



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

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 03/19/2018

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 03/18/2018

**CERTIFICATE #** 2014-13136

**ACCOUNT #** 504002030280

**ALTERNATE KEY #** 400218

**TAX DEED APPLICATION #** 40322

**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:

Lot 11, Block 2, SUNSHINE CITY, according to the Plat thereof, recorded in Plat Book 76, at Page 34, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 411 NW 135 WAY, PLANTATION FL 33325-2147

### OWNER OF RECORD ON CURRENT TAX ROLL:

DENTON II LLC

18305 BISCAYNE BLVD #400

AVENTURA, FL 33160 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DENTON II LLC

OR: 47746, Page: 1617

P O BOX 100736

ATLANTA, GA 30384-9584 (Per Tax Deed)

JONATHAN R POLITANO, REGISTERED AGENT

O/B/O DENTON II LLC

18305 BISCAYNE BLVD, SUITE 400

AVENTURA, FL 33160 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

LB-AMNIA 14 LLC

PO BOX 37531

BALTIMORE, MD 21297-7531 (Tax Deed Applicant)

CITY OF PLANTATION

OR: 42832, Page: 1948

CODE ENFORCEMENT OFFICE

401 NW 70TH TERRACE

PLANTATION, FL 33317 (Per Lien)

CITY OF PLANTATION  
400 NW 73 AVE  
PLANTATION, FL 33317 (Per Liens and Notices)

OR: 50376, Page: 501  
OR: 50306, Page: 1709  
OR: 50570, Page: 1348  
OR: 50761, Page: 1232  
OR: 51202, Page: 1119  
Instrument: 112819727  
Instrument: 113865683

CITY OF PLANTATION  
CODE ENFORCEMENT DIVISION  
451 NW 70TH TERRACE  
PLANTATION, FL 33317 (Per Lien)

OR: 46821, Page: 935

MAX EDWARDS JR., AS THE SECRETARY/TREASURY OF SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.  
495 COMMODORE DRIVE  
PLANTATION, FL 33325 (Per Lien) Instrument: 114295253

SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.  
495 COMMODORE DR.  
PLANTATION, FL 33325 (Per Sunbiz. Declarations recorded in 6865-308.)

MAX W EDWARDS, JR., REGISTERED AGENT  
O/B/O SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.  
13331 NW 5TH ST  
PLANTATION, FL 33325 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5040 02 03 0280

**CURRENT ASSESSED VALUE:** \$13,760

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** Yes

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Quit Claim Deed

OR: 21909, Page: 688

Warranty Deed

OR: 26855, Page: 124

**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.**

***Christina Young***

Title Examiner



<b>Site Address</b>	411 NW 135 WAY, PLANTATION FL 33325-2147	<b>ID #</b>	5040 02 03 0280
<b>Property Owner</b>	DENTON II LLC	<b>Millage</b>	2212
<b>Mailing Address</b>	18305 Biscayne Blvd #400 Aventura FL 33160	<b>Use</b>	00

<b>Abbreviated Legal Description</b>	SUNSHINE CITY 76-34 B LOT 11 BLK 2
--------------------------------------	------------------------------------

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$13,760		\$13,760	\$12,580	
2017	\$13,760		\$13,760	\$11,440	\$279.97
2016	\$13,760		\$13,760	\$10,400	\$268.19

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$13,760	\$13,760	\$13,760	\$13,760
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$12,580	\$13,760	\$12,580	\$12,580
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$12,580	\$13,760	\$12,580	\$12,580

Sales History			
Date	Type	Price	Book/Page or CIN
1/26/2011	TXD-D	\$5,900	47746 / 1617
8/5/1997	WD	\$26,000	26855 / 124
2/1/1994	QCD	\$100	21909 / 688
6/1/1982	WD	\$12,000	
8/1/1979	WD	\$8,500	

Land Calculations		
Price	Factor	Type
\$4.00	3,440	SF
<b>Adj. Bldg. S.F.</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
						PL		
						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40322

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 July 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:

CITY OF PLANTATION  
400 NW 73 AVE  
PLANTATION, FL 33317

DENTON II LLC  
P O BOX 100736  
ATLANTA, GA 30384-9584

DENTON II LLC  
411 NW 135 WAY  
PLANTATION, FL 33325-2147

CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73 AVE  
PLANTATION, FL 33317

LB-AMNIA 14 LLC  
PO BOX 37531  
BALTIMORE, MD 21297-7531

JONATHAN R POLITANO,  
REGISTERED AGENT O/B/O  
DENTON II LLC  
18305 BISCAYNE BLVD, SUITE  
400  
AVENTURA, FL 33160

CITY OF PLANTATION, CODE  
ENFORCEMENT OFFICE  
401 NW 70TH TERRACE  
PLANTATION, FL 33317

CITY OF PLANTATION, CODE  
ENFORCEMENT DIVISION  
451 NW 70TH TERRACE  
PLANTATION, FL 33317

MAX EDWARDS JR., AS THE  
SECRETARY/TREASURY OF  
SUNSHINE CITY MANAGEMENT  
ASSOCIATION, INC.  
495 COMMODORE DRIVE  
PLANTATION, FL 33325

SUNSHINE CITY MANAGEMENT  
ASSOCIATION, INC.  
495 COMMODORE DR.  
PLANTATION, FL 33325

MAX W EDWARDS, JR.,  
REGISTERED AGENT O/B/O  
SUNSHINE CITY MANAGEMENT  
ASSOCIATION, INC.  
13331 NW 5TH ST  
PLANTATION, FL 33325

DENTON II LLC  
18305 BISCAYNE BLVD # 400  
AVENTURA, FL 33160

\*GIOVINAZZO, ANDREW  
17611 LAKE PARK ROAD  
BOCA RATON, FL 33487

\*CHARLAP, MASON ELLIOT  
405 NW 135 WAY  
PLANTATION, FL 33325

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 July 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 40322

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: 504002-03-0280  
Certificate Number: 13136  
Date of Issuance: 06/01/2015  
Certificate Holder: LB-AMNIA 14 LLC  
Description of Property: SUNSHINE CITY 76-34 B  
LOT 11 BLK 2

Name in which assessed: DENTON II LLC  
Legal Titleholders: DENTON II LLC  
18305 Biscayne Blvd #400  
Aventura, FL 33160

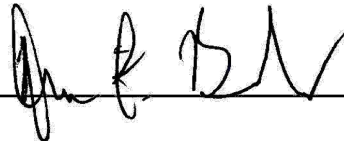
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of August, 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 July, 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: 07/12/2018, 07/19/2018, 07/26/2018 & 08/02/2018  
Minimum Bid: 3724.27



**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

40322  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 13136

in the XXXX Court,  
was published in said newspaper in the issues of

07/12/2018 07/19/2018 07/26/2018 08/02/2018

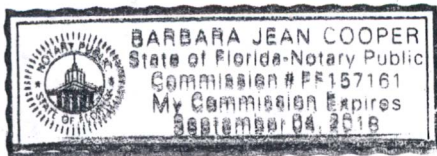
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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  
2 day of AUGUST, 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 40322**

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: 504002-03-0280  
Certificate Number: 13136  
Date of Issuance: 06/01/2015  
Certificate Holder:  
LB-AMNIA 14 LLC  
Description of Property:  
SUNSHINE CITY 76-34 B  
LOT 11 BLK 2  
Name in which assessed:  
DENTON II LLC  
Legal Titleholders:  
DENTON II LLC  
18305 Biscayne Blvd #400  
Aventura, FL 33160

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 15th day of August, 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 July, 2018.  
Bertha Henry  
County Administrator  
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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 3658.21  
401-314  
7/12-19-26 8/2 18-09/0000324689B

Assignment: 17870 Please Route To Supervisor Service Sheet # 18-030800

BROWARD COUNTY, FL vs. DENTON II LLC TD 40322

TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT 8/15/2018 CASE

PLAINTIFF TYPE OF WRIT COURT HEARING DATE

DENTON II LLC 411 NW 135 WAY 7/12/2018 1433L

SERVE PLANTATION, FL 33325

\*SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY\* Received this process on 7/10/2018

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

JULIE AIKMAN, SUPV.  
 9884 Attorney

Date \_\_\_\_\_

Served

Not Served – see comments

7/12/2018 at 1335  
 Date Time

On DENTON II LLC, 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  
 1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_
- POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183  
 1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_
- OTHER RETURNS:** See comments

COMMENTS: 7/12/2018 1335 Posted on A Tree Branch

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

SCOTT J. ISRAEL, SHERIFF  
 BROWARD COUNTY, FLORIDA

BY: Jane Perrotto 1493L D.S.  
Perrotto

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 504002-03-0280 (TD #40322)

RECEIVED SHERIFF

2018 JUL 10 AM 9:42

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 July 31, 2018 .....\$3,340.61

Or

\* Amount due if paid by August 14, 2018 .....\$3,382.24

\*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 August 15, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

DENTON II LLC  
411 NW 135 WAY  
PLANTATION FL 33325-2147

**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  
SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.

### Filing Information

**Document Number** 514352  
**FEI/EIN Number** 59-1707578  
**Date Filed** 10/26/1976  
**State** FL  
**Status** ACTIVE

### Principal Address

495 COMMODORE DR.  
PLANTATION, FL 33325

### Mailing Address

495 COMMODORE DR.  
PLANTATION, FL 33325

### Registered Agent Name & Address

Edwards, Max W, Jr.  
13331 NW 5th St  
PLANTATION, FL 33325

Name Changed: 04/30/2013

Address Changed: 04/30/2013

### Officer/Director Detail

#### **Name & Address**

Title PD

EDWARDS, MAX W  
POB 925  
WINGATE, NC 28174

Title V

EDWARDS, CHRISTINE D.  
POB 925  
WINGATE, NC 28174

Title TS



EDWARDS, MAX W. JR.  
 13331 N.W. 5TH ST  
 PLANTATION, FL

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	04/30/2015
2016	04/29/2016
2017	04/28/2017

