excess of money received from insurance remaining in the joint bank account, after the reconstruction or repair of such building or buildings, if there be no default on the part of the Lessee in the performance of the covenants herein, shall be paid to the said Lessee; but in case of the Lessee's not com-

mencing the reconstruction or repair of said buildings and prosecuting them continuously to completion and causing such completion to be accomplished within twelve months after the proceeds of the insurance is paid, then the amount so collected or the balance thereof remaining in the joint account, as the case may be, shall be paid to the Lessors, and it will be at their option to terminate this lease and retain such amount as liquidated damages resulting from the failure upon the part of the Lessee promptly within the time specified, to complete such work of reconstruction or repair. There will be no supervision on losses of \$10,000. or less though the obligation of Lessee to restore or repair remains. Upon request of either party, the proceeds of insurance may be deposited with a savings and loan institution which shall supervise disbursements. This is an alternative to the method of disbursing above and the Lessee shall solely bear the cost of such supervision.

IX.

PAYMENT OF INSURANCE PREMIUMS:

IT IS FURTHER UNDERSTOOD AND AGREED that the Lessors shall, in no way, be or become, liable for the payment of any of the premiums required to be paid for any of the policies of insurance required in and by this instrument to be procured by the Lessee, nor shall the Lessors, in any way, be and become, liable for the collection or non-collection of any of the proceeds from any of the said policies of insurance.

IT IS FURTHER COVENANTED AND AGREED that in case, at any time during the continuance of this indenture, the Lessee shall fail, refuse or neglect, after being given ten days notice by the Lessors to procure any of the policies of insurance required in, and by, this instrument to be procured by the Lessee, or to keep and maintain the same in full force and effect, the Lessors, at their option (and without such act constituting a waiver of the default by the Lessee thus occurring) may procure or renew such insurance and thereupon, the amount or amounts of money paid as the premium or premiums thereon, plus interest at the rate of eight per cent per annum, shall be collectible as though it were rent then matured hereunder and shall be due and payable

within thirty days after written demand for reimbursement therefor shall have been made by the Lessors upon the Lessee and the Lessee's failure to effect such reimbursement within such time thereafter, such demand shall constitute a default herein.

X.

PREMIUMS TO BE USED FOR LEGAL PURPOSES ONLY:

THE LESSEE COVENANTS AND AGREES that during the term hereof, it will conform to, and observe all ordinances, rules, laws and regulations of the County of ~~Dade~~^{Broward}, the State of Florida, the United States of America and all public authorities, boards or officers, relating to said premises, or improvements upon the same, or use thereof, and will not, during such term permit the same to be used for any illegal or immoral purpose, business or occupation; PROVIDED, that a violation of this section shall operate as a breach of this lease only in the event that the property herein described shall be closed or abated by the proper legal authorities for any illegal or immoral purpose, business or occupation, and the abatement shall not be removed or relieved for a period of fifteen (15) days or longer. Lessee covenants throughout entire term of lease at Lessee's sole cost and expense to make all repairs, alterations and/or additions, whether ordinary or extraordinary that may be required by any present or future law, ordinances, regulation or statute in connection with the occupation and use of the demised premises and all repairs which may be necessary to prevent the building or buildings and/or furniture and furnishings from falling into a state of ill-repair; and the term "ill-repair" means such a state or repair that the failure to cure it would constitute legal waste.

XI.

ASSIGNMENT:

THE LESSORS AND LESSEE COVENANT AND AGREE that this lease shall be freely assignable upon the following terms and conditions:

(a) That the Lessors be notified in writing of the assignment and the name and address of the assignee.

(b) That the assignee shall assume and perform all of the covenants and conditions contained in the within lease.

(c) That at the time of the assignment, the lease is in good standing and shall not be in default.

(d) That the original executed Assignment shall be filed of record in the Public Records of Broward County, Florida, and an executed copy thereof shall be delivered to the Lessors within ten days from the recording of the original thereof.

(e) The Lessors agree that upon written request of the Lessee, the Lessors will furnish a written statement to any proposed assignee, setting forth that the lease is or is not in good standing, as the case maybe, which written statement will be furnished within ten days from such written request; and should the Lessors fail to furnish such a statement within ten days from such written request, then it shall be presumed and the Lessors will have acknowledged that this lease is at that time in good standing and not in default.

(f) The assignor shall be relieved of all further obligation under this lease upon an assignment being made pursuant to and consonant with the provisions of this paragraph.

XII.

LESSORS' INTEREST NOT SUBJECT TO MECHANICS' LIENS:

IT IS HEREBY STIPULATED AND AGREED by and between the parties hereto that during the demised term, there shall be no mechanics' liens upon the Lessors' interest in the demised land and in the buildings and improvements located thereon, or against the furniture, and furnishings, which constitute the equipment thereof, arising through the act of the Lessee, or any person claiming under, by or through the Lessee, and that no person who furnishes work, labor, services or materials, to the demised premises, or to the furniture, furnishings, fixtures and equipment thereof, and claiming directly or indirectly through or under the Lessee, or through or under any act or omission of the Lessee, shall ever become entitled to a lien which is superior in rank and dignity to that of this indenture reserved to the Lessors upon the lands hereby demised or upon any improvements now or hereafter

situate thereon, or upon any insurance policies or insurance money aforesaid, or on account of any labor or material furnished for any such improvements, or for or on account of any other material or thing whatsoever, and nothing in this indenture contained shall be construed in such a way as to contradict this provision in this indenture. All persons furnishing any such labor or material to the Lessee, or to the premises, at Lessee's order, or at the order of any person dealing directly or indirectly with the Lessee, as well as all other persons whomsoever, shall be bound by this provision and by notice thereof from and after the date of this indenture, and all materialmen, contractors, mechanics, and laborers, are hereby charged with notice that they must look to the Lessee and the Lessee's interest in all buildings and improvements thereon located, to secure the payment of any and all bills for work done, or materials furnished or performed during the term hereby granted.

THE LESSEE SHALL HAVE NO AUTHORITY to create any lien for labor or material upon the Lessor's interest in the demised premises, and neither the Lessee, nor anyone claiming by, through or under the Lessee shall have any right to file and place any labor or material lien of any kind or character whatsoever upon the demised premises, and the buildings and improvements thereon located so as to encumber or affect the title of the Lessors in said land and the buildings and improvements thereon located, and all persons contracting with the Lessee, directly or indirectly, or with any person who in turn is contracting with the Lessee, for the erection, construction, installation, alteration or repair of any building, buildings or other improvements, or for the destruction or removal of any building or buildings upon the demised premises, including furnishings and fixtures, and all materialmen, contractors, mechanics and laborers, as heretofore mentioned, are hereby charged with notice that as, and from, the date of this instrument they must look to the Lessee and the Lessee's interest only in and to the demised premises to secure the payment of any bill for work done, or materials furnished, or performed, during the term hereby granted.

