



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 11/12/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/08/2018

CERTIFICATE # 2015-14920

ACCOUNT # 504214130046

ALTERNATE KEY # 514658

TAX DEED APPLICATION # 42540

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:

South 37 of Tract "D", LAUDERDALE HARBORS SHOPPING CENTER, according to the Plat thereof as recorded in Plat Book 48, Page 19, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1065 SE 17 STREET, FORT LAUDERDALE FL 33316

OWNER OF RECORD ON CURRENT TAX ROLL:

BOJ PROPERTY INVESTMENTS CORP

243 5 AVE

NEW YORK, NY 10016 (Matches Property Appraiser and Sunbiz records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BOJ PROPERTY INVESTMENTS CORP.

OR: 49048, Page: 912

80 S.W. 8TH STREET, SUITE 2000

MIAMI, FL 33130 (Per Certificate of Title)

M SMITH, REGISTERED AGENT

O/B/O BOJ PROPERTY INVESTMENTS CORP.

200 S BISCAYNE BLVD, SUITE 2790

MIAMI, FL 33131 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

AGTC INVESTMENTS, LLC

AGTC INVESTMENTS, LLC AND OCEAN BANK

7800 NW 42 AVENUE, SUITE 300

ATTN: I. CASTANEDA

MIAMI, FL 33126 (Tax Deed Applicant)

LAUDERDALE HARBORS PARKING, INC.

1085 S.E. 17 STREET

FORT LAUDERDALE, FL 33316

(Per Sunbiz. Declaration recorded in 11528-990.)

MICHAEL R BASS, REGISTERED AGENT
O/B/O LAUDERDALE HARBORS PARKING, INC.
1408 S. ANDREWS AVENUE
FORT LAUDERDALE, FL 33316 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 14 13 0046

CURRENT ASSESSED VALUE: \$86,470

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Quit Claim Deed

OR: 21871, Page: 903

Power of Attorney

OR: 35270, Page: 1728

Warranty Deed

OR: 35270, Page: 1736

Quit Claim Deed

OR: 41703, Page: 1356

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



Site Address	1065 SE 17 STREET, FORT LAUDERDALE FL 33316	ID #	5042 14 13 0046
Property Owner	BOJ PROPERTY INVESTMENTS CORP	Millage	0312
Mailing Address	243 5 AVE NEW YORK NY 10016	Use	10
Abbr Legal Description	LAUDERDALE HARBORS SHOPPING CENTER 48-19 B TRACT D S 37		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$86,470		\$86,470	\$86,470	
2017	\$86,470		\$86,470	\$86,470	\$1,597.56
2016	\$86,470		\$86,470	\$86,470	\$1,647.48

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$86,470	\$86,470	\$86,470	\$86,470
Portability	0	0	0	0
Assessed/SOH	\$86,470	\$86,470	\$86,470	\$86,470
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$86,470	\$86,470	\$86,470	\$86,470

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/2/2012	CET-D	\$20,100	49048 / 912	\$40.50	2,135	SF
3/7/2006	QCD	\$100	41703 / 1356			
5/15/2003	WD	\$115,000	35270 / 1736			
3/1/1994	QCD	\$100	21871 / 903			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42540

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2019, 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:

BOJ PROPERTY INVESTMENTS CORP
1065 SE 17 STREET
FORT LAUDERDALE, FL 33316

BOJ PROPERTY INVESTMENTS CORP
243 5 AVE
NEW YORK, NY 10016

BOJ PROPERTY INVESTMENTS CORP.
80 S.W. 8TH STREET, SUITE 2000
MIAMI, FL 33130

AGTC INVESTMENTS, LLC, AGTC
INVESTMENTS, LLC AND OCEAN
BANK
7800 NW 42 AVENUE, SUITE 300,
ATTN: I. CASTANEDA

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

LAUDERDALE HARBORS PARKING,
INC.
1085 S.E. 17 STREET
FORT LAUDERDALE, FL 33316

M SMITH, REGISTERED AGENT
O/B/O BOJ PROPERTY INVESTMENTS
CORP.
200 S BISCAYNE BLVD, SUITE 2790
MIAMI, FL 33131

MIAMI, FL 33126
MICHAEL R BASS, REGISTERED
AGENT O/B/O LAUDERDALE
HARBORS PARKING, INC.
1408 S. ANDREWS AVENUE
FORT LAUDERDALE, FL 33316

*SOUTHPORT COIN LAUNDRY &
CLEANERS INC
1059 SE 17 ST
FORT LAUDERDALE, FL 33316

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 1st day of March 2019 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 42540

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: 504214-13-0046
Certificate Number: 14920
Date of Issuance: 05/26/2016
Certificate Holder: AGTC INVESTMENTS, LLC AGTC INVESTMENTS, LLC AND OCEAN BANK
Description of Property: LAUDERDALE HARBORS SHOPPING
CENTER 48-19 B
TRACT D S 37

Name in which assessed: BOJ PROPERTY INVESTMENTS CORP
Legal Titleholders: BOJ PROPERTY INVESTMENTS CORP
243 5 AVE
NEW YORK, NY 10016

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 17th day of April, 2019. 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 14th day of March, 2019.