### Document Images

<a href="#">04/28/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/01/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/21/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/15/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/14/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/09/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

## Detail by Entity Name

Florida Limited Liability Company  
DENTON II LLC

### Filing Information

**Document Number** L13000043555  
**FEI/EIN Number** 80-0909835  
**Date Filed** 03/22/2013  
**State** FL  
**Status** ACTIVE

### Principal Address

18305 BISCAYNE BLVD  
SUITE 400  
AVENTURA, FL 33160

### Mailing Address

18305 BISCAYNE BLVD  
SUITE 400  
AVENTURA, FL 33160

### Registered Agent Name & Address

POLITANO, JONATHAN R  
18305 BISCAYNE BLVD  
SUITE 400  
AVENTURA, FL 33160

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

POLITANO, JONATHAN R  
18305 BISCAYNE BLVD - SUITE 400  
AVENTURA, FL 33160

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2016	03/15/2016
2017	04/10/2017
2018	03/08/2018

### Document Images

<a href="#">03/08/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

PREPARED BY:  
CODE ENFORCEMENT OFFICE  
CITY OF PLANTATION  
401 NW 70th TERRACE  
PLANTATION, FL 33317

CODE ENFORCEMENT BOARD  
CITY OF PLANTATION, FLORIDA

CITY OF PLANTATION, FLORIDA	)	
	)	
Petitioner,	)	CASE NO. CE06-01147
	)	
vs.	)	
	)	
LUCILLE A. MERENDA,	)	
	)	
Respondent.	)	

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The City of Plantation Code Enforcement Board ("Board"), 400 NW 73rd Avenue, Plantation, Florida 33317, having heard testimony at the Hearing to Confirm Fine held on the 14th day of August, 2006, and based on the evidence, upon a 7/0 vote, the Board enters the following findings of fact and order:

1. That Board did issue on the 17th day of April, 2006, the attached Final Order in the above captioned case commanding the respondent, Lucille A. Merenda, to bring the violation as to Section 11-7, 12-22 & 27-649, specified in said Final Order into compliance on or before the 10th day of May, 2006, or pay a fine in the amount of \$25.00 per day for each day of noncompliance thereafter.

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Please return to: Susan Slattery  
City Clerk  
City of Plantation  
400 NW 73 Ave  
Plantation, FL 33317

SUNSHINE CITY 76-34 B LOT 11 BLK 2

PROPERTY ID #504002030280

a/k/a 411 NW 135 WAY. PLANTATION, FL 33325

3. That the respondent, Lucille A. Merenda, did not comply with the Final Order on or before the date specified therein.

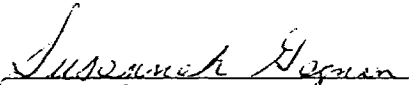
4. It is the order of the Board, upon a vote of 7/0 that the fine specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the respondent, Lucille A. Merenda, shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the respondent in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

DONE AND ORDERED this 1st day of September, 2006

  
\_\_\_\_\_  
CHAIRPERSON, Code Enforcement Board

ATTEST:

  
Code Enforcement Clerk

cc: Kevin Swan



STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of September, 2006, by Thomas Schepers

who is personally known to me  
 who has produced \_\_\_\_\_ as identification

Susannah Y. Gagnon  
(Notary Signature)



**Susannah Y. Gagnon**  
Commission # DD512576  
Expires March 26, 2010  
Bonded Troy Pan - Insurance Inc 800-365-7019

(Notary Stamp)

**CERTIFICATION**

I CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE AT CITY HALL.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF PLANTATION, FL THIS 8<sup>th</sup> DAY OF September 2006

Michelle R. Blawie  
CITY CLERK

CODE ENFORCEMENT BOARD  
CITY OF PLANTATION, FLORIDA

CITY OF PLANTATION, FLORIDA	)	
	)	
Petitioner,	)	CASE NO. CE06-01147
	)	
vs.	)	
	)	
LUCILLE A. MERENDA,	)	
	)	
Respondent.	)	

FINAL ORDER

STREET ADDRESS: 411 NW 135 WAY, Plantation, Florida 33325

LEGAL DESCRIPTION:

SUNSHINE CITY 76-34 B LOT 11 BLK 2

FOLIO 504002030280

The City of Plantation Code Enforcement Board heard testimony at the Hearing held the 10 day of APRIL, 2006, and based on the evidence, the Board, pursuant to a vote, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW and ORDER:

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Code Board hearing on APRIL 10, 2006. Respondent was notified by **posting** . As of the date of the hearing, the property still remains in non-compliance.

CONCLUSIONS OF LAW

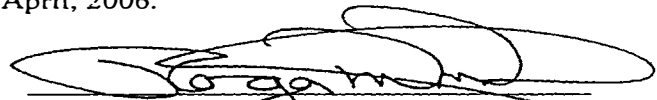
The Respondent was in violation of Sections 11-7,12-22 & 27-649 and pursuant to Section 162.09 of Florida Statutes, if the respondent/s fail to comply with the Board's order, a fine may be incurred and become a lien on the respondents property.

ORDER

It is the order of this Board that, based on the foregoing, respondent(s) shall comply with the City of Plantation Code of Ordinances, Sections 11-7,12-22 & 27-649 on or before the 10th day of May, 2006. If respondent does not comply within the time specified, respondent may be assessed a fine up to \$25.00 per day per violation for each day the violation continues to exist beyond the date set for compliance.

Upon complying, respondent shall notify Kevin Swan, the Code Enforcement Officer, who shall inspect the property and notify the Board of the Compliance.

DONE and ORDERED this 17<sup>th</sup> day of April, 2006.

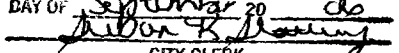
  
CHAIRPERSON, Code Enforcement Board

ATTEST:

  
Code Enforcement Clerk

**CERTIFICATION**

I CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE AT CITY HALL.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF PLANTATION, FL THIS 8<sup>th</sup> DAY OF September 20 06  
  
CITY CLERK

PREPARED BY:  
CODE ENFORCEMENT DIVISION  
CITY OF PLANTATION  
451 NW 70th TERRACE  
PLANTATION, FL 33317

**CODE ENFORCEMENT BOARD  
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA	)	
	)	<b>CASE NO: CE09-02735</b>
Petitioner,	)	
vs.	)	
LUCILLE A. MERENDA EST,	)	
Respondent.	)	

**SUPPLEMENTAL ORDER/CLAIM OF LIEN**

The City of Plantation, Code Enforcement Board ("Board"), 400 NW 73<sup>RD</sup> Avenue, Plantation, Florida 33317, after due notice to the Respondent, and the Respondent not appearing at the hearing herein, and the Board having heard testimony under oath at the Hearing to Confirm Fine held on the 11th day of January, 2010, and based on the evidence, upon a 6-0 vote, the Board enters the following findings of fact and order:

1. That the Board did issue a Final Order on the 9<sup>th</sup> day of November, 2009 on the above captioned case commanding the Respondent, LUCILLE A. MERENDA EST to bring the violation into compliance of the City of Plantation, Code of Ordinances, Section 5-87 (a) (6) on or before the 9<sup>th</sup> day of December, 2009 or pay a fine in the amount of \$50.00 per day for each day of non-compliance thereafter;
2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

**STREET ADDRESS:** 411 NW 135 WAY, PLANTATION, FLORIDA

**LEGAL DESCRIPTION:** SUNSHINE CITY 76-34 B LOT 11 BLK 2

**PROPERTY ID NO:** #5040 02 03 0280

3

3. That the Respondent, LUCILLE A. MERENDA EST did not comply with the City of Plantation, Code of Ordinances, Section 5-87 (a) (6) as set forth in the Final Order on or before the date specified therein.

4. IT IS THE ORDER OF THE BOARD that the fine of \$50.00 per day for violation of City of Plantation, Code of Ordinances, Section 5-87 (a) (6) specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent, LUCILLE A. MERENDA EST shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violations exist, and upon any other real or personal property owned by the Respondent, LUCILLE A. MERENDA EST in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded. Pursuant to Section 6-11 (c), Plantation City Code (which became effective upon the enactment of City Ordinance No. 1502 on October 7, 1987), a Plantation Code Enforcement Lien is co-equal with the liens of all State, County, District, and Municipal Taxes, and is superior in dignity to all other liens, titles, and claims (regardless of when created or recorded, if recorded) until paid.

6. If the fine is not satisfied within 90 days from the date of this order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order.

DONE AND ORDERED this 11th day of January, 2010

  
\_\_\_\_\_  
CHAIRPERSON  
CODE ENFORCEMENT BOARD

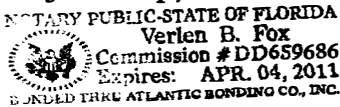
STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me this 11th day of January, 2010 by CRAIG ROGERS, Chairperson of the Code Enforcement Board for the City of Plantation, who is personally known to me.

Verlen B. Fox  
(Notary Signature)

VERLEN B. FOX  
(Printed Name)

(Notary Stamp)



RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the Code Enforcement Secretary and entered into the Case Docket (Public Record) this 12 day of January, 2010.