The mere fact of the existence of a mechanics' or materialmen's lien or liens, however, shall not, of itself, operate as a forfeiture or termination of this indenture, PROVIDED the Lessee, within thirty days after receipt by it of written notice of lien from the lienor, or within thirty days after the recording of such notice of lien among the public records of ^{Broward} ~~Dade~~ County, Florida, in the event notice of lien is not served upon the Lessee, shall cause the same to be cancelled, released and extinguished, or the premises released therefrom by the posting of bond, or by any other method prescribed by law, and proper evidence thereof be furnished to the Lessors, and if such lien or liens appear of record, the Lessee shall cause the same to be cancelled, satisfied and discharged of record. If, however, the Lessee shall dispute the amount or validity of any mechanics' or materialmen's lien claimed, or any other claim asserted, and shall, with all due diligence, institute or defend an appropriate action or proceeding in a court or courts of competent jurisdiction upon the cause of action, and shall, by injunction, due defense, of the suit, or otherwise prevent any sale or impairment of the title of the Lessors, and shall prosecute or defend such action or proceeding with reasonable diligence to a final determination, and if such suit or defense shall be instituted within said period of thirty days after the time when said lien shall have been filed, then, in such case, the time reasonably required in the litigation of such case or action shall be added to the above thirty days' time; PROVIDED, HOWEVER, that in any event it shall be the duty of the Lessee, after contesting such lien to cause the said lien to be cancelled, released, extinguished, or adjudicated not to exist, or to cause the premises to be released therefrom by the posting of bond or by any other method prescribed by law, at least thirty days before the time when the premises or any interest therein, or the Lessee's interest therein, might otherwise be offered for sale by reason of the said lien, or any court decree or order arising by reason thereof or in connection with the enforcement of said lien, and promptly upon relieving the premises of such claim, the Lessee shall have the duty of furnishing the evidence thereof unto the Lessors.

XIII.

BUILDING PROVISIONS:

THE LESSEE COVENANTS AND AGREES WITH THE LESSORS that the Lessee shall not be under any obligation to erect or construct any building or buildings upon the leased property, but should the Lessee elect to construct such building or buildings thereon, the same may be constructed only upon the Lessee's complying with the following:

(a) The work shall be pursued continuously to completion subject, however, only to such delays as might be necessary because of any Act of God, strikes general to the trade, governmental regulation or the public enemy.

(b) The construction when completed shall be free of all liens for materials, labor or services.

(c) All construction shall, as the same is placed upon the premises, immediately be and become a part of the real estate.

XIV.

LESSORS' JOINDER IN MORTGAGE:

FOR THE PURPOSE OF ENABLING THE LESSEE TO construct a building or buildings, the Lessors will, at the request of the Lessee, join in the execution of a mortgage which will encumber the leased premises and the interest of the Lessors therein in an amount of \$500,000. bearing interest at a rate of six and one-half (6 1/2%) per cent per annum. Such mortgage shall be made to Washington Federal Savings and Loan Association.

A. The total cost and expense of securing such mortgage shall be borne by the Lessee.

B. The Lessors shall be required under the provisions of this Article to join in only one mortgage, and after joining in one mortgage, in accordance with the provisions hereof, the Lessors shall be under no obligation and cannot be required to join in on any other permanent mortgage or refinancing mortgage thereafter.

LESSEE'S OBLIGATION TO PAY MORTGAGE:

IT IS FURTHER UNDERSTOOD AND AGREED by and between the parties that the obligation to pay any mortgage hereinafter made by the Lessors, at the request of the Lessee, in accordance with the provisions of Article XIV of this lease, and of keeping it in good standing is the duty of the Lessee herein, and the Lessee covenants and agrees with the Lessors that the Lessee will keep said mortgage in good standing and will not suffer or permit the said mortgage to be in default and will deliver unto the Lessors a receipt evidencing the payment of principal and interest due under said mortgage or mortgages, as such payments mature. The Lessors, on their part, agree that they will execute all papers necessary to give effect to an undertaking to obtain the mortgage or mortgagee herein referred to, including the application papers which may be required by the proposed mortgagee; but such application papers shall contain the statement that the Lessors shall never be rendered liable personally for the payment of the debt proposed to be secured by the mortgage. If the Lessee should default in its undertaking to keep the said mortgage or mortgages in good standing in the manner herein set forth, the Lessors, may, at their option, make such payments as are necessary to restore the mortgage or mortgages to good standing, and all payments thus made by the Lessors shall bear interest at the rate of eight (8%) per cent per annum from the date upon which they are made and shall be considered so much additional rent and may be collected in the same manner as rent could be collected; but the election of the Lessors to make payment of such sums and to collect them as rent shall not be deemed to cure the default thus committed by the Lessee, and said sums so advanced shall be deemed thus due and payable unto the Lessors by the Lessee immediately as though they were installments of rent then currently maturing; but nothing herein contained shall be construed as preventing the Lessors from treating the Lessee's failure to keep the said mortgage in good standing as a default in the lease, enforceable in accordance with the terms hereof.

XVI.