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: 03/14/2019, 03/21/2019, 03/28/2019 & 04/04/2019
Minimum Bid: 9076.53

Assignment # **15851**

Please Route To Supervisor

Service Sheet #

19-010068

BROWARD COUNTY, FL vs. BOJ PROPERTY INVESTMENTS CORP

TD 42540

~~TAX SALE NOTICE~~

VS.

COUNTY/BROWARD

DEFENDANT

4/17/2019

CASE

TYPE OF WRIT

BOJ PROPERTY INVESTMENTS CORP

COURT

HEARING DATE

**1065 SE 17 STREET
FORT LAUDERDALE, FL 33316**

3-27-19 0700

SERVE

***SERVE ASAP - RETURN TO TAX NOTICE TRAY #115851**

Received this process on
3/6/2019

Date

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

Served

Not Served - see comments

3-28-19 at **1250**

Date

Time

9884

Attorney

BOJ PROPERTY INVESTMENTS CORP

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

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

_____, in accordance with F.S. 48.031(1)(a)

To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)

To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081

To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)

To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

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

1st attempt date/time: _____

2nd attempt date/time: _____

POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____

2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: **vacant lot, posted on tree. #115851**

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

**SCOTT J. TORRES, SHERIFF
BROWARD COUNTY, FLORIDA**

BY: *[Signature]*

D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504214-13-0046 (TD #42540)

RECEIVED SHERIFF
2018 MAR -6 AM 9:26
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 March 29, 2019\$7,669.88

Or

* Amount due if paid by April 16, 2019\$7,765.63

*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 April 17, 2019 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

BOJ PROPERTY INVESTMENTS CORP
1065 SE 17 STREET
FORT LAUDERDALE, FL 33316

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 Not For Profit Corporation
LAUDERDALE HARBORS PARKING, INC.

Filing Information

Document Number	N97000006083
FEI/EIN Number	65-0341303
Date Filed	10/29/1997
Effective Date	03/07/1959
State	FL
Status	ACTIVE

Principal Address

1085 S.E. 17 STREET
FORT LAUDERDALE, FL 33316

Changed: 03/23/1998

Mailing Address

1085 S.E. 17 STREET
FORT LAUDERDALE, FL 33316

Changed: 03/23/1998

Registered Agent Name & Address

BASS, MICHAEL R
1408 S. ANDREWS AVENUE
FORT LAUDERDALE, FL 33316

Address Changed: 01/16/2014

Officer/Director Detail

Name & Address

Title PD

O'BRIEN, JOHN
4760 NE 28 AVENUE
FORT LAUDERDALE, FL 33308

Title VPD

SMALLWOOD, HELEN
1001 SE 17 STREET

1085 S.E. 17 STREET
FORT LAUDERDALE, FL 33316

Title SD

LEATHERBURY, INGEBORG
1085 S.E. 17 STREET
FORT LAUDERDALE, FL 33316

Title TD

LEATHERBURY, INGEBORG
1085 S.E. 17 STREET
FORT LAUDERDALE, FL 33316

Annual Reports

Report Year	Filed Date
2016	02/19/2016
2017	03/07/2017
2018	03/07/2018

Document Images

03/07/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
02/19/2016 -- ANNUAL REPORT	View image in PDF format
02/12/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
03/28/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
02/12/2008 -- ANNUAL REPORT	View image in PDF format
02/05/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
01/28/2005 -- ANNUAL REPORT	View image in PDF format
01/28/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
02/07/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
07/17/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
03/23/1998 -- ANNUAL REPORT	View image in PDF format
10/29/1997 -- Domestic Non-Profit	View image in PDF format
02/12/1997 -- ANNUAL REPORT	View image in PDF format
02/23/1996 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Profit Corporation

BOJ PROPERTY INVESTMENTS CORP.

Filing Information

Document Number	P12000065689
FEI/EIN Number	APPLIED FOR
Date Filed	07/27/2012
Effective Date	07/27/2012
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION
FOR ANNUAL REPORT	
Event Date Filed	09/25/2015
Event Effective Date	NONE

Principal Address

243 5TH AVE
New York, NY 10016

Changed: 04/30/2014

Mailing Address

243 5TH AVE
New York, NY 10016

Changed: 04/30/2014

Registered Agent Name & Address

SMITH, M
200 S BISCAYNE BLVD
SUITE 2790
MIAMI, FL 33131

Name Changed: 04/30/2014

Officer/Director Detail

Name & Address

Title P, D

SMITH, M
243 5TH AVE

New York, NY 10016

Title T, S

SMITH, M

243 5TH AVE

New York, NY 10016

Annual Reports

Report Year	Filed Date
2013	03/15/2013
2014	04/30/2014

Document Images

04/30/2014 -- ANNUAL REPORT	View image in PDF format
03/15/2013 -- ANNUAL REPORT	View image in PDF format
07/27/2012 -- Domestic Profit	View image in PDF format

3 --> WC 4299 TOWN & COUNTRY TITLE
BOX 160

RETURN TO:
TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD
6565 TAFT STREET
HOLLYWOOD, FLORIDA 33024
03-0918G REYES
Property Folio No. 10214-13-00460

PREPARED BY: B.J. REEVES, ESQ.
Terra Doc Prep, Inc.
6565 Taft Street #101
Hollywood, FL 33024

WARRANTY DEED
(Statutory Form-Section 689.02 F.S.)