Verlen Fox  
VERLEN FOX  
CODE ENFORCEMENT SECRETARY

Copies furnished to:  
LUCILLE A. MERENDA EST, Respondent (via certified mail)  
SUSAN WILSON, Code Enforcement Inspector

Revised 10/04/00

**CERTIFICATION**  
I CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE AT CITY HALL. WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF PLANTATION, FL THIS 13 DAY OF January, 2010.  
Verlen B. Fox  
CITY CLERK

Tax Deed File No. 23327

DR-506  
R.01/95

Property  
Identification No. 504002-03-0280

# Tax Deed

State of Florida

## County of Broward

The following Tax Sale Certificate Numbered 39 issued on 6/01/2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 26<sup>TH</sup> day of JANUARY 2011, offered for sale as required by law for cash to the highest bidder and was sold to: DENTON II LLC whose address is: P O BOX 100736, ATLANTA, GA 30384-9584 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 26<sup>TH</sup> day of JANUARY, 2011 in the County of Broward, State of Florida, in consideration of the sum of (\$5 THOUSAND, EIGHT HUNDRED, SIXTY-TWO 04/100 (\$5,862.04) Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

SUNSHINE CITY 76-34 B LOT 11 BLK 2

Witness:

*[Handwritten signatures of witnesses]*



*[Signature]* (Seal)  
Clerk of Circuit Court of County Comptroller  
Deputy County Administrator

Broward County, Florida

State of Florida

## County of Broward

On this 26<sup>TH</sup> day of JANUARY, 2011, before me Linda Walker personally appeared Bertha Henry, County Administrator, by Michael Snedeker, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

*[Signature]*

NOTARY PUBLIC-STATE OF FLORIDA  
Linda Walker  
Commission # EE021184  
Expires: SEP. 24, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

**THIS TAX DEED IS SUBJECT TO  
ALL EXISTING PUBLIC PURPOSE  
UTILITY & GOVERNMENT  
EASEMENTS**

(3)

**Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
RECORDS, TAXES & TREASURY**

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 23327**

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: 504002-03-0280  
Certificate Number: 39  
Date of Issuance: 06/01/2007  
Certificate Holder: DENTON II LLC  
SUNSHINE CITY 76-34 B  
Description of Property: LOT 11 BLK 2

Name in which assessed: MERENDA,LUCILLE A EST  
Legal Titleholders: MERENDA,LUCILLE A EST  
5940 NW 64TH AVE APT 301  
FORT LAUDERDALE, FL 33319-2242

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 26th day of January, 2011 at 10:00 AM at:

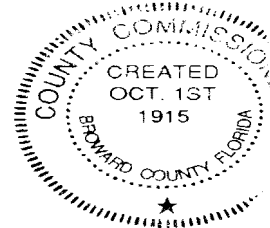
The Governmental Center  
115 S. Andrews Avenue, Room 302  
Fort Lauderdale, Florida

Dated this 23rd day of December, 2010.

Bertha Henry  
County Administrator  
REVENUE COLLECTION DIVISION

By: Polly Cacurak

Polly Cacurak  
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.

**SUBJECT TO REAL ESTATE TAXES FOR TAX YEARS 2009 & 2010**

Publish: DAILY BUSINESS REVIEW  
Issues: 12/23/2010, 12/30/2010, 01/06/2011 & 01/13/2011  
Minimum Bid: 5862.04



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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed № 23327 FINAL**

STATE OF FLORIDA

**SS.**

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 17th day of DECEMBER, 2010, 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:

MERENDA,LUCILLE A EST  
411 NW 135TH WAY  
PLANTATION FL 33325-2147

MERENDA,LUCILLE A EST  
5940 NW 64TH AVE APT 301  
FORT LAUDERDALE FL 33319-2242

BARBARA K, SUNSHINE  
5237 WEST BROWARD BOULEVARD  
PLANTATION, FL 33317

ROLAND SOLLANEK AND FANNIE L. SOLLANEK, his wife  
1401 S.W. 70 TERRACE  
PLANTATION, FL 33317

LAND VALUE HOLDINGS, INC  
10242 NW 47 STREET, SUITE 10  
SUNRISE, FL 33351

CITY OF PLANTATION  
CITY HALL  
Herbert Herriman, Finance Director  
400 NW 73 Avenue  
Plantation, Florida 33317

BROWARD COUNTY CODE ENFORCEMENT,  
PERMITTING LICENSING & PROTECTION DIVISION  
ATTN: DIANE JOHNSON  
GCE-1 NORTH UNIVERSITY DR  
PLANTATION, FL33324

BROWARD COUNTY COMMUNITY CODE COMPLIANCE  
PERMITTING LICENSING & PROTECTION DIVISION  
GCE-1 NORTH UNIVERSITY DR  
PLANTATION, FL33324

BROWARD COUNTY WATER & WASTEWATER,  
ATTN: JEAN MANESS  
2555 W. COPANS RD., POMPANO BEACH, FL

PUBLIC WORKS DEPT.; REAL PROPERTY ATTN: DALE C. WILSON  
GOVERNMENTAL CENTER, RM. 326,  
115 S. ANDREWS AVE., FT. LAUDERDALE, FL 33301

BROWARD COUNTY SHERIFF'S DEPT.  
ATTN: - CIVIL DIVISION  
FT. LAUDERDALE, FL 33315

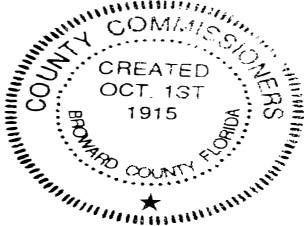
BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION;  
RIGHT OF WAY SECTION, ATTN: RICHARD TORNESE, P.E.  
ONE N. UNIVERSITY DR., STE 300-B  
PLANTATION, FL 33324

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 17th day of DECEMBER, 2010, 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 Michael Snedeker

2

PREPARED BY:  
CODE ENFORCEMENT OFFICE  
CITY OF PLANTATION  
451 NW 70th TERRACE  
PLANTATION, FL 33317  
TELEPHONE: 954-797-2267

Please Return To:  
Susan Slattery  
City Clerk's Office  
City of Plantation  
400 NW 73 Avenue  
Plantation, FL 33317

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**SPECIAL MAGISTRATE  
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

**Case No: CE12-03386**

Petitioner,

Vs.

DENTON II LLC

Respondent.

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**SUPPLEMENTAL ORDER/CLAIM OF LIEN**

The City of Plantation, Special Magistrate, 400 NW 73<sup>rd</sup> Avenue, Plantation, Florida 33317, after due notice to the Respondent, and the Respondent's Agent not appearing at the hearing herein, and the Special Magistrate having heard testimony at the Hearing to Confirm Fine held on 10/17/2013 and based on the evidence, the Special Magistrate enters the following findings of fact and order:

1. That the Special Magistrate did issue a Final Order on 04/18/2013 on the above captioned case commanding the Respondent, DENTON II LLC to bring the violation of the City of Plantation, Code of Ordinances, as to SECTION FBC 116.1 into compliance on or before 06/17/2013, or pay a fine in the amount of \$150.00 per day for each day of non-compliance thereafter;
2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

STREET ADDRESS: 411 NW 135 WAY, PLANTATION, FLORIDA

LEGAL DESCRIPTION FOR PROPERTY ID # 5040 02 03 0280

SUNSHINE CITY 76-34 B LOT 11 BLK 2

3. That the Respondent, DENTON II LLC did not comply with the Final Order on or before the date specified therein.
4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine of \$150.00 per day for violation of SECTION FBC 116.1 as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the

Respondent, DENTON II LLC shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, DENTON II LLC in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

6. If the fine is not satisfied within 90 days from the date of this order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order.

DONE AND ORDERED on this 17th day of October, 2013.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

STATE OF FLORIDA )

COUNTY OF BROWARD ) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me this 17th day of October, 2013 by CRAIG ROGERS, Special Magistrate of the City of Plantation, who is personally known to me.

Verlen B. Fox  
Notary Signature

Verlen B. Fox  
Printed Name of Notary



RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the Code Enforcement Secretary and entered into the Case Docket (Public Record) this 18 day of October, 2013.

Verlen B. Fox  
Code Enforcement Secretary

**CERTIFICATION**  
I CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE AT CITY HALL 01007  
WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF PLANTATION, FL THIS 21 DAY OF October 2013  
Verlen B. Fox  
CITY CLERK

PREPARED BY AND RETURN TO:  
JEFF SABOURI  
CITY OF PLANTATION  
BUILDING DEPARTMENT  
400 NW 73<sup>RD</sup> AVENUE  
PLANTATION, FLORIDA 33317

**RECORDED  
NOTICE AND CLAIM OF LIEN**

**FLORIDA BUILDING CODE  
UNSAFE BUILDINGS OR STRUCTURES**

The City of Plantation has begun proceedings under §116 of the Florida Building Code pertaining to Unsafe Structures, with respect to the property described below:

**DENTON II LLC, Property Owners**

Regarding Property located at: **411 NW 135<sup>TH</sup> WAY, PLANTATION FL 33325-2147**

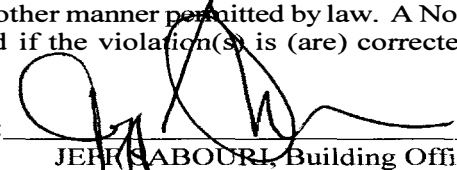
Legal Description: **Lot 11, Block 2 of Sunshine City, according to the Plat thereof, recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida.**

Property Identification No.: **5040 02 03 0280**

Pursuant to such Code, a Lien exists on such Property for all expended costs and fees in connection with the matter. These costs and fees can be paid by contacting the Office of the Building Official of the City of Plantation, Florida at 400 N.W. 73<sup>rd</sup> Avenue, Plantation, Florida 33317, Phone: (954) 797-2200, and referring to Trust Account Number [REDACTED]. This Lien may only be released or satisfied by a writing executed by the Building Official or Mayor of the City of Plantation.