PROVISIONS RESPECTING FURNISHINGS:

THE LESSEE FURTHER COVENANTS AND AGREES with the Lessors that in any building or buildings constructed by the Lessee on the demised premises, if the same be used as an apartment house or a hotel with apartment units, all units will be completely furnished and equipped by the Lessee with new gas or electric refrigerators, and new gas or electric stoves, and such refrigerators and stoves, together with any other furniture, fixtures and equipment which the Lessee elects to place therein, shall be considered and shall become a part of the building or buildings and shall remain in the said building or buildings upon the termination of this lease, whether through expiration of the term or cancellation prior thereto, in accordance with the provisions of this lease. Except for the affirmative obligation set forth herein, requiring the Lessee to equip the apartment units with refrigerators and stoves, it is agreed that the Lessee shall be under no further obligation to furnish or equip the various units. In the event, however, the Lessee does elect to furnish or equip any or all of the units, at any time during the term hereof, then such furnishings and equipment, upon being placed on the premises, shall be and become subject to the provisions of this Article according to the intent and tenor hereof and shall thereby become a part of the building and shall remain in the building upon the termination of this lease, whether through expiration of the term or cancellation prior thereto. The Lessee shall be permitted to purchase said furniture and equipment, including the aforesaid refrigerators and stoves, on a credit basis by paying not less than twenty-five (25%) per cent of the total costs thereof in cash, and by executing the usual and customary title retention contract, or conditional sales contract, to secure the balance thereof, providing such contract or contracts shall be payable over a period not exceeding three years, and at an interest rate not in excess of seven (7%) per cent per annum; and should said furniture and equipment be purchased on credit as herein provided, then the equity of the Lessee therein shall be considered pledged by the Lessee as security for the payment of the rental

due hereunder, and for the faithful performance by the Lessee of the covenants herein contained; and when the said contracts are fully paid, the furniture and equipment shall be considered a part of the building, as hereinbefore provided. Nothing herein contained shall prevent the Lessee from replacing or substituting the furniture and equipment from time to time with new furniture and equipment of like quality originally placed in said building or buildings constructed on said leased premises, and any such replacements or substitutions shall be and become a part of the leased premises in the same manner as is provided for the original furniture and equipment placed therein.

XVII.

LESSEE TO CARRY LIABILITY INSURANCE:

THE LESSEE COVENANTS AND AGREES that it will, at all times, and at its own expense, keep the building and improvements situated on the demised premises at any time, and all property which is subject to the Lessors' lien hereunder, during the term of this Lease, in good order, condition and repair, and shall, at all times, save and keep the Lessors free and harmless from any and all damage and liability occasioned by the use of the said premises, and shall indemnify and keep harmless the Lessors from and against any loss, cost, damage and expense arising out of and in connection with any accident causing injury to any person or property whomsoever or whatsoever and due directly or indirectly to the use or occupancy of said premises; and the Lessee covenants and agrees to provide policies of insurance generally known as comprehensive public liability policies, and/or owners', landlord and tenant policies, boiler policies, and elevator policies, insuring the Lessee and the Lessors against all claims and demands made by any person or persons whatsoever for injuries received in connection with the operation and maintenance of the improvements and building located upon the demised premises and all boilers and elevators located therein, to the extent of not less than One Hundred Thousand (\$100,000.) Dollars, to cover the claim or damage from any

single or specific cause, by any one person, and to the extent of not less than Three Hundred Thousand (\$300,000.) Dollars, to cover, in connection with any one particular accident or occurrence, the total aggregate of any claims that may arise or be claimed to have arisen against the Lessors or the Lessee, as aforesaid.

XVIII.

DEFAULT CLAUSE:

IF THE LESSEE SHOULD FAIL TO KEEP AND PERFORM ANY OF THE TERMS, covenants, conditions or provisions in this lease contained by the Lessee to be kept and performed, then it shall and may be lawful for the Lessors, at the Lessors' option, to declare said demised term ended and to re-enter upon the demised premises and the buildings and improvements situated thereon, or any part thereof, and to retake possession of the said leased premises, buildings thereon, and the furniture and equipment contained therein, either with or without process of law, the said Lessee hereby waiving any demand for possession of said premises and any and all buildings and improvements then situated thereon, or the Lessors may have such other remedy as the law and this instrument afford. And the Lessee covenants and agrees that upon the termination of the said demised term, at such election of the Lessors, or in any other way, it, the Lessee, will surrender and deliver up said premises and property, real and personal, peaceably to the Lessors, their agents and attorneys, immediately upon the termination of the said demised term; and if the Lessee, its agents or attorneys and tenants, shall hold the said premises or any part thereof one day after the same should be surrendered according to the terms of this lease, they shall be deemed guilty of forcible detainer of said premises under the Statute and shall be subject to eviction or removal forcibly or otherwise, with or without process of law. Nothing herein contained shall be construed as authorizing the Lessors to declare this lease in default,

however, where the default consists of the non-payment of rent or taxes until such non-payment, in violation of the terms of this lease shall have continued for a period of thirty days beyond the time when such items should have been paid by the Lessee; and where the alleged default consists of some other violation other than the non-payment of rent or taxes, Lessors shall not declare this lease in default until such violation shall have continued uncured for thirty days after the Lessors shall have given the Lessee written notice of such violation, and Lessee shall have failed within said period of notice to cure such default, or shall have commenced or taken such steps as are necessary to cure such default, which once commenced the Lessee agrees and shall pursue continuously until the default is finally cured.

XIX.

RECEIVERSHIP CLAUSE:

THE LESSEE COVENANTS AND AGREES WITH THE LESSORS that if the Lessors, upon default of the Lessee, elect to file a suit in Chancery to enforce the Lease and protect the Lessors' rights thereunder, the Lessors may as ancillary to such suit apply to any court having jurisdiction, for the appointment of a receiver of all and singular the demised premises, the improvements and buildings located thereon, and the personal property located therein, and thereupon, it is expressly covenanted and agreed that the court shall without notice forthwith appoint a receiver with the usual powers and duties of receivers in like cases, and such appointment shall be made by such court as a matter of strict right to the Lessors, and without reference to the adequacy or inadequacy of the value of the property which is subject to the Landlords' lien, or ^{to} the solvency or insolvency of the Lessee; and without reference to the commission of waste.

XX.

RELATION THAT OF LANDLORD AND TENANT:

THOUGH THIS BE A LONG TERM LEASE, the parties understand and agree that the relationship between them is that of landlord and tenant, and

the Lessee specifically acknowledges that all statutory proceedings in the State of Florida, regulating the relationship of landlord and tenant and the remedies accruing to the landlord upon default of the tenant, respecting collection of rent or repossession of the premises accrue to the landlord hereunder.

XXI.

EFFECT OF TERMINATION:

IT IS FURTHER COVENANTED AND AGREED BY AND BETWEEN THE PARTIES HERETO, in the event of the termination of this lease, at any time before the expiration of the term hereof for the breach of any of the covenants herein contained, then, in such case, all of the right, estate and interest of the lessee in and under this indenture and in the demised premises hereinabove described, and all improvements, buildings, and the Lessee's interest in all furniture, furnishings, fixtures and equipment then situate in said demised premises, together with all rents, issues and profits of said premises and the improvements thereon, whether then accrued or to accrue, and all insurance policies, and all insurance moneys paid or payable thereunder shall, without any compensation made therefor unto the Lessee, at once pass to and become the property of the Lessors, not as a penalty or forfeiture, but as liquidated damages to the Lessors because of such default by the Lessee hereby fixed and agreed upon between the parties hereto, both of the parties hereto recognizing the impossibility of precisely ascertaining the amount of damages that will be sustained by the Lessors in consequence of such default, and both parties desiring to obviate any question or dispute concerning the amount of such damage and the cost and effect of such default in consequence of such forfeiture, have taken these elements into consideration in fixing and agreeing upon the amount of rent to be paid by the Lessee to the Lessors.