This Indenture, made this 15th day of May, 2003, between PHILIP POWELL, a married man, Individually, and BERNY LANE, Individually and as TRUSTEE OF THE BERNY LANE DECLARATION OF TRUST DATED MARCH 2, 1994 whose post office address is 6105 SW 55 CT, DAVIE, FL., 33314-6104, hereinafter called the Grantor*, and JOSE NELSON REYES and EVELYN REYES, husband and wife whose post office address is 17453 SW 22 STREET, MIRAMAR, FL 33029, hereinafter called the grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to wit:

SOUTH 37 FEET OF TRACT "D", OF LAUDERDALE HARBORS SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, AT PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS PROPERTY IS NOT AND HAS NEVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTORS AS THIS IS VACANT LAND. THIS PROPERTY IS NOT AND HAS NEVER BEEN CONTIGUOUS TO THE HOMESTEAD PROPERTY OF THE GRANTORS.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

Roseanna J. Sorrell
Signature of Witness
ROSEANNA J. SORRELL
Print/Type name of Witness

Philip Powell by Anna Powell A.F.F.
PHILIP POWELL, by ANNA POWELL, his Attorney

in Fact
212 Briarwood Circle
Hollywood, Florida 33024
Berny Lane
BERNY LANE, Individually and as Trustee
212 Briarwood Circle
Hollywood, Florida 33024

Linda L. Hampshire
Signature of Witness
LINDA L. HAMPSHIRE
Print/Type name of Witness

STATE OF FL.
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of May, 2003, by ANNA POWELL, as Attorney-in-Fact for PHILIP POWELL and BERNY LANE, Individually and as TRUSTEE OF THE BERNY LANE DECLARATION OF TRUST DATED MARCH 2, 1994 who is(are) personally known to me or who has(have) produced valid drivers licenses or _____ as identification.

Linda L. Hampshire
Notary Public

(SEAL)



1

ROBERT EMMERT

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

LAUDERDALE HARBORS PARKING INC
Plaintiff

CACE-12-005256

VS.

Division: 25

REYLAN PARTNERS LLC
Defendant

Certificate of Title

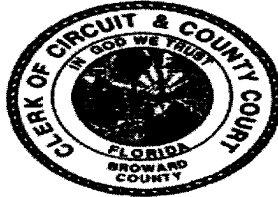
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on August 02, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

South 37 of Tract "D", LAUDERDALE HARBORS SHOPPING CENTER, according to the Plat thereof as recorded in Plat Book 48, Page 19, of the Public Records of Broward County, Florida.

Was sold to: BOJ PROPERTY INVESTMENTS CORP.
80 S.W. 8th Street Suite 2000 Miami, FL, 33130

Witness my hand and the seal of this court on August 14, 2012.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$20,100.00
Doc Stamps: \$140.70

94-122748 T#003
03-14-94 04:20PM
\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED Executed this 2nd day of March, A.D. 1994 by BERNY LANE a/k/a BERNY C. LANE and KATHERINE LANE a/k/a KATHY O. LANE, his wife, 6105 S.W. 55th Court, Davie, Florida 33314, first parties, to

BERNY LANE, as Trustee of the BERNY LANE DECLARATION OF TRUST dated March 2, 1994 and reserving unto BERNY LANE as Trustee and/or his Successor Trustees, the right to sell, transfer, contract and convey said property without the consent or approval of any beneficiary of the trust, whose post office address is 6105 S.W. 55th Court, Davie, Florida 33314, 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 parties for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Broward, State of Florida, to-wit:

SEE ATTACHED LEGAL DESCRIPTION.

Folio # 10214-13-00460

This property is not the homestead of the Grantors. The Grantors reside at 6105 S.W. 55th Court, Davie, Florida 33314.

BK21871P60903

5 GNA
DH

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto 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 behalf of the said second parties 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:

Witnesses:

Eva Jarcony
EVA JARCONY

Berny C. Lane L.S.
BERNY LANE
a/k/a BERNY C. LANE
SS# [REDACTED]

Claine Turner
CLAINE TURNER

Katherine Lane L.S.
KATHERINE LANE
a/k/a KATHY O. LANE
SS# [REDACTED]

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 acknowledgements, personally appeared, BERNY LANE a/k/a BERNY C. LANE and KATHERINE LANE a/k/a KATHY O. LANE, the persons described in or who supplied their driver's licenses no. [REDACTED] as verification of their identities and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS their hands and official seals in the County and State last aforesaid this 2nd day of March, A.D. 1994.