The City may also proceed to prosecute a violation of whatever violations may exist on the Property by injunction, by Code Enforcement, or by any other manner permitted by law. A Notice of Violation may be recorded in the future, and when and if the violation(s) is (are) corrected, the Building Official shall record a Notice indicating same.

DATED: 11/22/2013

By:   
JEFF SABOURI, Building Official  
City of Plantation  
400 N.W. 73<sup>rd</sup> Avenue  
Plantation, Florida 33317

STATE OF FLORIDA  
COUNTY OF BROWARD

I CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared JEFF SABOURI, the Building Official of the City of Plantation, Florida, who is personally known to me to be the person described in and who executed the foregoing instrument (or who has produced his driver's license as identification) and acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of NOV, 2013.

Colleen J. Guerra  
NOTARY PUBLIC, STATE OF FLORIDA

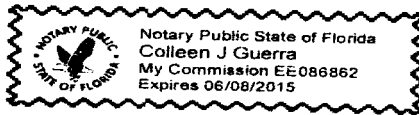
Colleen J Guerra  
Printed Name of Notary

My commission expires:

(Notary Seal)

My commission number is:

9017-13008/1579122  
11/22/2013



PREPARED BY AND RETURN TO:  
JEFF SABOURI  
CITY OF PLANTATION  
BUILDING DEPARTMENT  
400 NW 73<sup>RD</sup> AVENUE  
PLANTATION, FLORIDA 33317

---

**RECORDED**  
**NOTICE OF PROPERTY COMPLIANCE**  
**AND CONTINUED CLAIM OF LIEN**  
  
**FLORIDA BUILDING CODE**  
**UNSAFE BUILDINGS OR STRUCTURES**

WHEREAS, a Recorded Notice and Claim of Lien with respect to the Property herein described was recorded on December 3, 2013, in Broward County Official Records Book 50376, at Page 501; and,

WHEREAS, a Notice of Violation for the Property herein described may also have been recorded in the Broward County real property records (and if recorded, appears in Broward County Official Records Book 50570, at Page 1348-50); and,

WHEREAS, the unsafe structure has been demolished and the City of Plantation wishes to reflect this fact in the Broward County real property records;

NOW, THEREFORE, BE IT KNOWN that:

SECTION 1: A Certificate of Occupancy or Certificate of Completion as the case may be has been issued for the real property described as:

**DENTON II LLC, Property Owners**

Regarding Property located at: **411 NW 135<sup>TH</sup> WAY, PLANTATION FL 33325-2147**

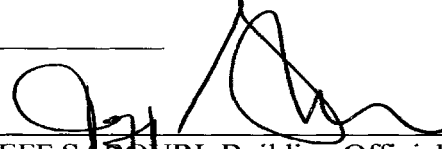
Legal Description: **Lot 11, Block 2 of Sunshine City, according to the Plat thereof, recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida.**

Property Identification No.: **5040 02 03 0280**

**SECTION 2:** In view of the structure being demolished, the Property is no longer considered an unsafe structure as defined under §116 of the Florida Building Code.

**SECTION 3:** A lien will exist with respect to such Property for all expended costs and fees in connection with this matter as provided by law, which may be enforceable in accordance with law until a Satisfaction and Release of Unsafe Structure Lien has been executed and recorded, or until such lien has been foreclosed and satisfied by judicial process.

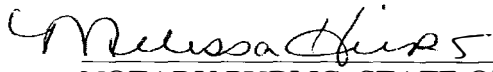
DATED: 2/5/2015

By:   
JEFF SABOURI, Building Official  
City of Plantation  
401 N.W. 70th Terrace  
Plantation, Florida 33317

STATE OF FLORIDA  
COUNTY OF BROWARD

I CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared JEFF SABOURI, the Building Official of the City of Plantation, Florida, who is personally known to me to be the person described in and who executed the foregoing instrument (or who has produced his driver's license as identification) and acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of February 2015.

  
NOTARY PUBLIC, STATE OF FLORIDA

Melissa Hurt  
Printed Name of Notary

My commission expires: 10/26/2017

My commission number is: FF048303

[56]9017-13008

(Notary Seal)





PREPARED BY:  
CODE ENFORCEMENT OFFICE  
CITY OF PLANTATION  
451 NW 70th TERRACE  
PLANTATION, FL 33317  
TELEPHONE: 954-797-2267

---

**SPECIAL MAGISTRATE  
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

**Case No: CE16-01142**

Petitioner,

vs.

DENTON II LLC

Respondent.

---

**SUPPLEMENTAL ORDER/CLAIM OF LIEN**

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after due notice to the Respondent, and the Respondent's Agent not having appeared at the hearing herein, and the Special Magistrate having heard testimony at the Hearing to Confirm Fine held on July 21, 2016 and based on the evidence, the Special Magistrate enters the following findings of fact and order.

1. That the Special Magistrate did issue a Final Order on May 19, 2016 on the above captioned case commanding the Respondent, DENTON II LLC to bring the violations of the City of Plantation, Code of Ordinances, as to SECTION 25-45 (b) and SECTION 11-8 into compliance on or before June 18, 2016 or pay a fine in the amount of \$100.00 per day per violation for each day of non-compliance hereafter.

2. That said violations occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

STREET ADDRESS: 411 NW 135 WAY, PLANTATION, FLORIDA

LEGAL DESCRIPTION FOR PROPERTY ID #5040 02 03 0280

SUNSHINE CITY 76-34 B LOT 11 BLK 2

3. That the Respondent, DENTON II LLC did not comply with the Final Order on or before the date specified therein.

4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine of \$100.00 per day per violation for violation of City of Plantation Code of Ordinances, SECTION 25-45 (b) and SECTION 11-8 as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent, DENTON II LLC shall comply with said Final Order, plus the recovery of reasonable attorney's fees and costs in any foreclosure of the lien.

5. The fine confirmed above shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, DENTON II LLC in any county wherein a certified copy of this Supplemental Order/Claim of Lien is recorded.

6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order.

DONE AND ORDERED on this 21<sup>st</sup> day of July, 2016.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 21<sup>st</sup> day of July, 2016 by STEVEN E. EISENBERG, the Special Magistrate of the City of Plantation, who is personally known to me.

Verlen B. Fox  
Notary Signature

Verlen B. Fox  
Printed Name of Notary

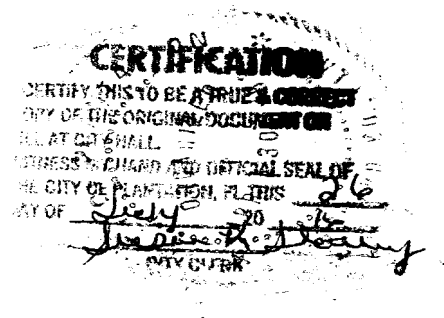
Notary Stamp



RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Order was received by the Principal Office Assistant and entered into the Case Docket (Public Record) this 22 day of July, 2016.

Verlen B. Fox  
Principal Office Assistant



CLAIM OF LIEN

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority duly authorizes in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared **MAX EDWARDS JR., as the Secretary/Treasury of Sunshine City Management Association, inc. a Florida Corporation, whose post office address is 495 Commodore Drive, Plantation, Florida 33325** and the Pursuant to Management Agreement by and between Sunshine City Land Development Corporation and Sunshine City Management Association, Inc. a copy of which is recorded as Exhibit "A" to the Declaration of Covenants, Restrictions, Limitations Conditions, Charges and Uses Covering Real Property described therein recorded O.R. Book 6865 at Page 308 of the Public records of Broward County, Florida and O.R. Book 6865 at Page 322 of the Public records of Broward County, Florida says that Sunshine City Management Association, Inc. is owed the following fees.

- Monthly/Management Fees April 2012-Oct 2016 \$3575
- Legal/Recording Fees \$250.00

In addition, a lien for legal fees and costs is claimed, together with interest, and further additional fees as they shall become due, late fees if any interest as it accrues, and fees and costs of collection including attorney fees after said due date, up to and including the date of payment and Release of Claim of Lien

The Lienor claims this lien on the following described real property located in BROWARD COUNTY, FLORIDA:

Lot 11 Block 2, of Sunshine City, a Subdivision in Broward County, Florida according to the Plat thereof, recorded in Plat Book 76, at Page 34 of the Public Records of Broward County, Florida.

The Current Owner is: Denton II LLC, 411 NW 135 Way Plantation Fl 33325

The amount due to the Lienor remains outstanding as of 3/30/2017

Signed Sealed and Delivered in the presence of:

*Brigitta Gitta*  
BRIGITTA GITTA

*Joe Gitta*  
JOE GITTA



Brigitta Gitta  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG004016  
Expires 8/4/2020

Sunshine City Management Association, Inc.

By Max Edwards Jr. Secretary/Treasurer

*Max Edwards Jr*

Who is personally known to the undersigned or who produced the following \_\_\_\_\_ as identification and who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same, for the purpose therein expressed.