LESSORS' ELECTION OF REMEDY NOT EXCLUSIVE:

IT IS MUTUALLY COVENANTED AND AGREED THAT THE VARIOUS rights, powers, elections, privileges and remedies of the Lessors contained in this Lease shall be construed as cumulative, and no one of them as exclusive of the other, or exclusive of any rights or priorities allowed by law.

AND IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES HERETO that the right given to the Lessors in this Lease to collect the rent that may be due under the terms of this Lease by additional rent, money or payments due under the terms of this lease by any proceedings under the same, or the right given to the Lessors to enforce any of the terms and provisions of this Lease, shall not in any way affect the right of such Lessors to declare this Lease void, and the term created hereby ended, as herein provided, when default is made in the payment of said rent, or when default is made by the Lessee in any of the terms and provisions of this Lease.

XXIII.

LESSEE TO PAY COSTS AND FEES:

AND IT IS MUTUALLY COVENANTED AND AGREED BY AND BETWEEN THE PARTIES HERETO that in case the Lessors shall without fault on their part, be made a party to any litigation commenced by or against the Lessee, then the Lessee shall pay all costs and reasonable attorney's fees incurred by or against the Lessors, or in connection with such litigation, and the Lessee shall and will also pay all costs and reasonable attorney's fees incurred by, or against the said Lessors in enforcing the covenants, agreements, terms and provisions of this Lease, and/or in terminating this Lease by reason of the Lessee's default; and that all such costs and reasonable attorney's fees, if paid by the Lessors, and the rent reserved in this Lease, and all taxes and assessments, and the payment of all money provided in this lease, to be made by the Lessee, shall be, and they are hereby declared to be a first lien in favor of Lessors upon any building and

improvement placed upon said demised premises at any time during the term of this Lease, and upon the leasehold interest hereby created, and upon the rents, issues and profits of any building and improvement situate upon said premises at any time during said term, subject to the provisions of this lease respecting existence or creation of liens which are, or will be, prior to the lien for rent.

XXIV.

HOW NOTICE GIVEN:

IT IS FURTHER AGREED, AS A CONDITION OF THIS LEASE, that in every case where, in the option of the Lessors, or under the conditions of this Lease, it shall be deemed necessary for the interest of the Lessors to serve a notice or demand on the Lessee concerning this Lease, or any of the provisions or conditions thereof, it shall be sufficient service of said notice or demand, or declaration to deliver a copy thereof to the Lessee, or mail a copy thereof by registered mail, addressed to the Lessee at the demised premises, or at such place as the Lessee may designate, from time to time, in writing. Correspondingly, the Lessee may serve notice upon the Lessors by delivering or mailing the same to the Lessors at the place last designated by the Lessors as the place for the payment of rent, or, in the absence of such designation, at the last place at which rent was paid to the Lessors, or, if said place was not an actual address, then to the last known address of the Lessors. When the parties hereto consist of more than one Lessee or more than one Lessor, then the default of one shall be the default of all and notice to one shall be notice to all.

XXV:

CONDEMNATION CLAUSE:

IT IS FURTHER COVENANTED AND AGREED that if any time during the term of this Lease the demised real estate or the improvements

of buildings located thereon or any portion thereof be taken or appropriated or condemned by reason of eminent domain, that there shall be such division of the proceeds and awards in such condemnation proceedings and such abatement of rent and other adjustments made as shall be just and equitable under the circumstances. If the Lessors and the Lessee are unable to agree upon what division, annual abatement of rent or other adjustments are just and equitable within thirty days after such award has been made, then the matters in dispute shall, by appropriate proceedings, be submitted to a court then having jurisdiction of the subject matter in Broward County, Florida, for its decision and determination of the matters in dispute. If the premises be wholly taken by condemnation, the Lease shall be cancelled. Although the title to the buildings and improvements placed by the Lessee upon the demised premises will pass to the Lessors, nevertheless, for the purpose of condemnation, the fact that the Lessee placed such buildings on the demised premises shall be taken into account and the deprivation by the Lessee of the use of such building shall pro tanto be an item of damage in determining the portion of the condemnation award to which the Lessee is entitled. In general, it is the intent of this paragraph that upon condemnation, the parties hereto shall share in their award to the extent that their interest, respectively, is depreciated, damaged, or destroyed by the exercise of the rights of eminent domain, provided, however, it is understood and agreed that the taking of a portion of the demised property for street and/or sidewalk purposes, exclusive of any portion of the building, shall not warrant any abatement or entitle the Lessee to any abatement of annual rental hereunder.

Should any portion of the leased premises be taken for street widening purposes by any authorized governmental authority, or should any portion of the leased premises be dedicated, with the consent of the Lessee, for street widening purposes, then there shall be no diminution or abatement of rent for the land so appropriated, dedicated, taken or conveyed

for such street widening purposes, and the Lessee shall not be entitled to any compensation or remuneration therefor.

XXVI:

LEASE NOT AFFECTED BY DAMAGE TO PROPERTY:

NO DESTRUCTION OR DAMAGE TO ANY BUILDINGS OR IMPROVEMENTS by fire, windstorm or other casualty of any kind, character, or nature, shall be deemed to entitle the Lessee to surrender possession of the demised premises or to terminate this lease, or to violate any of its provisions, or to cause any rebate or abatement in rent then due, or thereafter becoming due under the terms hereof.

XXVII:

RETURN OF PREMISES TO THE LESSORS:

THE LESSEE COVENANTS, STIPULATES AND AGREES that upon the termination of this indenture, whether by lapse of time or otherwise, it will, at once, peaceably and quietly deliver up to the Lessors all of the demised premises, including the building and improvements situated thereon, and all of the furnishings and equipment thereunto belonging, and in as good state and condition as reasonable use and wear thereof will have permitted, and that all buildings, improvements, fixtures and equipment then situated upon the described premises and belonging to the Lessee shall belong to the Lessors, and that no compensation shall be allowed or paid to the Lessee therefor.