My Commission Expires:

Ronald E. Temkin
NOTARY PUBLIC, State of Florida

This Instrument prepared by:
RONALD E. TEMKIN, ESQ.
La Rotunda Building - Suite A
616 Atlantic Shores Blvd.
Hallandale, Florida 33009



RONALD E. TEMKIN
OFFICIAL SEAL
My Comm. Expires 11-12-96
BONDED THROUGH
ALAN INSURANCE SERVICES
CC 241526

BK21871PG0904

3

LAUDERDALE HARBORS SHOPPING CENTER

South thirty-seven (37) feet of Tract "D", LAUDERDALE HARBORS SHOPPING CENTER, according to the Plat thereof recorded in Plat Book 48, Page 19, of the Public Records of Broward County, Florida.

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

BK 21871 PG 0905

--> WC 4299 TOWN & COUNTRY TITLE
BOX 160

PREPARED BY & RETURN TO:
GINA RODRIGUEZ
TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD
6565 TAFT STREET
HOLLYWOOD, FLORIDA 33024
03-0918G REYES
Property Folio No. 10214-13-00460

DOCUMENT COVER PAGE TO
DURABLE POWER OF ATTORNEY

DATED AUGUST 30, 1999
GIVEN BY: PHILIP POWELL
TO: ANNA POWELL
BRIEF LEGAL: SOUTH 37 FEET OF TRACT "D", OF LAUDERDALE HARBORS SHOPPING CENTER,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, AT PAGE
19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AS MORE FULLY DESCRIBED IN SAID DURABLE POWER OF ATTORNEY

⑦

Durable Power of Attorney

CHEROKEE COUNTY NC
 The foregoing certificate(s) of
Steven M. Baker
 is certified to be correct. Filed for
 registration on 10/02/2000 3:15 PM
 Book 0910 Page 0132
 RALPH A. KEPHART By: [Signature]
 Register of Deeds Deputy/Assistant

STATE OF FLORIDA
 COUNTY OF BROWARD

I. AUTHORIZATION AND APPOINTMENT

A. I, PHILIP POWELL, Social Security No.: [REDACTED], of 212 Briar Wood Circle, Hollywood, Florida 33024, Broward County, Florida, donor and principal, hereby make this my Durable Power of Attorney for both personal and business purposes.

B. I intend to create a Durable Power of Attorney (herein referred to as "This Power") pursuant to Section 709.08, Florida Statutes. This Durable Power of Attorney shall not be affected by my subsequent disability or incapacity except as provided by statute.

C. I hereby appoint ANNA POWELL Donee and Agent, my wife, of 212 Briar Wood Circle, Hollywood, Florida 33024, as my Attorney-in-Fact (herein referred to as my Attorney).

D. I give her the powers in this document to use for my benefit and on my behalf.

E. She shall use these powers in a fiduciary capacity and for my best interests, in both my personal and business matters.

F. My attorney shall use the following form when signing on my behalf pursuant to this Power:

Anna Powell, as Attorney for Philip Powell.

G. The effective date of this power is 30 day of AUGUST, 1999.

II. SCOPE OF AUTHORITY.

With respect to any property in which I hold any interest or which is acquired for my benefit I give to my Attorney the following Powers. My Attorney shall have all the discretion and authority customarily granted in a general Durable Power of Attorney, including, but not limited to the following:

A. With respect to any business I may own or operate, to enforce the terms of any business association agreement, to perform or discharge any duty or liability under any contract, to determine policy of the business and to carry out such decisions, to change the name or form of organization, to do all things necessary to pay any taxes for such organization, to hire, dismiss, or contract with any employee or other personnel, and to conclude any and all other transactions with respect to such business as appears required or desirable;

B. To vote or represent me at the meetings of stockholders or other meetings of any partnership, corporation or company, including my own, or otherwise to act as my attorney or proxy in respect of any stocks, shares, or other instruments now or hereafter held by me therein, and are that purpose to execute any provides or other instruments.

C. To exercise, do, or perform any act, right power, duty or obligation whatsoever that I now have or may acquire the legal right, power, or capacity to exercise, do, or perform in connection with, arising out of, or relating to any person, item, thing, transaction, business or nonbusiness property (real or personal, tangible or intangible), or matter whatsoever By way of illustration, and not by way of limitation, such authority shall include the power to effectively disclaim, in whole or in part, any gift or any property receivable from a decedent by reason of an insurance contract, a will, or inheritance.

D. To ask, demand, sue for, recover, collect, receive, and hold and possess all sums of money, debts, dues, goods, wares, merchandise, chattels, effects, bonds, notes, checks, drafts, accounts, deposits,

III. CONSTRUCTION.

This instrument is to be construed and interpreted as a general Durable Power of Attorney. The enumeration of specific items, acts, rights, or powers herein does not limit or restrict, and it is not to be construed or interpreted as limiting or restricting the general powers herein granted to my Attorney.