Witness my hand and official seal in the County and State last aforesaid this 30 day of MARCH 2017

Notary Public

Name:

GAIL E. STEVENS  
ATTORNEY AT LAW  
412 N.E. 4th STREET  
FT. LAUDERDALE, FL 33301

Address:

This Instrument Prepared by:

GAIL E. STEVENS  
ATTORNEY AT LAW  
412 N.E. 4th STREET  
FT. LAUDERDALE, FL 33301

Property Appraisers Parcel Identification (Folio) Number(s):  
0203-028-0049

Grantees) S.S. #s):

94-139496 T#002  
03-24-94 09:48AM

\$ 0.70  
DOCU. STAMPS-DEED

RECVD. BROWARD CTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

Continental Paper & Printing Co., Inc. 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 23 day of February, A.D. 19 94, by  
ROLAND SOLLANEK, a married man,

first party, to  
ROLAND SOLLANEK and FANNIE L. SOLLANEK, his wife,

whose post office address is

11575 N.W. 2nd St. Plantation, Florida 33325

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ TEN and no/100 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of

BROWARD, State of FLORIDA, to-wit:

Lot 11, Block 2 of SUNSHINE CITY, according to the Plat thereof, recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida.

TOGETHER with Mobile home I.D. number [redacted] Skyline attached thereto as part of subject lot.

\*\* Deed is given to add spouse and create tenancy by entirety.

To Have and to Hold The same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

ANDREA R. PUYADA

Printed Name

Deanna C. Vargo

Witness Signature (as to first Grantor)

Deanna C. Vargo

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Roland Sollanek

Grantor Signature

ROLAND SOLLANEK

Printed Name

11575 N.W. 2nd Street

Post Office Address

Plantation, FL 33325

Co-Grantor Signature, if any

Printed Name

Post Office Address

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

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Roland Sollanek as I.D. OR WHO IS ROLAND SOLLANEK, married who produced: Deanna C. Vargo to me known to be the person described in and who executed the foregoing Quit-Claim Deed and Deanna C. Vargo acknowledged before me that Deanna C. Vargo executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of February, A.D. 1994



MYRA LEHMAN  
My Comm Exp. 6/14/96  
Bonded By Service Ins  
No. CC208148

Notary Signature

MYRA LEHMAN

Printed Notary Signature

My Commission Expires:

|| Permitted Name No. 10

BK211909PG0688

Return To:

BARBARA K. SUNSHINE  
Attorney at Law  
5237 West Broward Boulevard  
Plantation, Florida 33317  
(954) 587-9539

97-426312 T#001  
08-14-97 10:55AM

\$ 182.00  
DOCU. STAMPS-DEED

REC'D. BROWARD CNTY  
B. JACK OSTERHOFF

COUNTY ADMIN.

Prepared by:  
ROBERT E. COBB, ESQUIRE  
4530 North Federal Highway  
Fort Lauderdale, Florida 33308

WARRANTY DEED

This Indenture made this 5th day of August, 1997, between ROLAND SOLLANEK and FANNIE L. SOLLANEK, his wife, of 1401 SW 70th Terrace, Plantation, Florida 33317, as Grantors, and LUCILLE A. MERENDA, a single woman, of 411 NW 135th Way, Plantation, Florida 33325, as Grantees.

WITNESSETH, That said Grantors, for and in consideration of the sum of TEN AND 00/100's (\$10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the Grantee and Grantee's heirs forever the following described land located in the County of Broward, State of Florida, to-wit:

Lot 11, Block 2, SUNSHINE CITY, according to the Plat thereof, recorded in Plat Book 76, at Page 34, of the Public Records of Broward County, Florida.

TOGETHER with Mobile Home I.D. No. [REDACTED] Skyline attached thereto as part of subject lot.

SUBJECT TO reservations, restrictions, easements, limitations of records and taxes for 1997 and all subsequent years;

TAX FOLIO NUMBER: 10002-03-02800

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this day and year first above written.

WITNESSES:  
Robert E. Cobb  
Barbara K. Sunshine

Roland Sollanek  
ROLAND SOLLANEK  
Fannie L. Sollanek  
FANNIE L. SOLLANEK

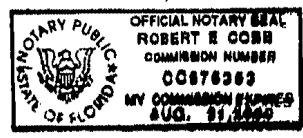
BK 26855PG0124

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 5th day of August, 1997, before me, an officer duly qualified to take acknowledgments, personally appeared, ROLAND SOLLANEK and FANNIE L. SOLLANEK, his wife. They are personally known to me or have produced as identification and (did) or (did not) take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

WITNESS my hand and official seal this 5th day of August, 1997.

Robert E. Cobb  
ROBERT E. COBB, NOTARY PUBLIC



3  
[Signature]

Certificate of Approval

This is to certify that Lucille Alexis Merenda have been approved by SUNSHINE CITY LAND DEVELOPMENT CORPORATION, a Florida Corporation, as the purchasers of the following described property:

Lot 11 in block 2 of SUNSHINE CITY, according to the plat thereof, recorded in plat book 76, at page 34, of the Public Records of Broward County, Florida: said lands situate, lying and being in Broward County, Florida.

Such approval has been given pursuant to the Provisions of the Declaration of Covenants, Restrictions, Limitations, Conditions, Charges and Uses as recorded in Official Records Book 6865 at Page 283, of the Public Records of Broward County, Florida.

DATED THIS 23 DAY of JUNE, 1997

SUNSHINE CITY LAND DEVELOPMENT CORPORATION

BY: 

Max Edwards Jr., Secretary/Treasurer

CORPORATE SEAL



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

BK 26855PG0125

*Exhibit*

PREPARED BY AND RETURN TO:  
JEFF SABOURI  
CITY OF PLANTATION  
BUILDING DEPARTMENT  
400 NW 73<sup>RD</sup> AVENUE  
PLANTATION, FLORIDA 33317

---

**RECORDED  
NOTICE OF VIOLATIONS**

**FLORIDA BUILDING CODE  
UNSAFE BUILDINGS OR STRUCTURES**

TO:

**Denton II LLC, Property Owners  
18305 Biscayne Blvd. #400  
Aventura, FL 33160**

**and at:**

**PO Box 100736  
Atlanta, GA 30384-9584**

and all others not listed above who may claim an ownership interest, mortgage lien interest, leasehold interest, other possessory interest, other lien interest, or other type of legal or equitable interest in the property described below.

Regarding Property located at: **411 NW 135<sup>TH</sup> WAY, PLANTATION FL 33325-2147**

Legal Description: **Lot 11, Block 2 of Sunshine City, according to the Plat thereof, recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida.**

Property Identification No.: **5040 02 03 0280**

An inspection by the Building Official of the City of Plantation, Florida, of the property location identified above shows the following:

- 1) The interior of the mobile home is destroyed due to a fire and water damage.



- 2) The roof assembly has collapsed in several areas, exposing the interior to the elements.
- 3) Several windows are broken leaving the structure open.
- 4) Seal and pane/sash separation at all remaining windows.
- 5) Additional damage may be observed upon further inspection.

It is the decision of the Building Official that the conditions described above are in violation of the Florida Building Code, Section 116.1

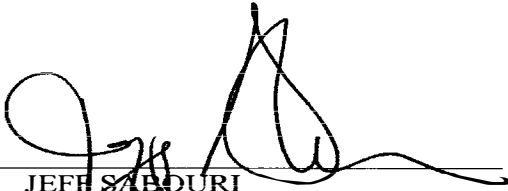
You have **fifteen (15)** days from the date of this Notice to bring the property into compliance with the Florida Building Code by doing the following:

- 1) The property is to be secured by the installation of an approved fence around the entire structure. **FBC 116.5.1**
- 2) A Demolition permit is to be obtained, the building demolished and removed from premises or a Building permit obtained, repairs made per the FBC Existing Building Code and the building made safe. **FBC 116.2.2.1**

You have the right to appeal the above decision to the Unsafe Structures and Housing Appeals Board of the City of Plantation, Florida within **fifteen (15)** days from the date you received this Notice (or within **fifteen (15)** days from the date a copy of this Notice was affixed or posted to the building or structure on the property, whichever first occurs, if applicable). If you choose to appeal, your written appeal must be timely received within the **fifteen (15)** day period in the office of the Building Department of the City at the following address:

Building Department  
City of Plantation  
401 N.W. 70<sup>th</sup> Terrace  
Plantation, Florida 33317  
Phone: 954-797-2268  
Fax: 954-797-2273

If required action has not been performed within the time frames set forth above, or if a written request for an appeal is not timely received by the Building Department, a public hearing will be initiated by the Building Official or designee before the Unsafe Structures and Housing Appeals Board of the City of Plantation. This process may result in the City or its agents doing the work demanded, or may result in a complete demolition of the property, and in either event, a lien for the City's expended costs (which lien will be co-equal with the lien of taxes and superior to all other liens and claims, including prior recorded mortgages), and such other relief ordered by the Board as may be due and proper.

By:   
JEFF SABOURI  
Building Official  
City of Plantation  
400 NW 73<sup>rd</sup> Avenue  
Plantation, Florida 33317

STATE OF FLORIDA  
COUNTY OF BROWARD

I CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared JEFF SABOURI, the Building Official of the City of Plantation, Florida, who is personally known to me to be the person described in and who executed the foregoing instrument (or who has produced his driver's license as identification) and acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of Feb, 2014.