XXVIII:

LESSORS' RIGHT TO ENTRY:

THE LESSORS AND THEIR AGENT SHALL HAVE THE RIGHT TO ENTER the premises at all reasonable times to examine the condition and use thereof, PROVIDED ONLY, that such right shall be exercised in such manner as not to interfere with the Lessee in the conduct of Lessee's business on the said premises; and if the said premises are damaged by

fire, windstorm or by any other casualty which cause the premises to be exposed to the elements, then the Lessors may enter upon the premises to make emergency repairs, but if the Lessors exercise their option to make emergency repairs, such act or acts shall not be deemed to excuse the Lessee from its obligation to keep the premises in repair, and the Lessee shall, upon demand of the Lessors, reimburse the Lessors for the cost and expense of such emergency repairs.

XXIX.

PARTIES CERTIFYING STATUS OF LEASE:

IT IS FURTHER-AGREED that upon thirty days written notice served by either party upon the other party, requiring a statement as to the status of the lease with regard to defaults, the party served shall so certify and failure to reply shall constitute a representation by the party served that the lease is in good standing.

XXX.

OPTION TO PURCHASE:

PROVIDED AND ON CONDITION THAT THIS LEASE SHALL THEN BE IN GOOD STANDING and not in default, and the Lessee has complied with all of the Lessee's covenants herein contained, then and under those provisions and conditions, the Lessors do hereby give and grant unto the Lessee, its successors and assigns, (who might be at that time the owners of the Lessee's interest in this lease) the right, option and privilege, between January 1, 1971 and December 31, 1972, to purchase the leased premises from the Lessors for a purchase price of Two Hundred Two Thousand, Five Hundred Thirty and no/100ths (\$202,530.00) Dollars, payable in cash. It is understood that if this option shall be exercised in the manner herein provided, and during the period prescribed herein, that there will be no proration or credit allowances to the purchaser for taxes or insurance; no payment or credit allowances for any brokerage or commission to any real

estate broker, and no credit allowances against the purchase price for any mortgage or mortgages which the Lessee may have placed on Lessee's interest in said property; and that the Lessors shall receive the net sum of Two Hundred Two Thousand Five Hundred Thirty and no/100ths (\$202,530.00) Dollars payable in cash; excepting, however, that the Lessee shall be entitled to a credit as against the purchase price for any prepaid, unearned rental made by the Lessee under this Lease, prorated as of the date of the actual consummation of the sale of said property. There shall be no other allowances or credits other than for the proration of the prepaid annual rental where a portion thereof remains unearned.

Should the Option to Purchase be exercised during the period prescribed herein, and upon the conditions herein provided, the Lessee shall exercise said option by delivering to the Lessors a written notice of the exercise of said option, which notice shall be accompanied by a cashier's check in the amount of ten (10%) per cent of the purchase price, which check shall be payable to the Lessors, and thereupon, the Lessee shall have thirty days within which to consummate the purchase of said property in accordance with the provisions hereof. On the date of closing, within the said thirty day closing period herein provided, the Lessee shall pay to the Lessors the balance of the purchase price by Cashier's Check issued on a bank operating in Dade County or Broward County, Florida, or by cash; and simultaneously therewith, the Lessors shall execute and deliver to the Lessee their Warranty Deed conveying said property to the Lessee, subject to any existing taxes, restrictions of record, municipal liens, applicable Zoning Ordinances and any indebtedness created by the Lessee by mortgage or otherwise. The Lessors shall not be required to pay any other costs or charges whether for abstract continuation, brokerage or commission, of any other items. Should the Lessee exercise the said Option and deposit the cashier's check as required herein, but fail or refuse to consummate the purchase of said property under this Option within the thirty days notice period provided for

herein, then and in that event the Lessors shall retain the deposit so made by the Lessee as liquidated and agreed damages sustained by the default of the said Lessee, and the Lessee shall not then be entitled to the return of the same or any portion thereof, or to any credit on the Lease rental by virtue of the retention of the said deposit by the Lessors. This Option can be exercised by the Lessee who shall at that time be the owner of the Lessee's interest in and to this Lease, and only during the period prescribed herein. Should the Lessee not exercise this Option during the period prescribed herein, in manner herein provided, then this Option to Purchase shall be cancelled, voided and of no further force and effect. It is intended and it is the agreement of the parties hereto, that this Option to Purchase cannot be dissociated or severed from the Lessee's interest in this Lease. It is also understood and agreed that the inclusion of this Option to Purchase in this Lease shall not alter or change the relationship of landlord and tenant which exists and is created in and by this Lease Indenture; and should this Lease be terminated and/or cancelled at any time prior to the exercise of the said option by the Lessee herein, then this Option to Purchase shall likewise be considered cancelled, voided and terminated by the cancellation and termination of this Lease.

XXXI.

LIABILITY OF LESSEE FOR CONSTRUCTION, HAZARDS:

In connection with any construction which may be pursued on the premises by the Lessee for the improvement of the said demised premises, the Lessee agrees to save the Lessors harmless from any damage to the owners of adjoining lots by reason of such construction work.

XXXII.

MISCELLANEOUS PROVISIONS:

(A) IT IS COVENANTED AND AGREED that no waiver of a breach of any of the covenants of this Lease contained shall be construed to be a waiver of any succeeding breach of the same covenant.

(B) TIME IS OF THE ESSENCE IN EVERY PARTICULAR, and particularly where the obligation to pay money is involved.

(C) ALL ARREARAGES IN THE PAYMENT OF RENT shall bear interest thirty days from the date when due and payable at the rate of eight (8%) per cent per annum, until paid.

(D) IT IS FURTHER UNDERSTOOD AND AGREED that no modification, release, discharge, or waiver of any provision hereof, shall be of any force, value or effect unless in writing, signed by the Lessors, or their duly authorized agent.

(E) ALL COVENANTS, PROMISES, CONDITIONS AND OBLIGATIONS herein contained, or implied by law, are covenants running with the land and shall attach to and be binding upon the successors, administrators, personal representatives, heirs and assigns of each of the parties to this lease.

(F) IT IS MUTUALLY STIPULATED AND AGREED by and between the parties hereto that this instrument contains the whole agreement between them as of this date, and that the execution thereof has not been induced by either party by any representation, promises or understandings not expressed herein, and that there are no collateral agreements, stipulations, promises or undertakings whatsoever upon the respective parties in any way touching the subject matter of this contract which are not expressly contained in this agreement.