IV. REVOCATION.

This general Durable Power of Attorney revokes any previous powers of attorney granted by me. This general power of attorney may be voluntarily revoked only by me at any time by my written revocation entered of record in the deed records of Broward County, Florida. Any grant of a Durable Power of Attorney made by me subsequent to the date of execution of this Durable Power of Attorney shall revoke this Durable Power, unless the subsequent Durable Power contains a statement to the contrary and specifically refers to this Durable Power of Attorney by its date.

V. NO BOND REQUIRED.

No Attorney shall be obligated to furnish bond or other security.

VI. COMPENSATION.

My Attorney, and any successors, shall be entitled to reasonable compensation for services rendered.

VII. LIMITATIONS.

A. Any authority granted to my Attorney herein shall be limited so as to prevent this general Durable Power of Attorney from causing my Attorney to be taxed on my income (unless my Attorney is my spouse) and from causing my assets to be subject to a general power of appointment by my Attorney, as that term is defined in Section 2041 of the Internal Revenue Code or any successor section thereto.

B. My Attorney shall not use my funds or property to pay for his/her own debts or obligations, except as provided by law.

VIII. CONFIRMATION OF ATTORNEY'S ACTS.

I hereby ratify and confirm all that my Attorney-in-Fact; or her successors shall lawfully do or cause to be done by virtue of this general Durable Power of Attorney and the rights and powers granted herein.

**IX. INDEMNIFICATION OF ACTS OF ATTORNEY
WHILE CARRYING OUT AUTHORITY.**

I hereby bind myself to indemnify my Attorney and any successor who shall so act against any and all claims, demands, losses, damages, actions, and causes of action, including expenses, costs, and reasonable attorney's fees which my Attorney at any time may sustain or incur in connection with his/her carrying out the authority granted him/her in this general Durable Power of Attorney.

safe deposit boxes, legacies, bequests, devises, interests, dividends, stock certificates, certificates of deposit, annuities, pension and retirement benefits, stock bonus plan and profit-sharing plan benefits, stock option, insurance benefits and proceeds, documents of title, choses in action, personal and real property, tangible and intangible property, and property rights and demands whatsoever, liquidated or unliquidated, and things of whatsoever nature or description which are now or hereafter shall be or become due, owing, payable or belonging to me in or by any right, title, ways, or mean howsoever, and upon receipt thereof or any part thereof to make, sign, execute, and deliver such receipts, releases or other discharges for the same as my Attorney shall think fit or be advised. By way of illustration, and not by way of limitation, my Attorney shall be empowered to enter and to make withdrawal, either in whole or in part, from any safe deposit box.

E. To commence, prosecute, discontinue, or defend all actions or other legal proceedings in any way affecting my estate or any part thereof or affecting any matter in which I or my estate may be in any way concerned; and to have, sue, and take all lawful ways and means and legal and equitable remedies, procedures, and writs in my name for the collection, recovery and any item or matter in which I have or may acquire an interest, and to compromise, settle, and agree for the same, and to make, execute, and deliver for me and in my name all endorsements, acquittances, releases, receipts, or other sufficient discharge for the same.

F. To lease, purchase, exchange, and acquire, and to bargain, contract, and agree for the lease, purchase, and exchange and acquisition of, and to take, receive, and possess any real or personal property whatsoever, tangible or intangible, or any interest therein, on such terms and conditions and under such covenants as my Attorney shall deem proper.

G. To enter into and upon all of my real property, and to let, manage, and improve the same or any part thereof, and to repair or otherwise improve or alter, and to insure any buildings or structures thereon.

H. To sell, either at public or private sale, or exchange any part or parts of my real estate or personal property for such consideration and upon such terms as my Attorney shall think fit, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer of the same, with such covenants of warranty or otherwise as my attorney shall see fit, and to give receipts for all or any part of the purchase price or other consideration.

I. To sign, endorse, execute, acknowledge, deliver, receive and possess such applications, contracts, agreements, options, covenants, deeds, conveyances, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, notes, stock certificates, proxies warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loan, or other institutions or associations, proofs of loss, evidences of debts, releases, and satisfaction of mortgages, judgments, liens, security agreements, and other debts and obligations, and other instruments in writing of whatever kind or nature as may be necessary or proper in writing of whatever kind or nature as may be necessary or proper in the exercise of the rights and powers herein granted. By way of illustration, and not by way of limitation, my Attorney shall be empowered to exercise any and all rights to ownership on insurance policies upon the life of any person or persons (other than any policies on the life of my attorney-in-fact), annuities, pension and retirement benefits, stock bonus plan and profit-sharing plan benefits, and stock options, including specifically the right to change the beneficiary thereon to any person other than my said Attorney.