  
NOTARY PUBLIC STATE OF FLORIDA

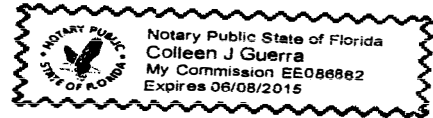
Colleen J Guerra  
Printed Name of Notary

My commission expires:

My commission number is:

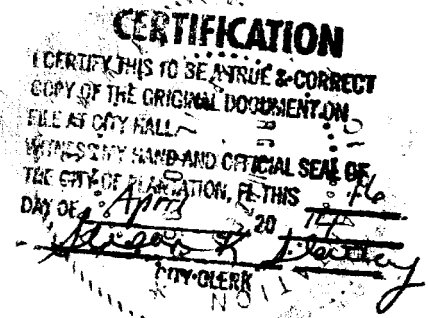
9017-13008/1609556

(Notary Seal)



Please Return To:  
Susan Slattery  
City Clerk's Office  
City of Plantation  
400 NW 73 Avenue  
Plantation, FL 33317

**UNSAFE STRUCTURES BOARD**



IN RE:

CASE NO.: 2014-01

Denton II LLC, Property Owners

\_\_\_\_\_ /

**FINAL ORDER**

This case came before the Unsafe Structures Board of the City of Plantation, Florida, at its meeting of April 15, 2014, and notice having been afforded to the owner of record and all parties having an interest, and the Board having reviewed all pertinent evidence and having heard all testimony from the Building Official, the owner, and the other parties in interest and their respective witnesses, it is:

**ORDERED:**

- 1. That the property which is the subject of this hearing, legally described as:

**Legal Description: Lot 11, Block 2 of Sunshine City, according to the Plat thereof, recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida.**

with a Folio Number of **5040 02 03 0280** and a street address of **411 NW 135<sup>TH</sup> WAY, PLANTATION FL 33325-2147**, in the City of Plantation, Florida, upon which there is located a building or structure is in violation of one or more provisions of the Florida Building Code, because of the following facts:

- A.   X   Several windows are broken leaving the structure open.
- B.   X   The interior of the mobile home is destroyed due to a fire and water damage.
- C.   X   The roof assembly has collapsed in several areas, exposing the interior to the elements.
- D.   X   Seal and pane/sash separation at all remaining windows.
- E.   X   The remaining roof supporting members are leaning or sagging and this is being caused by overstraining.

F.  X  The electrical, plumbing, mechanical, and other features of the structure regulated by the Florida Building Code do not comply with the Code.

2. The Board has decided that the decision of the Building Official, as set forth in the Recorded Notice of Violation as recorded in Broward County Official Records Book **50570** at Pages **1348-1350**, is:

X  upheld.  
\_\_\_\_\_ rescinded.  
\_\_\_\_\_ modified as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The owner or all persons responsible for the building or structure and any other interested persons are ordered to vacate or cause to be vacated the building or structure immediately and to secure same within  30  days. If the owner or those responsible shall fail to comply with this Order to vacate and secure the building or structure to make it safe, then the Building Official shall cause such building to be vacated, if occupied, and shall cause such building to be secured as soon as reasonably possible thereafter.

4. That the following shall be done:

A.  X  Based upon the evidence presented, and after considering and weighing same, the Board finds that:

X  the cost of alteration, repair, or replacement of the unsafe building exceeds fifty percent (50%) of its value; or,

X  the cost of structural repairs or structural replacement of the unsafe building exceeds thirty-three percent (33%) of its structural value.

Therefore, the owner or all persons responsible for the building or structure shall demolish the building and all other improvements on the property, remove the salvage and debris from the lands described above and restore the lot to its natural state so that it may be mowed with a mower within  30  days. If the owner or those responsible fail to timely comply with this Order, then the Building Official may do so thereafter as soon as reasonably possible. The Building Official may sell to the highest bidder or bidders for cash the salvage and contents of such building or other structure so

demolished which have not been removed by the owner of the land. If no bids are received for such salvage or contents, the Building Official may destroy that for which no bids were received.

5. The City, pursuant to its rights afforded by the Florida Building Code, shall record Notice and Final Amount of Lien against the property upon which the building or structure is located, to recover all costs and expenses incurred by the City in connection with all proceedings involving the property, including attorneys' fees.

6. Any such lien imposed for expenses incurred in demolition authorized pursuant to Section 4A of this Final Order shall supercede the lien of any mortgage on such property executed and recorded prior to the existence of such lien, and shall be a lien prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

**DONE AND ORDERED** in the City Council Chambers of the City of Plantation, Broward County, Florida on April 15, 2014.

  
\_\_\_\_\_  
Chairperson  
Unsafe Structures Board

Attest:

  
\_\_\_\_\_  
Gretchen Cappiello, Secretary  
Unsafe Structures Board

Mailing Date: \_\_\_\_\_  
Certified Mail No. \_\_\_\_\_

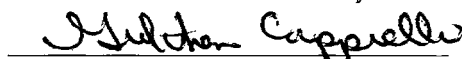
Registered Mail No. \_\_\_\_\_  
Posting Date: \_\_\_\_\_

Copies:

- Owner
- All Parties in Interest

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed document was received by the Unsafe Structures Board and entered into the Public Record this 16<sup>th</sup> day of April, 2014.

  
\_\_\_\_\_  
Gretchen Cappiello, Board Secretary

3

PREPARED BY:  
QUENTIN E. MORGAN, ESQ.  
ASSISTANT CITY ATTORNEY  
CITY OF PLANTATION  
200 EAST LAS OLAS BLVD., STE. 1900  
FORT LAUDERDALE, FL 33301

RETURN TO:  
QUENTIN E. MORGAN, ESQ.  
200 EAST LAS OLAS BLVD. SUITE 1900  
FORT LAUDERDALE, FLORIDA 33301

## UNSAFE STRUCTURES BOARD

IN RE:  
Denton II LLC  
411 NW 135th Way  
Plantation, Florida 33325

---

CASE NO.: 2014-01

### NOTICE AND FINAL AMOUNT OF LIEN

The City of Plantation, Florida, through its Unsafe Structures Board ("Board"), 400 NW 73<sup>rd</sup> Terrace, Plantation, Florida 33317, received evidence and heard testimony at a Public Hearing held on April 15, 2014. Based on the evidence, the Board issued a Final Order in the above captioned case, dated April 15, 2014, a copy of which Order is attached to this Notice and Final Amount of Lien and incorporated by this reference.

Subsequently, pursuant to an Affidavit of Expenses submitted to the City by or on behalf of the City's Chief Building Official, certain expenses incurred by the City in the foregoing matter and eventual demolition of the structures were listed. A copy of that Affidavit is attached and incorporated by reference.

Pursuant to the authority of §116.11 of the Florida Building Code, the expenses listed in the Affidavit shall constitute and are a lien against the real property described below, which attached to such property as of the date the Building Official began taking action with respect to this matter:

Regarding Property located at: **411 NW 135<sup>TH</sup> WAY, PLANTATION FL 33325-2147**

**Legal Description: Lot 11, Block 2 of Sunshine City, according to the Plat thereof, recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida.**

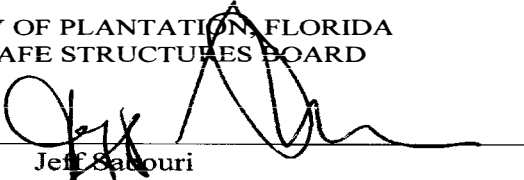
**Folio Number: 5040 02 03 0280**

Interest shall accrue on the above stipulated sum as the statutory prejudgment rate as provided by law.

This Lien may only be released by a writing signed by the Mayor or Building Official of the City of Plantation.

CITY OF PLANTATION, FLORIDA  
UNSAFE STRUCTURES BOARD

By: \_\_\_\_\_

  
Jeff Saloury  
Chief Building Official

STATE OF FLORIDA  
COUNTY OF BROWARD

I CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared JEFF SABOURI, as, for or on behalf of the Chief Building Official of the City of Plantation, Florida, who is personally known to me to be the person described in and who executed the foregoing instrument (or who has produced his driver's license as identification) and acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of October, 2014.



Melissa Hurt  
NOTARY PUBLIC, STATE OF FLORIDA

Melissa Hurt  
Printed Name of Notary

My commission expires: 10/26/17

My commission number is: FF048303



**UNSAFE STRUCTURES BOARD**

IN RE:

CASE NO.: 2014-01

Denton II LLC, Property Owners  
411 NW 135<sup>TH</sup> WAY  
Plantation, FL 33325-2147

---

**AFFIDAVIT OF EXPENSES**

STATE OF FLORIDA  
COUNTY OF BROWARD


BEFORE ME, the undersigned authority, personally appeared JEFF SABOURI, who upon oath deposes and says:

1. I, JEFF SABOURI, am the Building Official for the City of Plantation, Florida.
2. Based upon my knowledge and belief, the following items of expense incurred in connection with this proceeding brought under the Florida Building Code for an unsafe structure or building, are as follows:

Staff Inspections, Fees, Mailing and Administrative Time	\$735.03
Demolition Charges	\$8,995.00
Sun-Sentinel Publication costs	\$244.05
Brinkley Morgan Attorneys fees and costs, title reports and updates, autotrack fees, court reporter costs, and recording fees	<u>\$6,521.69</u>

<b>TOTAL</b>	<b>\$16,495.77</b>
--------------	--------------------

FURTHER AFFIANT SAYS NOTHING.

  
\_\_\_\_\_  
Jeff Saccubi, Building Official

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this 14 day of October, 2014.