(G) ALL USES OF PRONOUNS IN REFERENCE TO THE LESSORS AND LESSEE, respectively, mean such Lessors and Lessee respectively, whether the personal or impersonal, singular or plural pronoun is used.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first hereinabove written.

Signed, Sealed and Delivered:
In the Presence of:

LESSORS

Melvin I. Muroff
Wm. Malcolm
As to Samuel T. Brown et ux

Samuel T. Brown (SEAL)
SAMUEL T. BROWN

Melvin I. Muroff
Wm. Malcolm
As to ~~Samuel T. Brown~~

Bess Brown (SEAL)
BESS BROWN

Attest:

David D. ...
Secretary

SEMINOLE DEVELOPMENT CORPORATION
OF BROWARD, a Florida corporation

BY: ... Pres.

STATE OF FLORIDA:
SS.:
COUNTY OF DADE :

BEFORE ME, an authority duly authorized to administer oaths and take acknowledgments personally appeared BESS BROWN, wife of SAMUEL T. BROWN; CARL C. CARLIE and DAVID DUCKOR, respectively President and Secretary of SEMINOLE DEVELOPMENT CORPORATION OF BROWARD, a Florida corporation and after being by me duly sworn, they did depose and say that they are the persons described in and who executed the foregoing 99 year lease on behalf of the lessors and the lessee, for the purposes therein expressed, of their own free will and deed.

WITNESS MY HAND and official seal this 1st day of April, 1960, at Miami Beach, County of Dade, State of Florida.

Melvin S. Muroff
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at large
My commission expires October 18, 1961
Bonded by New Building & Insurance Co.

FLORIDA
STATE OF MISSOURI
COUNTY OF DADE

BEFORE ME, an authority duly authorized to administer oaths and take acknowledgments personally appeared SAMUEL T. BROWN, and after being by me duly sworn, he did depose and say that he is the person described in and who executed the foregoing 99 year lease on behalf of the lessors for the purposes therein expressed, of his own free will and deed.

WITNESS MY HAND and official seal this 1st day of April, 1960, at Miami Beach County of Dade State of Florida

Melvin S. Muroff
Notary Public, State of Missouri

Notary Public, State of Florida at large
My commission expires October 18, 1961
Bonded by New Building & Insurance Co.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

45
 Form 668 (Y)(c)
 (Rev. February 2004)

3866
 Department of the Treasury - Internal Revenue Service
Notice of Federal Tax Lien

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3
 Lien Unit Phone: (800) 913-6050

Serial Number: 957393713

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer COURTNEY M SORRELLS

Residence 3177 S OCEAN DR APT 330
 HALLANDLE BCH, FL 33009-8216


IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2004	██████████	04/14/2008	05/14/2018	7049.40
1040	12/31/2005	██████████	04/14/2008	05/14/2018	12137.35
1040	12/31/2006	██████████	09/01/2008	10/01/2018	1948.08
1040	12/31/2010	██████████	10/17/2011	11/16/2021	966.25
1040	12/31/2011	██████████	02/27/2012	03/29/2022	1322.00
1040	12/31/2012	██████████	06/13/2013	07/13/2023	108.50

Place of Filing County Courthouse
 Broward County
 Ft. Lauderdale, FL 33301

Total \$ 23531.58

This notice was prepared and signed at BALTIMORE, MD, on this, the 23rd day of August, 2013.

Signature 
 for P.A. BELTON

Title ACS SBSE
 (800) 829-3903

23-00-0008

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 2nd, 2018
PROPERTY ID # 514226-NT-0870 (TD # 39474)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

NEBRASKA ALLIANCE REALTY COMPANY
BMO 85 PO BOX 1414
MINNEAPOLIS, MN 55480-1414

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3177 S OCEAN DRIVE #330, HALLANDALE BEACH, FL 33009 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by April 30, 2018\$2,533.08
- Or
- * Amount due if paid by May 15, 2018\$2,565.76

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 16, 2018 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE
VISIT www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 2nd, 2018
PROPERTY ID # 514226-NT-0870 (TD # 39474)

WARNING

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INTERNAL REVENUE SERVICE COLLECTION ADVISORY GROUP
7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324

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DATE: April 2nd, 2018
PROPERTY ID # 514226-NT-0870 (TD # 39474)

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CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 2nd, 2018
PROPERTY ID # 514226-NT-0870 (TD # 39474)

WARNING

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CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 2nd, 2018
PROPERTY ID # 514226-NT-0870 (TD # 39474)

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REBECCA SORRELLS
107 SOUTH HENDRY AVE
FORT MEADE, FL 33841

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 2nd, 2018
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GOLDEN BAY MANOR, INC.
C/O STEVENS & GOLDWYN, P.A.
2 SOUTH UNIVERSITY DRIVE, SUITE 329
PLANTATION, FL 33324

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 2nd, 2018
PROPERTY ID # 514226-NT-0870 (TD # 39474)

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UNITED COMMUNITY MANAGEMENT CORP., REGISTERED AGENT
OBO GOLDEN BAY MANOR INC.
11784 WEST SAMPLE ROAD 103
CORAL SPRINGS, FL 33065

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 2nd, 2018
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3177 S OCEAN DR #330
HALLANDALE, FL 33009

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: April 2nd, 2018
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GOLDEN BAY MANOR, INC.
11784 W SAMPLE RD #103
CORAL SPRINGS, FL 33065

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11784 W SAMPLE RD #103
CORAL SPRINGS, FL 33065