J. To assign and convey all or any part of my assets (consisting of any property, real, personal, or mixed, tangible or intangible, of whatsoever kind and wheresoever located and whensoever acquired) into such trust or trusts as now in existence or hereinafter established. My Attorney shall be authorized to establish any such trust, on such terms as my Attorney shall deem to be in my best interests.

K. To deposit any monies which may come to my Attorney as such Attorney with any bank or banker or other person, either in my or my Attorney's own name, and to employ or expend as my Attorney shall think fit any of such money or any other money to which I am entitled which now is or shall be so deposited; to withdraw, in the payment of any debts, or interest payable by me, or taxes, assessments, insurance and expenses due and payable or to become due and payable, on account of my real and personal estate, or in or about any of the purposes herein mentioned or otherwise for my use and benefit; or to invest in my Attorney's own name or any nominee in any stocks, shares, bonds, securities, or other property, real or personal, my Attorney may think proper, and to receive and give receipts for any income or dividend arising from such investments, and to vary or dispose of such investments. By way of illustration, and not by way of limitation, such authority shall include the power to purchase government obligations which are redeemable in payment of taxes.

L. To borrow any sum or sums of money on such terms and with such security, whether real or personal property, as my Attorney shall think fit, and for that purpose to execute all promissory notes, bonds, mortgages, deeds of trust, security agreements, and other instruments which may be necessary or proper.

M. To engage, employ, compensate and dismiss any agents, clerks, servants, attorneys at law, accountants, investment advisors, custodian, or other persons as my Attorney shall think fit in the performance of the powers granted my Attorney herein. This authority shall include employment of firms and companies in which my Attorney owns an equity interest and in which my Attorney is otherwise pecuniarily interested.

N. To exercise any powers and any duties vested in me, whether solely or jointly, with any other or others as personal representative, administrator, or trustee, or in any other fiduciary capacity, so far as such power or duty is capable of validly being delegated.

O. To make gifts and to institute gift programs to such activities and persons as my Attorney shall deem appropriate.

P. In general, to do all other acts, deeds, matters, and things whatsoever in or about my estate, property, and affairs, or to concur with persons jointly interested with myself therein in doing all acts, deeds, matters, and things herein, either particularly or generally described, as fully and effectually to all intents and purposes as I could do in my own person if personally present and competent.

Q. To prepare, sign, and file federal, state, or local income, gift, or other tax returns of all kinds, claims for refund, requests for extensions of time, petitions to the tax court or other courts regarding tax matters and any and all other tax related documents, including, without limitation, receipts, offers, waivers, consents (including, but not limited to consents and agreements under Internal Revenue Code §2032A, or any successor section thereto), powers of attorney, closing agreements; to exercise any elections I may have under federal, state or local tax law; and generally to act in my behalf in all tax matters of all kinds and for all periods before all persons representing the Internal Revenue Service and any other taxing authority, including receipt of confidential, information and the posting of bonds, and to represent me in all such proceedings.

R. To make any election or election and agreement referred to in the Florida Probate Code, Florida Statutes, Chapter 731 through 735.

S. To resist the appointment of a conservator, guardian or other surrogate for my person or estate but if one is nonetheless appointed by a court, I nominate Anna Powell of 212 Briar Wood Circle, Hollywood, Florida 33024, Broward County, Florida to serve in that capacity.

T. To take any action not specifically described above that is necessary or desirable to carry out the intent of this document.

X. HEADINGS.

The headings used throughout this instrument have been inserted for administrative convenience only, and do not constitute matter to be construed in interpreting this general Durable Power of Attorney.

XI. SEVERABILITY.

If any part of this general Durable Power of Attorney is determined to be invalid, the remaining provisions shall be given full force and effect.

STATEMENT OF WITNESSES

I declare, under penalty of perjury, that the Principal is personally known to me, that the Principal signed or acknowledged this Durable Power of Attorney in my presence, that the Principal appears to be of sound mind and under no duress, fraud, or undue influence, and that I am not the person appointed as Attorney-in-Fact by this document.

Date 8-30-99

Philip Powell
PHILIP POWELL

Chantal V. Poirier
Signature of Witness

Catherine Rivera
Signature of Witness

CHANTAL V. POIRIER
Printed Name of Witness Above

Catherine Rivera
Printed Name of Witness Above

Sworn to and subscribed before me this 30 day of AUGUST, 1999.

Steven Matthew Baker

Notary Public
Printed name of Notary
Commission #
Commission expires

Signature
Steven M Baker
My Commission CC815180
Expires March 7 2003

STATE OF FLORIDA

COUNTY OF **BROWARD**

I, a Notary Public of the County and State aforesaid, certify that Philip Powell, personally appeared before me on the 30th day of August, 1999, acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28 day of SEPTEMBER, 2000.