My commission expires: 10/26/2017

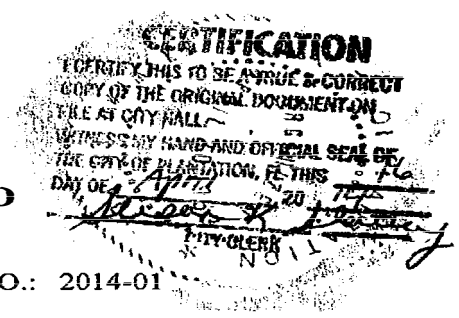
My commission number is: FF048303

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Melissa Hurt  
\_\_\_\_\_  
Printed name of Notary

(Notary Seal)

Please Return To:  
Susan Slattery  
City Clerk's Office  
City of Plantation  
400 NW 73 Avenue  
Plantation, FL 33317



**UNSAFE STRUCTURES BOARD**

IN RE:

CASE NO.: 2014-01

Denton II LLC, Property Owners

INSTR # 112273724  
OR BK 50761 Pages 1232 - 1234  
RECORDED 05/08/14 08:27:49 AM  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 2085  
#1, 3 Pages

**FINAL ORDER**

This case came before the Unsafe Structures Board of the City of Plantation, Florida, at its meeting of April 15, 2014, and notice having been afforded to the owner of record and all parties having an interest, and the Board having reviewed all pertinent evidence and having heard all testimony from the Building Official, the owner, and the other parties in interest and their respective witnesses, it is:

**ORDERED:**

- 1. That the property which is the subject of this hearing, legally described as:

**Legal Description: Lot 11, Block 2 of Sunshine City, according to the Plat thereof, recorded in Plat Book 76, Page 34, of the Public Records of Broward County, Florida.**

with a Folio Number of 504002 03 0280 and a street address of 411 NW 135<sup>TH</sup> WAY, PLANTATION FL 33325-2147, in the City of Plantation, Florida, upon which there is located a building or structure is in violation of one or more provisions of the Florida Building Code, because of the following facts:

- A.  Several windows are broken leaving the structure open.
- B.  The interior of the mobile home is destroyed due to a fire and water damage.
- C.  The roof assembly has collapsed in several areas, exposing the interior to the elements.
- D.  Seal and pane/sash separation at all remaining windows.
- E.  The remaining roof supporting members are leaning or sagging and this is being caused by overstraining.

3

F.  X  The electrical, plumbing, mechanical, and other features of the structure regulated by the Florida Building Code do not comply with the Code.

2. The Board has decided that the decision of the Building Official, as set forth in the Recorded Notice of Violation as recorded in Broward County Official Records Book 50570 at Pages 1348-1350, is:

X  upheld.  
\_\_\_\_\_ rescinded.  
\_\_\_\_\_ modified as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The owner or all persons responsible for the building or structure and any other interested persons are ordered to vacate or cause to be vacated the building or structure immediately and to secure same within  10  days. If the owner or those responsible shall fail to comply with this Order to vacate and secure the building or structure to make it safe, then the Building Official shall cause such building to be vacated, if occupied, and shall cause such building to be secured as soon as reasonably possible thereafter.

4. That the following shall be done:

A.  X  Based upon the evidence presented, and after considering and weighing same, the Board finds that:

X  the cost of alteration, repair, or replacement of the unsafe building exceeds fifty percent (50%) of its value; or,

X  the cost of structural repairs or structural replacement of the unsafe building exceeds thirty-three percent (33%) of its structural value.

Therefore, the owner or all persons responsible for the building or structure shall demolish the building and all other improvements on the property, remove the salvage and debris from the lands described above and restore the lot to its natural state so that it may be mowed with a mower within  30  days. If the owner or those responsible fail to timely comply with this Order, then the Building Official may do so thereafter as soon as reasonably possible. The Building Official may sell to the highest bidder or bidders for cash the salvage and contents of such building or other structure so

demolished which have not been removed by the owner of the land. If no bids are received for such salvage or contents, the Building Official may destroy that for which no bids were received.

5. The City, pursuant to its rights afforded by the Florida Building Code, shall record Notice and Final Amount of Lien against the property upon which the building or structure is located, to recover all costs and expenses incurred by the City in connection with all proceedings involving the property, including attorneys' fees.

6. Any such lien imposed for expenses incurred in demolition authorized pursuant to Section 4A of this Final Order shall supercede the lien of any mortgage on such property executed and recorded prior to the existence of such lien, and shall be a lien prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

**DONE AND ORDERED** in the City Council Chambers of the City of Plantation, Broward County, Florida on April 15, 2014.

  
\_\_\_\_\_  
Chairperson  
Unsafe Structures Board

Attest:

  
\_\_\_\_\_  
Gretchen Cappiello, Secretary  
Unsafe Structures Board

Mailing Date: \_\_\_\_\_  
Certified Mail No. \_\_\_\_\_  
Registered Mail No. \_\_\_\_\_  
Posting Date: \_\_\_\_\_

Copies:

- Owner
- All Parties in Interest

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed document was received by the Unsafe Structures Board and entered into the Public Record this 15<sup>th</sup> day of April, 2014.

  
\_\_\_\_\_  
Gretchen Cappiello, Board Secretary

9017-13008[23]

DATE: July 2nd, 2018  
PROPERTY ID # 504002-03-0280 (TD # 40322)

# WARNING

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

CITY OF PLANTATION  
400 NW 73 AVE  
PLANTATION, FL 33317

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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by July 31, 2018 .....\$3,340.61
- Or
- \* Estimated Amount due if paid by August 14, 2018 .....\$3,382.24

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE  
VISIT [www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

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DENTON II LLC  
P O BOX 100736  
ATLANTA, GA 30384-9584

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ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
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LB-AMNIA 14 LLC  
PO BOX 37531  
BALTIMORE, MD 21297-7531

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

DATE: July 2nd, 2018  
PROPERTY ID # 504002-03-0280 (TD # 40322)

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JONATHAN R POLITANO, AGENT O/B/O DENTON II LLC  
18305 BISCAYNE BLVD, SUITE 400  
AVENTURA, FL 33160

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401 NW 70TH TERRACE  
PLANTATION, FL 33317

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MAX EDWARDS JR., AS THE SECRETARY/TREASURY OF  
SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.  
495 COMMODORE DRIVE  
PLANTATION, FL 33325

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PLANTATION, FL 33325

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SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.  
13331 NW 5TH ST  
PLANTATION, FL 33325

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 411 NW 135 WAY, PLANTATION FL 33325-2147 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER 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 OTHER 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 NOTICE.

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

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

**MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

- \* Estimated Amount due if paid by July 31, 2018 .....\$3,340.61
- Or
- \* Estimated Amount due if paid by August 14, 2018 .....\$3,382.24

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 15, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.**

**TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, 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](http://www.broward.org/recordstaxestreasury)



**DATE: July 2nd, 2018**  
**PROPERTY ID # 504002-03-0280 (TD # 40322)**

# WARNING

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

DENTON II LLC  
18305 BISCAYNE BLVD # 400  
AVENTURA, FL 33160

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 411 NW 135 WAY, PLANTATION FL 33325-2147 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: July 2nd, 2018  
PROPERTY ID # 504002-03-0280 (TD # 40322)

# WARNING

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

\*GIOVINAZZO, ANDREW  
17611 LAKE PARK ROAD  
BOCA RATON, FL 33487

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 411 NW 135 WAY, PLANTATION FL 33325-2147 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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- Or
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: July 2nd, 2018  
PROPERTY ID # 504002-03-0280 (TD # 40322)

# WARNING

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

\*CHARLAP, MASON ELLIOT  
405 NW 135 WAY  
PLANTATION, FL 33325

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 411 NW 135 WAY, PLANTATION FL 33325-2147 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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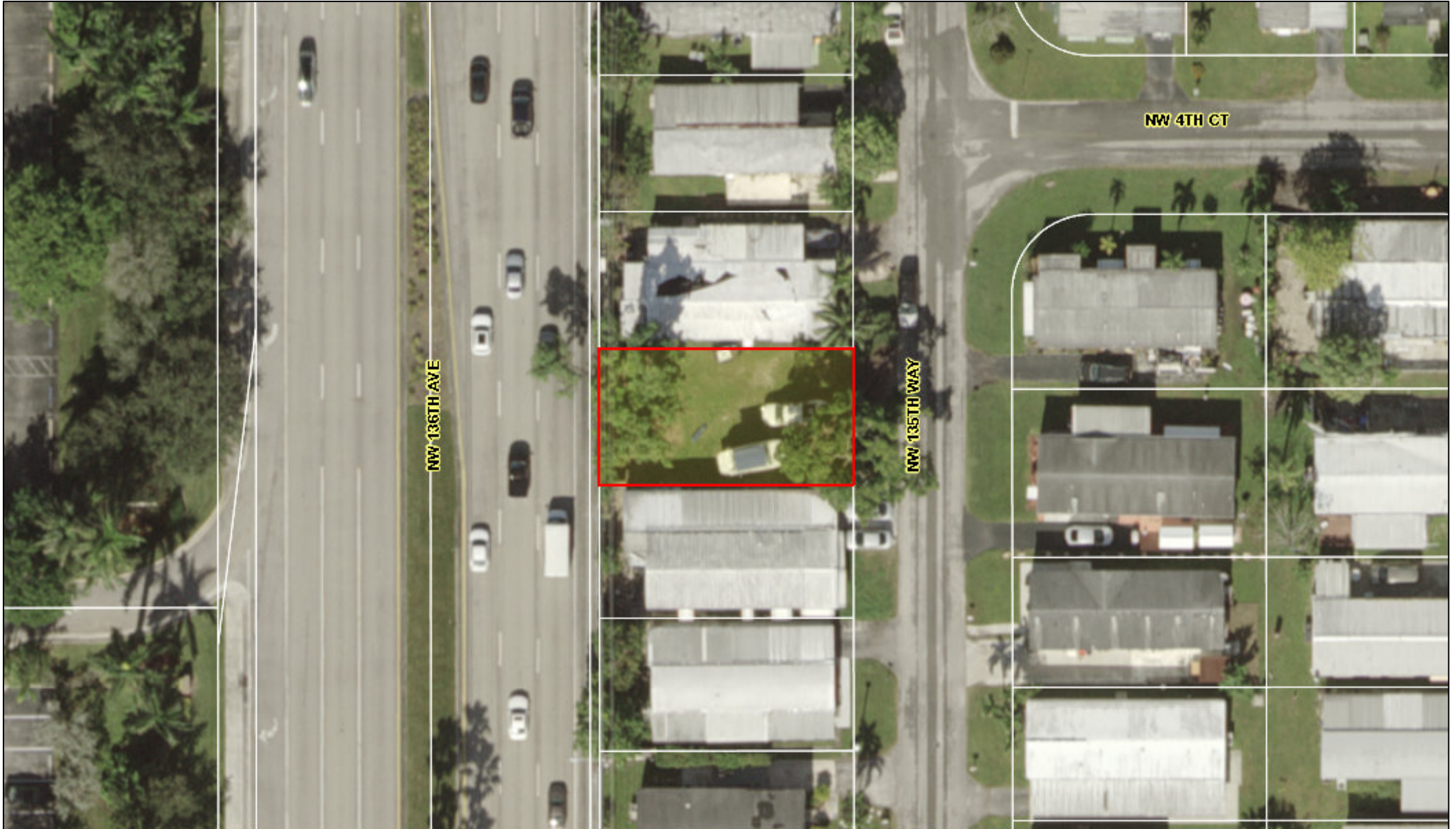
MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by July 31, 2018 .....\$3,340.61
- Or
- \* Estimated Amount due if paid by August 14, 2018 .....\$3,382.24

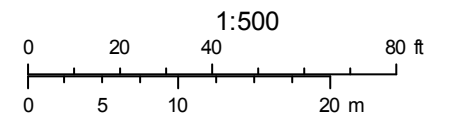
THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 15, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)



May 3, 2018



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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  
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Postage

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Total

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Sent

Street

City

**TD 40322 AUGUST 2018 WARNING**

MAX EDWARDS JR., AS THE SECRETARY/TREASURY OF  
SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.  
495 COMMODORE DRIVE  
PLANTATION, FL 3332S

7018 0360 0001 4963 3166



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Certified Mail Fee

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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 | \$ _____ |

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Street #

City, St

**TD 40322 AUGUST 2018 WARNING**  
MAX W EDWARDS, JR., REGISTERED AGENT O/B/O  
SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.  
13331 NW 5TH ST  
PLANTATION, FL 33325

701A 0360 0001 4963 3159

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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)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
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City, Sta

**TD 40322 AUGUST 2018 WARNING**

DENTON II LLC

18305 BISCAYNE BLVD # 400

AVENTURA, FL 33160

7017 2620 0000 2940 0660

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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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<input type="checkbox"/> Adult Signature Required	\$ _____
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**TD 40322 AUGUST 2018 WARNING**

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*Sent To* \_\_\_\_\_  
*Street and A* \_\_\_\_\_  
*City, State, Z* \_\_\_\_\_

\*CHARLAP, MASON ELLIOT  
405 NW 135 WAY  
PLANTATION, FL 33325

7017 2620 0000 2940 0677



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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)         | \$ | _____ |
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Street and /

City, State, .

**TD 40322 AUGUST 2018 WARNING**

\*GIOVINAZZO, ANDREW  
17611 LAKE PARK ROAD  
BOCA RATON, FL 33487

7017 2620 0000 2940 0684

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

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| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
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City, St.

**TD 40322 AUGUST 2018 WARNING**

DENTON II LLC

P O BOX 100736

ATLANTA, GA 30384-9584

7016 0360 000J 4963 0639

2290 E964 T000 0360 9102

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

- Return Receipt (hardcopy) \$ \_\_\_\_\_
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City, State, Z

TD 40322 AUGUST 2018 WARNING

CITY OF PLANTATION

400 NW 73 AVE

PLANTATION, FL 33317

7018 0360 0001 4963 0615

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Certified Mail Fee	
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Extra Services & Fees <i>(check box, add fee as appropriate)</i>	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
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Street at \_\_\_\_\_

City, Sta \_\_\_\_\_

**TD 40322 AUGUST 2018 WARNING**  
**DENTON II LLC**  
**411 NW 135 WAY**  
**PLANTATION, FL 33325-2147**

7018 0360 0001 4963 3142

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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
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<u>City</u>	

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**TD 40322 AUGUST 2018 WARNING**

LB-AMNIA 14 LLC

PO BOX 37531

BALTIMORE, MD 21297-7531

7018 0360 0001 4963 3135

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Certified Mail Fee	
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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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TD 40322 AUGUST 2018 WARNING  
CITY OF PLANTATION  
ATTN ANNA C OTINIANO  
FINANCE DIRECTOR  
400 NW 73 AVE  
PLANTATION, FL 33317

7016 0360 0001 4963 3128

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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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**TD 40322 AUGUST 2018 WARNING**

Sen	JONATHAN R POLITANO, REGISTERED AGENT	_____
Stre	O/B/O DENTON II LLC	_____
City	18305 BISCAYNE BLVD, SUITE 400	_____
	AVENTURA, FL 33160	_____

7018 0360 0001 4963 3111

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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)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
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**TD 40322 AUGUST 2018 WARNING**  
CITY OF PLANTATION,  
CODE ENFORCEMENT OFFICE  
401 NW 70TH TERRACE  
PLANTATION, FL 33317



7018 0360 0001 4963 3204

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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	\$ _____
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Sent  
Street  
City, State

**TD 40322 AUGUST 2018 WARNING**  
CITY OF PLANTATION,  
CODE ENFORCEMENT DIVISION  
451 NW 70TH TERRACE  
PLANTATION, FL 33317

7018 0360 0001 4963 3098

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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)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
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**TD 40322 AUGUST 2018 WARNING**  
SUNSHINE CITY MANAGEMENT  
ASSOCIATION, INC.  
495 COMMODORE DR.  
PLANTATION, FL 33325

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7017 2620 0000 2940 0691

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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 40322 AUGUST 2018 WARNING**

**Sent To** MAX EDWARDS JR., AS THE SECRETARY/TREASURY OF  
SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.

**Street and** 495 COMMODORE DRIVE

**City, State,** PLANTATION, FL 33325

**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.

**TD 40322 AUGUST 2018 WARNING**  
MAX W EDWARDS, JR., REGISTERED AGENT O/B/O  
SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.  
13331 NW 5TH ST  
PLANTATION, FL 33325



9590 9402 3447 7275 4692 86

2. Article Number (Transfer from service label)

7018 0360 0001 4963 3159

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 *Max Edwards*  Addressee

B. Received by (Printed Name) C. Date of Delivery  
*MAX EDWARDS* *7/12/2018*

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 |
| <input type="checkbox"/> Insured Mail                                |   |
| <input type="checkbox"/> Registered Mail Restricted Delivery (\$500) |   |

**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.

**TD 40322 AUGUST 2018 WARNING**  
JONATHAN R POLITANO, REGISTERED AGENT  
O/B/O DENTON II LLC  
18305 BISCAYNE BLVD, SUITE 400  
AVENTURA, FL 33160



9590 9402 3447 7275 4567 12

2. Article Number (Transfer from service label)

7018 0360 0001 4963 3128

**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
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
- (over \$500)

**SENDER: COMPLETE THIS SECTION**

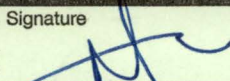
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**TD 40322 AUGUST 2018 WARNING**  
DENTON II LLC  
18305 BISCAYNE BLVD # 400  
AVENTURA, FL 33160



7 2620 0000 2940 0660

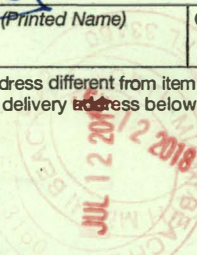
**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X**   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
  - Insured Mail
  - Insured Mail 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 40322 AUGUST 2018 WARNING**  
\*CHARLAP, MASON ELLIOT  
405 NW 135 WAY  
PLANTATION, FL 33325



9590 9402 2806 7069 5833 43

2. Article

7017 2620 0000 2940 0677

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]* 7/16/18

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten 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.

**TD 40322 AUGUST 2018 WARNING**

DENTON II LLC  
P O BOX 100736  
ATLANTA, GA 30384-9584



9590 9402 3447 7275 4694 46

2. Article Number (Transfer from service label)

7018 0360 0001 4963 0639

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1? If YES, enter delivery address below:

Agent

Address

C. Date of Delivery

Yes

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 40322 AUGUST 2018 WARNING**  
SUNSHINE CITY MANAGEMENT  
ASSOCIATION, INC.  
495 COMMODORE DR.  
PLANTATION, FL 33325



9590 9402 4167 8092 9795 87

2. Article Number (Transfer from service label)

7018 0360 0001 4963 3098

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

MAX GILBERT

C. Date of Delivery

7/24/2018

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
- Mail Restricted Delivery (0)

**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 Addressment Fee

**TD 40322 AUGUST 2018 WARNING**  
MAX EDWARDS JR., AS THE SECRETARY/TREASURY OF  
SUNSHINE CITY MANAGEMENT ASSOCIATION, INC.  
495 COMMODORE DRIVE  
PLANTATION, FL 33325



9590 9402 3447 7275 4692 79

2 Article Number (Transfer from service label)

7018 0360 0001 4963 3166

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

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

MAX EDWARDS JR. 7/29/18

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
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Signature Confirmation Restricted Delivery (\$500)

**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

**TD 40322 AUGUST 2018 WARNIN'G**  
LB-AMNIA 14 LLC  
PO BOX 37531  
BALTIMORE, MD 21297-7531



9590 9402 3447 7275 4692 93

2. Article Number (Transfer from service label)

7018 0360 0001 4963 3142

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

JUL 13 2018

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

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