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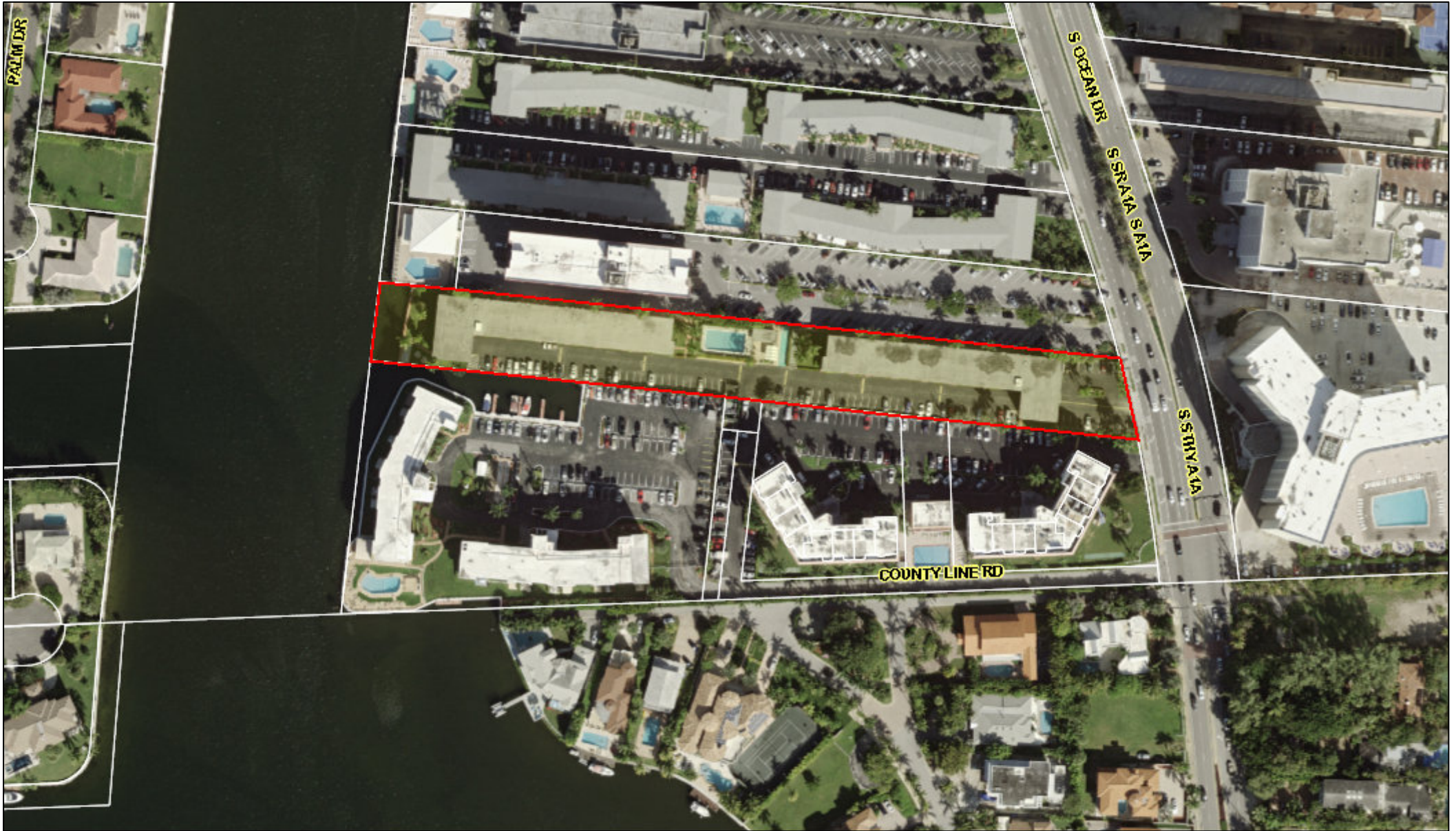
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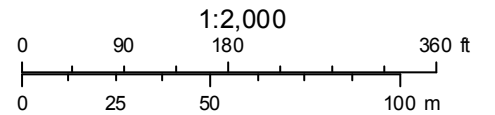
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March 2, 2018



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage :

TD 39474 MARCH 2018 WARNING

\$

Sent To

GOLDEN BAY MANOR, INC. CO-OP ASSOCIATION

Street and Apt.

11784 W SAMPLE RD #103

City, State, ZIP

CORAL SPRINGS, FL 33065

7017 3380 0000 6615 7789

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Post

TD 39474 MARCH 2018 WARNING

\$

Sent To

GOLDEN BAY MANOR, INC.

Street and

11784 W SAMPLE RD #103

City, State,

CORAL SPRINGS, FL 33065

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 3380 0000 6615 7772

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
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Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, Z

TD 39474 MARCH 2018 WARNING

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3177 S OCEAN DR #330
HALLANDALE, FL 33009

7017 3380 0000 6615 7765

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|--|----|-------|
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| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postmark
Here

Postage

\$

Total Postage \$

TD 39474 MARCH 2018 WARNING

Sent To UNITED COMMUNITY MANAGEMENT CORP., REGISTERED AGENT

OBO GOLDEN BAY MANOR INC.

11784 WEST SAMPLE ROAD 103

CORAL SPRINGS, FL 33065

Street and Apt. #

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 3380 0000 6615 7758

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Postage

TD 39474 MARCH 2018 WARNING

GOLDEN BAY MANOR, INC.

C/O STEVENS & GOLDWYN, P.A.

2 SOUTH UNIVERSITY DRIVE, SUITE 329

PLANTATION, FL 33324

Sent To _____

Street and _____

City, State, _____

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 3380 0000 6615 7741

7017 3380 0000 6615 7734

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and A

City, State, ZIP

TD 39474 MARCH 2018 WARNING

REBECCA SORRELLS
107 SOUTH HENDRY AVE
FORT MEADE, FL 33841

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Postage

TD 39474 MARCH 2018 WARNING

\$

Sent To

CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY

Street and

400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

City, State,

7017 3380 0000 6615 7727

U.S. Postal Service
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

TD 39474 MARCH 2018 WARNING

CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

7017 3380 0000 6615 7710

7017 3380 0000 6615 7703

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	

Postmark
Here

Total Postage **TD 39474 MARCH 2018 WARNING**

Sent To INTERNAL REVENUE SERVICE COLLECTION ADVISORY
GROUP

Street and A: 7850 SW 6TH COURT, MS 5780

City, State, Z: PLANTATION, FL 33324

7017 3380 0000 6615 7697

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Pk	
\$	

Postmark
Here

TD 39474 MARCH 2018 WARNING
 NEBRASKA ALLIANCE REALTY COMPANY
 BMO 85 PO BOX 1414
 MINNEAPOLIS, MN 55480-1414

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage :

TD 39474 MARCH 2018 WARNING

\$

Sent To

GOLDEN BAY MANOR, INC. CO-OP ASSOCIATION

Street and Apt.

11784 W SAMPLE RD #103

City, State, ZIP

CORAL SPRINGS, FL 33065

7017 3380 0000 6615 7789

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Post

TD 39474 MARCH 2018 WARNING

\$

Sent To

GOLDEN BAY MANOR, INC.