Steven M. Baker
Notary Public

Steven M Baker
My Commission CC815180
Expires March 7 2003



My commission expires: _____
{ Official Stamp or Seal }

Parcel Identification No: 10214-13-00460

This Instrument Prepared By
and Return to:

Nelson Reyes
Reylan Partners, LLC
8252 NW 44th Street
Coral Springs, FL 33065

QUITCLAIM DEED

This Quitclaim Deed, made this 7th day of March, 2006, between JOSE NELSON REYES and EVELYN REYES, husband and wife, whose address is 17453 SW 22nd Street, Miramar, FL 33029, Grantor, and REYLAN PARTNERS, LLC a Florida limited liability company, whose address is 8252 NW 44th Street, Coral Springs, FL 33065, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----
----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of BROWARD, State of Florida, to-wit:

South 37 feet of Tract "D" of LAUDERDALE HARBORS SHOPPING CENTER, according to the Plat thereof as recorded in Plat Book 48, Page 19, Public Records of Broward County, Florida.

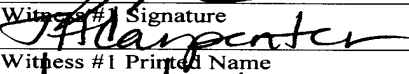
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

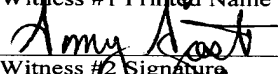
Signed, sealed and delivered in our presence:



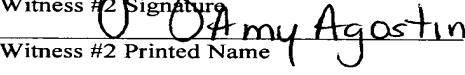
Witness #1 Signature



Witness #1 Printed Name



Witness #2 Signature



Witness #2 Printed Name



JOSE NELSON REYES

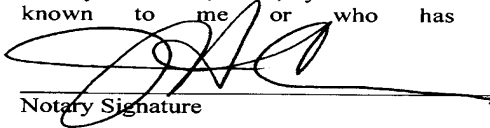


EVELYN REYES

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7th day of March, 2006, by JOSE NELSON REYES and EVELYN REYES, who are personally known to me or who has produced drivers license as identification.

SEAL



Notary Signature

Printed Notary Signature

My Commission Expires:



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

DATE: March 1st, 2019
PROPERTY ID # 504214-13-0046 (TD # 42540)

WARNING

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

BOJ PROPERTY INVESTMENTS CORP
1065 SE 17 STREET
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1065 SE 17 STREET, FORT LAUDERDALE FL 33316 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 March 29, 2019\$7,669.88
- Or
- * Estimated Amount due if paid by April 16, 2019\$7,765.63

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2019 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

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

DATE: March 1st, 2019
PROPERTY ID # 504214-13-0046 (TD # 42540)

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BOJ PROPERTY INVESTMENTS CORP
243 5 AVE
NEW YORK, NY 10016

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1065 SE 17 STREET, FORT LAUDERDALE FL 33316 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2019
PROPERTY ID # 504214-13-0046 (TD # 42540)

WARNING

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BOJ PROPERTY INVESTMENTS CORP.
80 S.W. 8TH STREET, SUITE 2000
MIAMI, FL 33130

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DATE: March 1st, 2019
PROPERTY ID # 504214-13-0046 (TD # 42540)

WARNING

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AGTC INVESTMENTS, LLC, AGTC INVESTMENTS, LLC AND OCEAN BANK

7800 NW 42 AVENUE, SUITE 300, ATTN: I. CASTANEDA
MIAMI, FL 33126

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

DATE: March 1st, 2019
PROPERTY ID # 504214-13-0046 (TD # 42540)

WARNING

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

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

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

DATE: March 1st, 2019
PROPERTY ID # 504214-13-0046 (TD # 42540)

WARNING

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

LAUDERDALE HARBORS PARKING, INC.
1085 S.E. 17 STREET
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1065 SE 17 STREET, FORT LAUDERDALE FL 33316 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 March 29, 2019\$7,669.88
- Or
- * Estimated Amount due if paid by April 16, 2019\$7,765.63

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2019 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

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DATE: March 1st, 2019
PROPERTY ID # 504214-13-0046 (TD # 42540)

WARNING

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

M SMITH, REGISTERED AGENT O/B/O BOJ PROPERTY INVESTMENTS CORP.

200 S BISCAYNE BLVD, SUITE 2790
MIAMI, FL 33131

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1065 SE 17 STREET, FORT LAUDERDALE FL 33316 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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DATE: March 1st, 2019
PROPERTY ID # 504214-13-0046 (TD # 42540)

WARNING

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

MICHAEL R BASS, REGISTERED AGENT O/B/O LAUDERDALE HARBORS PARKING, INC.

1408 S. ANDREWS AVENUE
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1065 SE 17 STREET, FORT LAUDERDALE FL 33316 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

DATE: March 1st, 2019
PROPERTY ID # 504214-13-0046 (TD # 42540)

WARNING

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

*SOUTHPORT COIN LAUNDRY & CLEANERS INC
1059 SE 17 ST
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1065 SE 17 STREET, FORT LAUDERDALE FL 33316 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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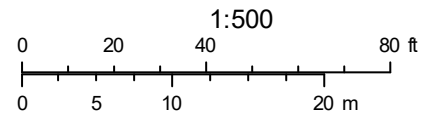
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury



January 9, 2019



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>Mdyaryd</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>Es Lrel Mdyaryd</i> <i>03/12/19</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>TD 42540 APRIL 2019 WARNING AGTC INVESTMENTS, LLC, AGTC INVESTMENTS, LLC AND OCEAN BANK 7800 NW 42 AVENUE, SUITE 300, ATTN: I. CASTANEDA MIAMI, FL 33126</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<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"/> 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												
<p>2. Article Number (Transfer from service label)</p> <p>7018 2290 0001 3407 0132</p>	<p>IPS Form 3811</p>												

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 42540 APRIL 2019 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FORT LAUDERDALE, FL 33301



9590 9402 3236 7196 3443 92

2. Article Number (Transfer from service label)

7018 2290 0001 3407 0149

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 City of Fort Lauderdale
X Mailroom/Receiving Agent
 100 N Andrews Ave Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Ft Lauderdale FL 33301

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"/> International Mail | |
| <input type="checkbox"/> International 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.

Articles Addressed to:

**TD 42540 APRIL 2019 WARNING
LAUDERDALE HARBORS PARKING, INC.
1085 S.E. 17 STREET
FORT LAUDERDALE, FL 33316**



9590 9402 3236 7196 3443 85

(Transfer from service label)

7018 2290 0001 3407 0156

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Mage Leather Goods* 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
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42540 APRIL 2019 WARNING
 MICHAEL R BASS, REGISTERED AGENT O/B/O
 LAUDERDALE HARBORS PARKING, INC.
 1408 S. ANDREWS AVENUE
 FORT LAUDERDALE, FL 33316



9590 9402 3236 7196 3443 61

2. Article Number (Transfer from service label)

7018 2290 0001 3407 0170

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name: H. MANNO]


C. Date of Delivery

[Handwritten Date: 3/7/19]

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
- Mail Restricted Delivery (00)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature</p> <p>X <i>S. Santos</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p>																
<p>1. Article Addressed to:</p> <p>TD 42540 APRIL 2019 WARNING *SOUTHPORT COIN LAUNDRY & CLEANERS INC 1059 SE 17 ST FORT LAUDERDALE, FL 33316</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 3236 7196 3443 54</p> 	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Registered Mail Restricted Delivery (\$500)</td> <td></td> </tr> </table>	<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)	
<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)																	
<p>7018 2290 0000 3407 0187</p>	<p>Domestic Return Receipt</p>																



Finance and Administrative Services Department
RECORDS, TAXES AND TREASURY DIVISION
Tax Deed Section
115 S. Andrews Avenue, Room A100, Fort Lauderdale, Florida 33301-1895



7018 2290 0001 3407 0101

U.S. POSTAGE PITNEY BOWES
ZIP 33172 \$0.15
02 414
0000355754 MAR 06 2019

TD 42540 APRIL 2019 WARNING
BOJ PROPERTY INVESTMENTS CORP
1065 SE 17 STREET
FORT LAUDERDALE, FL 33316

NIXIE 331 FE 1 0003/17/19

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33301189599 *0506-05010-06-41

UNDELIVERABLE TO BANK



Finance and Administrative Services Department
RECORDS, TAXES AND TREASURY DIVISION
 Tax Deed Section
 115 S. Andrews Avenue, Room A100, Fort Lauderdale, Florida 33301-1895



7018 2290 0001 3407 0163

U.S. POSTAGE
 ZIP 33172
 000355754 MAR 06 2019

TD 42540 APRIL 2019 WARNING
 M SMITH, REGISTERED AGENT O/B/O BOJ PROPERTY
 INVESTMENTS CORP.
 200 S BISCAYNE BLVD, SUITE 2790
 MIAMI, FL 33131

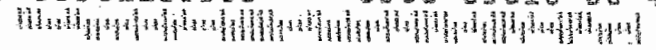
Handwritten signature

NIXIE 331 FE 1 0003/20/19

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

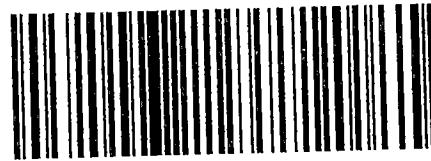
33301189599

BC: 33301189599 *0506-05016-06-41





Finance and Administrative Services Department
RECORDS, TAXES AND TREASURY DIVISION
 Tax Deed Section
 115 S. Andrews Avenue, Room A100, Fort Lauderdale, Florida 33301-1895



7018 2290 0001 3407 0125

U.S. POSTAGE
 ZIP 33172
 000355754 MAR 06 2019

TD 42540 APRIL 2019 WARNING
 BOJ PROPERTY INVESTMENTS CORP.
 80 S.W. 8TH STREET, SUITE 2000
 MIAMI, FL 33130

Handwritten signature

NIXIE 331 FE 1 0003/24/19

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

ANK
 33301-1895

BC: 33301189500 *1687-05552-24-23