Street and

11784 W SAMPLE RD #103

City, State,

CORAL SPRINGS, FL 33065

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 3380 0000 6615 7772

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, Z

TD 39474 MARCH 2018 WARNING

REBECCA SORRELLS
3177 S OCEAN DR #330
HALLANDALE, FL 33009

7017 3380 0000 6615 7765

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Postage \$

TD 39474 MARCH 2018 WARNING

Sent To UNITED COMMUNITY MANAGEMENT CORP., REGISTERED AGENT

OBO GOLDEN BAY MANOR INC.

11784 WEST SAMPLE ROAD 103

CORAL SPRINGS, FL 33065

Street and Apt. #

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 3380 0000 6615 7758

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Postage

TD 39474 MARCH 2018 WARNING

GOLDEN BAY MANOR, INC.

C/O STEVENS & GOLDWYN, P.A.

2 SOUTH UNIVERSITY DRIVE, SUITE 329

PLANTATION, FL 33324

Sent To

Street and

City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 3380 0000 6615 7741

7017 3380 0000 6615 7734

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ _____
Total Postage

\$ _____
Sent To

Street and A

City, State, ZIP

TD 39474 MARCH 2018 WARNING

REBECCA SORRELLS
107 SOUTH HENDRY AVE
FORT MEADE, FL 33841

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Postage

TD 39474 MARCH 2018 WARNING

\$

Sent To

CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY

Street and

400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

City, State,

7017 3380 0000 6615 7727

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

TD 39474 MARCH 2018 WARNING

CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009

7017 3380 0000 6615 7710

7017 3380 0000 6615 7703

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$

Total Postage

TD 39474 MARCH 2018 WARNING

\$

Sent To

INTERNAL REVENUE SERVICE COLLECTION ADVISORY
GROUP

Street and A#

7850 SW 6TH COURT, MS 5780
PLANTATION, FL 33324

City, State, Z

7017 3380 0000 6615 7697

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Pk	
\$	

Postmark
Here

TD 39474 MARCH 2018 WARNING
NEBRASKA ALLIANCE REALTY COMPANY
BMO 85 PO BOX 1414
MINNEAPOLIS, MN 55480-1414

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature (Agent)
 Addressee

B. Received by (*Printed Name*) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

TD 39474 MARCH 2018 WARNING
 CITY OF HALLANDALE BEACH
 ATTN CITY ATTORNEY
 400 S FEDERAL HIGHWAY 2ND FLR
 HALLANDALE BEACH, FL 33009



3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

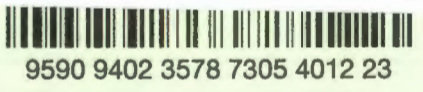
2. Article Number (*Transfer from service label*)
 7017 3380 0000 6615 7727

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 39474 MARCH 2018 WARNING
 NEBRASKA ALLIANCE REALTY COMPANY
 BMO 85 PO BOX 1414
 MINNEAPOLIS, MN 55480-1414



2. Article Number (Transfer from service label)

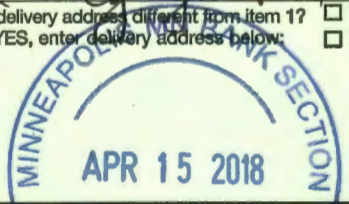
7017 3380 0000 6615 7697

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *K. N. [Signature]* Agent
 Addressee

B. Received by (Printed Name) *K. N. [Signature]* C. Date of Delivery *4-15-18*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type

Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 39474 MARCH 2018 WARNING
 INTERNAL REVENUE SERVICE COLLECTION ADVISORY
 GROUP
 7850 SW 6TH COURT, MS 5780
 PLANTATION, FL 33324



2. Article Number (Transfer from service label)

7017 3380 0000 6615 7703

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 39474 MARCH 2018 WARNING
 GOLDEN BAY MANOR, INC.
 C/O STEVENS & GOLDWYN, P.A.
 2 SOUTH UNIVERSITY DRIVE, SUITE 329
 PLANTATION, FL 33324



9590 9402 3578 7305 4011 79

2. Article Number (Transfer from service label)

7017 3380 0000 6615 7741

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *CR*

- Agent
- Addressee

B. Received by (Printed Name)

C Prince

C. Date of Delivery

D. Is delivery address different from Item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 39474 MARCH 2018 WARNING
 CITY OF HALLANDALE BEACH
 ATTN CRA DEPT
 400 S FEDERAL HWY
 HALLANDALE BEACH, FL 33009



9590 9402 3578 7305 4012 09

2. Article Number (Transfer from service label)

7017 3380 0000 6615 7710

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *4/16*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

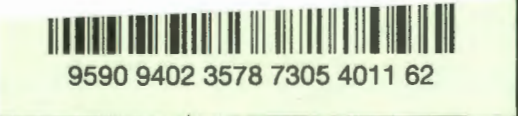
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 39474 MARCH 2018 WARNING
 UNITED COMMUNITY MANAGEMENT CORP., REGISTERED AGENT
 OBO GOLDEN BAY MANOR INC.
 11784 WEST SAMPLE ROAD 103
 CORAL SPRINGS, FL 33065



2. Article Number (Transfer from service label)

7017 3380 0000 6615 7758

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Deanna Sanchez* Agent
 Addressee

B. Received by (Printed Name)
Deanna Sanchez

C. Date of Delivery
4-16-18

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 39474 MARCH 2018 WARNING

GOLDEN BAY MANOR, INC.
11784 W SAMPLE RD #103
CORAL SPRINGS, FL 33065



9590 9402 3578 7305 4011 48

2. Article Number (Transfer from service label)

7017 3380 0000 6615 7772

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *D. Sanchez*

- Agent
- Addressee

B. Received by (Printed Name)

D. Sanchez

C. Date of Delivery

4-16-18

- D. Is delivery address different from item 1? Yes**
If YES, enter delivery address below: No

3. Service Type

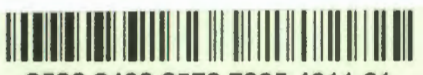
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Insured Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 39474 MARCH 2018 WARNING
 GOLDEN BAY MANOR, INC. CO-OP ASSOCIATION
 11784 W SAMPLE RD #103
 CORAL SPRINGS, FL 33065



9590 9402 3578 7305 4011 31

2. Article Number (Transfer from service label)

7017 3380 0000 6615 7789

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *DM Barone* Agent
 Addressee

B. Received by (Printed Name)

Deanna Sands

C. Date of Delivery

4-14-18

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery