



**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)**

## UPDATE REPORT

**UPDATE ORDER DATE:** 05/07/2019

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 05/06/2019

**CERTIFICATE #** 2015-16603

**ACCOUNT #** 514023090010

**ALTERNATE KEY #** 582150

**TAX DEED APPLICATION #** 42642

**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:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 01°45'42" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 226.04 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 01°45'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 35.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 89°35'13" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 849.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°45'42" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 242.38 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A";

THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;

THENCE NORTH 43°03'47" EAST, A DISTANCE OF 42.31 FEET;

THENCE NORTH 89°35'24" EAST, A DISTANCE OF 13.72 FEET;

THENCE SOUTH 76°53'25" EAST, A DISTANCE OF 51.33 FEET;

THENCE NORTH 89°35'24" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 71°11'50" EAST, A DISTANCE OF 38.03 FEET;

THENCE NORTH 89°35'24" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 83°33'43" EAST, A DISTANCE OF 100.64 FEET;

THENCE NORTH 89°35'24" EAST, A DISTANCE OF 171.90 FEET;

THENCE SOUTH 00°03'23" EAST, ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 43253, PAGE 853, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 226.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; SAID SOUTHWEST CORNER BEING ALSO A POINT ON A LINE 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A" ; THENCE NORTH 89°35'13" EAST, ALONG SAID PARALLEL LINE, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND THE SOUTH LINE OF FLAMINGO PAVILION CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 41897, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 340.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING WITHING THE CITY OF MARAMAR, BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:** W PEMBROKE ROAD, MIRAMAR FL 33027

**OWNER OF RECORD ON CURRENT TAX ROLL:**

CODE RED AF 2009 HOLDINGS LLC  
5151 COLLINS AVE STE 1727  
MIAMI BEACH, FL 33140 (Matches Property Appraiser records.)

**APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

CODE RED AF 2009 HOLDINGS, LLC  
5151 COLLINS AVE, 1727  
MIAMI BEACH, FL 33140 (Per Corrective Quit Claim Deed. Corrects Deed in 112932713.)  
(Legal description on this Deed includes Book 41987; however, the correct book number is 41897.)

MORGAN REED MI2, LLC, REGISTERED AGENT  
O/B/O CODE RED AF 2009 HOLDINGS, LLC  
5161 COLLINS AVE PHD  
MIAMI BEACH, FL 33140 (Per Sunbiz)

*NOTE: Images and attachments from previous search not included in update.*

**MORTGAGE HOLDER OF RECORD:**

No new documents found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

No new documents found.

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5140 23 09 0010

**CURRENT ASSESSED VALUE:** \$51,450

**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:**

No new documents found.

\*\* Update search found no new recorded documents. Attached updated Sunbiz for the owner with new address for the Registered Agent.

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

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

**Wendy Carter**

Title Examiner



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

## Detail by Entity Name

Florida Limited Liability Company  
CODE RED AF 2009 HOLDINGS, LLC

### Filing Information

<b>Document Number</b>	L14000162616
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	10/20/2014
<b>Effective Date</b>	10/15/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

5161 COLLINS AVE  
PHD  
MIAMI BEACH, FL 33140

Changed: 04/24/2019

### Mailing Address

5161 COLLINS AVE  
PHD  
MIAMI BEACH, FL 33140

Changed: 04/24/2019

### Registered Agent Name & Address

MORGAN REED MI2, LLC  
5161 COLLINS AVE  
PHD  
MIAMI BEACH, FL 33140

Address Changed: 04/24/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

DANIAL, ROBERT  
5161 COLLINS AVE  
PHD  
MIAMI BEACH, FL 33140

**Annual Reports**

Report Year	Filed Date
2017	04/28/2017
2018	04/30/2018
2019	04/24/2019

**Document Images**

<a href="#">04/24/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/28/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/13/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/20/2014 -- Florida Limited Liability</a>	View image in PDF format



<b>Site Address</b>	W PEMBROKE ROAD, MIRAMAR FL 33027	<b>ID #</b>	5140 23 09 0010
<b>Property Owner</b>	CODE RED AF 2009 HOLDINGS LLC	<b>Millage</b>	2713
<b>Mailing Address</b>	5151 COLLINS AVE STE 1727 MIAMI BEACH FL 33140	<b>Use</b>	96
<b>Abbr Legal Description</b>	FLAMINGO SQUARE 172-26 B PARCEL A LESS: BEG NE COR PAR A, S 226.05, W 340.60, N 226, E 73.10, N 12, NE 15, SE 100.64, E 146.13 TO POB AS PER OR 43253/853 (K/A CONSERVATION EASEMENT)		

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	\$51,450		\$51,450	\$51,450	
2017	\$51,450		\$51,450	\$51,450	\$1,107.92
2016	\$51,450		\$51,450	\$51,450	\$1,119.17

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$51,450	\$51,450	\$51,450	\$51,450
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$51,450	\$51,450	\$51,450	\$51,450
<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>	\$51,450	\$51,450	\$51,450	\$51,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/26/2015	DRR-T	\$100	113019319	\$0.35	146,986	SF
1/5/2015	QCD-T	\$100	112932713			
7/17/2013	TXD-D	\$85,600	111744161			
5/11/2010	DRR-T		47075 / 259			
7/22/2009	TXD-D	\$120,600	46904 / 1665			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			3V			MM		
L			3V					
1			3.37					





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## PROPERTY INFORMATION REPORT

**ORDER DATE:** 11/19/2018

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 11/18/2018

**CERTIFICATE #** 2015-16603

**ACCOUNT #** 514023090010

**ALTERNATE KEY #** 582150

**TAX DEED APPLICATION #** 42642

**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:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 01°45'42" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 226.04 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 01°45'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 35.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 89°35'13" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 849.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°45'42" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 242.38 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A";

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THENCE NORTH 43°03'47" EAST, A DISTANCE OF 42.31 FEET;

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THENCE SOUTH 76°53'25" EAST, A DISTANCE OF 51.33 FEET;

THENCE NORTH 89°35'24" EAST, A DISTANCE OF 100.00 FEET;

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SAID PARCEL OF LAND SITUATE, LYING AND BEING WITHING THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:** W PEMBROKE ROAD, MIRAMAR FL 33027

**OWNER OF RECORD ON CURRENT TAX ROLL:**

CODE RED AF 2009 HOLDINGS LLC  
5151 COLLINS AVE STE 1727  
MIAMI BEACH, FL 33140 (Matches Property Appraiser records.)

**APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

CODE RED AF 2009 HOLDINGS, LLC  
5151 COLLINS AVE, 1727  
MIAMI BEACH, FL 33140 (Per Corrective Quit Claim Deed. Corrects Deed in 112932713.)  
(Legal description on this Deed includes Book 41987; however, the correct book number is 41897.)

MORGAN REED MI2, LLC, REGISTERED AGENT  
O/B/O CODE RED AF 2009 HOLDINGS, LLC  
5151 COLLINS AVE 1727  
MIAMI BEACH, FL 33140 (Per Sunbiz)

**MORTGAGE HOLDER OF RECORD:**

None found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

BEOR FUND 1, LLC  
1338 SOUTH FOOTHILL DR #129  
SALT LAKE CITY, UT 84108 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 5140 23 09 0010

**CURRENT ASSESSED VALUE:** \$51,450

**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:**

Warranty Deed (Deed into the Developer)	OR: 13079, Page: 560
Quit Claim Deed (Deed into the Developer)	OR: 13155, Page: 69
Quit Claim Deed (Deed into the Developer)	OR: 13574, Page: 340
Tax Deed (Legal description was split from the parent parcel in Deeds 13079-560, 13155-69, and 13574-340.)	OR: 46904, Page: 1665
Corrective Tax Deed (Corrects Tax Deed in 46904-1665.)	OR: 47075, Page: 259
Notice	OR: 47818, Page: 1067
Tax Deed	OR: 50088, Page: 202
Quit Claim Deed	Instrument: 112932713
Notice of Insufficiency of Deed	Instrument: 113005737
Satisfaction of Notice of Insufficiency of Deed	Instrument: 113055283

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**Wendy Carter**

Title Examiner



<b>Site Address</b>	W PEMBROKE ROAD, MIRAMAR FL 33027	<b>ID #</b>	5140 23 09 0010
<b>Property Owner</b>	CODE RED AF 2009 HOLDINGS LLC	<b>Millage</b>	2713
<b>Mailing Address</b>	5151 COLLINS AVE STE 1727 MIAMI BEACH FL 33140	<b>Use</b>	96
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<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>	\$51,450	\$51,450	\$51,450	\$51,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
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1/5/2015	QCD-T	\$100	112932713			
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5/11/2010	DRR-T		47075 / 259			
7/22/2009	TXD-D	\$120,600	46904 / 1665			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			3V			MM		
L			3V					
1			3.37					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42642

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 May 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:

CITY OF MIRAMAR DOUGLAS R GONZALES 200 E BROWARD BLVD #1900 FT LAUDERDALE, FL 33301	CITY OF MIRAMAR UTILITY BILLING SECTION 2300 CIVIC CENTER PLACE MIRAMAR, FL 33025	FLAMINGO ESTATES MAINT ASSOC PO BOX 840407 HOLLYWOOD, FL 33084-2407	ALDRES MIRAMAR LLC % ADAMS GALLINAR PA 1000 BRICKELL AVE #300 MIAMI, FL 33131
FE-FA PROPERTIES II LLC 1 SW 129 AVE STE 304 PEMBROKE PINES, FL 33027-1717	CODE RED AF 2009 HOLDINGS, LLC 5151 COLLINS AVE, 1727 MIAMI BEACH, FL 33140	MORGAN REED MI2, LLC, REGISTERED AGENT O/B/O CODE RED AF 2009 HOLDINGS, LLC 5151 COLLINS AVE 1727 MIAMI BEACH, FL 33140	

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 May 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 42642

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: 514023-09-0010  
Certificate Number: 16603  
Date of Issuance: 05/26/2016  
Certificate Holder: BEOR FUND 1, LLC  
Description of Property: FLAMINGO SQUARE 172-26 B  
PARCEL A LESS:BEG NE COR PAR A,  
S 226.05,W 340.60,N 226,E 73.10,  
See Additional Legal on Tax Roll

Name in which assessed: CODE RED AF 2009 HOLDINGS LLC  
Legal Titleholders: CODE RED AF 2009 HOLDINGS LLC  
5151 COLLINS AVE STE 1727  
MIAMI BEACH, FL 33140

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 19th day of June, 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.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 16th day of May, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

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

Abiodun Ajayi  
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: 05/16/2019, 05/23/2019, 05/30/2019 & 06/06/2019  
Minimum Bid: 7789.02



## 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

42642  
NOTICE OF APPLICATION FOR TAX DEED  
PROPERTY ID: 514023-09-0010 - CERTIFICATE NUMBER  
16603

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

05/16/2019 05/23/2019 05/30/2019 06/06/2019

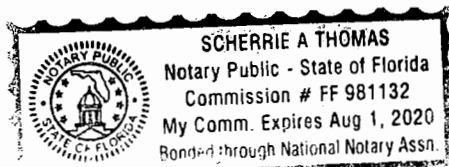
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

Sworn to and subscribed before me this  
6 day of JUNE, A.D. 2019

*Scherrie A Thomas*

(SEAL)

GUERLINE WILLIAMS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 42642

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: 514023-09-0010  
Certificate Number: 16603  
Date of Issuance: 05/26/2016  
Certificate Holder:  
BEOR FUND 1, LLC  
Description of Property:  
FLAMINGO SQUARE 172-26 B  
PARCEL A LESS: BEG NE COR  
PAR A,  
S 226.05, W 340.60, N 226.73, 10,  
See Additional Legal on Tax Roll  
Name in which assessed:  
CODE RED AF 2009 HOLDINGS LLC  
Legal Titleholders:  
CODE RED AF 2009 HOLDINGS  
LLC  
5151 COLLINS AVE STE 1727  
MIAMI BEACH, FL 33140

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 19th day of June, 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.

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Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi  
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: 7789.02  
401-314  
5/16-23-30 6/6 19-50/0000399591B

**BROWARD COUNTY SHERIFF'S OFFICE**  
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

# RUSH

**RETURN OF SERVICE**

Assignment: 10661 Please Route To Supervisor Service Sheet # 10-019483

**BROWARD COUNTY, FL vs. CODE RED AF 2009 HOLDINGS LLC** TD 42642

**PLAINTIFF** **VS.** **DEFENDANT** **CASE**

**TAX NOTICE** **COUNTY/BROWARD** **6/19/2019**

**TYPE OF WRIT** **COURT** **HEARING DATE**

**CODE RED AF 2009 HOLDINGS LLC** **W. PEMBRKE RD.**

**SERVE** **MIRAMAR, FL 33027**

**SERVE ASAP - RETURN TO TAX NOTICE TRAVEL**

14279  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301  
JULIE AIKMAN, SUPV.  
9584 Attorney

Received this process on 5/14/19 1000  
Date 5/14/19 1000  
☒ Served  
☐ Not Served - see comments  
5/14/19 at 1336  
Date Time

On **CODE RED AF 2009 HOLDINGS 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: 5/14/19 1336 POSTED (10801)

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: *[Signature]* 10801 D.S.  
*[Signature]* **GEORGE MCDUFFIE**

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514023-09-0010 (TD #42642)

RECEIVED SHERIFF  
2019 MAY -8 PM 12:57

# WARNING

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

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 May 31, 2019 .....\$6,519.83

Or

\* Amount due if paid by June 18, 2019 .....\$6,598.98

\*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 June 19, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

CODE RED AF 2009 HOLDINGS LLC  
W PEMBROKE RD  
MIRAMAR, FL 33027

(Sewage disposal, solid waste, borrow pits, drainage reservoirs, waste lands, marsh, sand dunes, swamps)

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

## Detail by Entity Name

Florida Limited Liability Company  
CODE RED AF 2009 HOLDINGS, LLC

### Filing Information

<b>Document Number</b>	L14000162616
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	10/20/2014
<b>Effective Date</b>	10/15/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

5151 COLLINS AVE  
1727  
MIAMI BEACH, FL 33140

### Mailing Address

5151 COLLINS AVE  
1727  
MIAMI BEACH, FL 33140

### Registered Agent Name & Address

MORGAN REED MI2, LLC  
5151 COLLINS AVE  
1727  
MIAMI BEACH, FL 33140

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

DANIAL, ROBERT  
5151 COLLINS AVE, 1727  
MIAMI BEACH, FL 33140

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2016	04/13/2016
2017	04/28/2017
2018	04/30/2018

### Document Images

<a href="#">04/30/2018 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2017 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2016 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2015 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/20/2014 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Tax Deed File No. 20850

Property

Identification No. 514023 09 0010

DR-506

R.01/95

## Tax Deed

State of Florida

County of Broward

The following Tax Sale Certificate Numbered 4791 issued on May 31, 2006 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 22th day of July 2009, offered for sale as required by law for cash to the highest bidder and was sold to: SAUTERNES V LLC I LLC, whose address is: Dept 5193 P.O. BOX 2153 Birmingham, AL 35287 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 22th day of July, 2009 in the County of Broward, State of Florida, in consideration of the sum of (\$871.90)Eight Hundred seventy-one 90/100 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:

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

FLAMINGO SQUARE 172-26 B PARCEL  
A LESS: BEG NE COR PAR A, S 226.05,  
W 340.60, N 226, E 73.10, N 12, NE 15, SE  
100.64, E 146.13 TO POB AS PER OR  
43253/853 (K/A CONSERVATION EASEMENT)

Witness:



State of Florida

County of Broward

  
Polly Cacurak (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator

Broward County, Florida

On this 22<sup>TH</sup> day of July, 2009, before me Michael Snedeker, personally appeared Bertha Henry, County Administrator, by Polly Cacurak, 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.

  
Michael J. Snedeker

NOTARY PUBLIC-STATE OF FLORIDA  
Michael J. Snedeker  
Commission # DD792197  
Expires: MAY 27, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

Board of County Commissioners, Broward County, Florida  
Revenue Collection Division

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed No 20850 DRAFT**

STATE OF FLORIDA

**SS.**

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 23<sup>rd</sup> day of June 2009, 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:

FLAMINGO SQUARE ASSOCIATES ✓  
950 SW 12 AVE  
POMPAÑO BEACH, FL 33069

FLAMINGO PAVILION ASSOCIATES, LLC ✓  
1500 SAN REMO AVE  
CORAL GABLES, FL 33146

FLAMINGO PAVILLION ASSOC., LLC ✓  
6705 RED RD., STE 604  
CORAL GABLES, FL 33146

CITY OF MIRAMAR ✓  
CITY HALL  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

CYNTHIA L. SHERR, ESQUIRE  
FRANK WEINBERG & BLACK PL  
7805 SW 6 CT  
PLANTATION, FL 33324

Broward County Permitting  
Licensing & Protection Division  
Attn: Venice Cook  
GCE-1 North University Drive  
Plantation, Florida 33324

(INTER-OFFICE)

Code Enforcement  
Attn: Diane Johnson  
1 N University Dr., Bldg B  
Plantation, FL 33324

(INTER-OFFICE)

Broward County Highway Construction and Engineering Division;  
Right of Way Section, Attn: Richard Tornese, P.E.  
One N. University Dr., Ste 300-B  
Plantation, FL 33324-2038

(INTER-OFFICE)

Broward County Water & Wastewater, Attn: Len Neff  
2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

Broward County Sheriff's Dept.  
Attn: - Civil Division Ft. Lauderdale, FL 33315

(INTER-OFFICE)

Public Works Dept.; Real Property  
Governmental Center, Rm. 326, Attn: Dale C. Wilson  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

**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 25<sup>th</sup> day JUNE, 2009, 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  
Revenue Collection Division

By Polly Cacurak  
Deputy

Polly Cacurak

Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
**REVENUE COLLECTION DIVISION**  
**NOTICE OF APPLICATION FOR TAX DEED NO. 20850**

NOTICE is hereby given that SAUTERNES V LLC  
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:

Certificate No. 4791

Year of Issuance 05/31/06

Description of Property:

PROP ID# 1023 09 001

FLAMINGO SQUARE 172-26 B PARCEL  
A LESS: BEG NE COR PAR A, S 226.05,  
W 340.60, N 226, E 73.10, N 12, NE 15, SE  
100.64, E 146.13 TO POB AS PER OR  
43253/853 (K/A CONSERVATION EASEMENT)

Name in which assessed:

FLAMINGO PAVILION ASSOCIATES LLC

Legal Titleholders:

FLAMINGO PAVILION ASSOCIATES LLC

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 22<sup>ND</sup> day of July 2009 at  
The Governmental Center, 115 S. Andrews Avenue, Room 302, Fort Lauderdale, Florida at 10:00 A.M.  
Dated this 12<sup>TH</sup> day of JUNE 2009.

Bertha Henry  
County Administrator  
REVENUE COLLECTION DIVISION

By:

  
Deputy  
Polly Cacurak

Publish: DAILY BUSINESS REVIEW  
Issues: 6/18, 6/25, 7/2, & 7/9/2009

401-314

**OPENING BID**

**\$120,599.47**

Subject to Real Estate Taxes for Tax Year 2008  
(The successful bidder is responsible to pay these outstanding taxes)

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

Tax Deed File No 20850

DR-506  
R.01/95

Property  
Identification No. 514023-09-0010

## CORRECTIVE TAX DEED

State of Florida

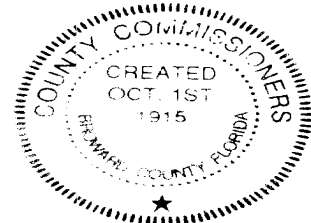
County of Broward

The following Tax Sale Certificate Numbered 4791 issued on May 31, 2006 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 22<sup>th</sup> day of JULY, 2009 offered for sale as required by law for cash to the highest bidder and was sold to SAUTERNES V LLC 1 LLC whose address is: DEPT 5193 PO BOX 2153 BIRMINGHAM, AL 35287 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 22<sup>TH</sup> day of JULY, 2009 in the County of Broward, State of Florida, in consideration of the sum of (\$120,599.47) ONE HUNDRED TWENTY THOUSAND FIVE HUNDRED NINETY NINE 47/100 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:

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

FLAMINGO SQUARE 172-26 B PARCEL A  
LESS: BEG NE COR PAR A, S 226.05,  
W 340.60, N 226, E 73.10, N 12, NE 15, SE  
100.64, E 146.13 TO POB AS PER OR  
43253/853 (K/A CONSERVATION EASEMENT)



Witness:

*[Signature]*  
*[Signature]*

State of Florida

*[Signature]* (Seal)  
CLERK OF CIRCUIT COURT OR COUNTY COMPTROLLER  
DEPUTY COUNTY ADMINISTRATOR

Broward County, Florida

County of Broward

On this 22<sup>th</sup> day of JULY, 2009, 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.

NOTARY PUBLIC-STATE OF FLORIDA  
Linda Walker  
Commission #DD598245  
Expires: SEP 01, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

*[Signature]*



**Board of County Commissioners, Broward County, Florida  
Revenue Collection Division**

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed No 20850 DRAFT**

STATE OF FLORIDA

**SS.**

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 23<sup>rd</sup> day of June 2009, 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:

FLAMINGO SQUARE ASSOCIATES ✓  
950 SW 12 AVE  
POMPANO BEACH, FL 33069

FLAMINGO PAVILION ASSOCIATES, LLC ✓  
1500 SAN REMO AVE  
CORAL GABLES, FL 33146

FLAMINGO PAVILLION ASSOC., LLC ✓  
6705 RED RD., STE 604  
CORAL GABLES, FL 33146

CITY OF MIRAMAR  
CITY HALL  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

CYNTHIA L. SHERR, ESQUIRE  
FRANK WEINBERG & BLACK PL  
7805 SW 6 CT  
PLANTATION, FL 33324

Broward County Permitting  
Licensing & Protection Division  
Attn: Venice Cook  
GCE-1 North University Drive  
Plantation, Florida 33324

(INTER-OFFICE)

Code Enforcement  
Attn: Diane Johnson  
1 N University Dr., Bldg B  
Plantation, FL 33324

(INTER-OFFICE)

Broward County Highway Construction and Engineering Division;  
Right of Way Section, Attn: Richard Tomese, P.E.  
One N. University Dr., Ste 300-B  
Plantation, FL 33324-2038

(INTER-OFFICE)

Broward County Water & Wastewater, Attn: Len Neff  
2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

Broward County Sheriff's Dept.  
Attn: - Civil Division Ft. Lauderdale, FL 33315

(INTER-OFFICE)

Public Works Dept.; Real Property  
Governmental Center, Rm. 326, Attn: Dale C. Wilson  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

**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 25<sup>th</sup> day JUNE, 2009, 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  
Revenue Collection Division**

By Polly Cacurak  
Deputy

**Polly Cacurak**

Board of County Commissioners, Broward County, Florida  
 Finance and Administrative Services Department  
**REVENUE COLLECTION DIVISION**  
**NOTICE OF APPLICATION FOR TAX DEED NO. 20850**

NOTICE is hereby given that SAUTERNES V LLC 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:

Certificate No. 4791

Year of Issuance 05/31/06

Description of Property:

PROP ID# 1023 09 001

FLAMINGO SQUARE 172-26 B PARCEL  
 A LESS: BEG NE COR PAR A, S 226.05,  
 W 340.60, N 226, E 73.10, N 12, NE 15, SE  
 100.64, E 146.13 TO POB AS PER OR  
 43253/853 (K/A CONSERVATION EASEMENT)

Name in which assessed:

FLAMINGO PAVILION ASSOCIATES LLC

Legal Titleholders:

FLAMINGO PAVILION ASSOCIATES LLC

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

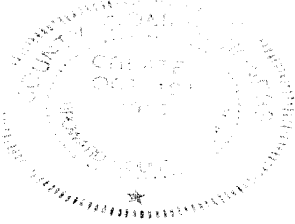
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 22<sup>ND</sup> day of July 2009 at

The Governmental Center, 115 S. Andrews Avenue, Room 302, Fort Lauderdale, Florida at 10:00 A.M.

Dated this 12<sup>TH</sup> day of

JUNE

2009.



Bertha Henry  
 County Administrator  
 REVENUE COLLECTION DIVISION

By:

*Polly Cacurak*  
 Deputy  
 Polly Cacurak

Publish: DAILY BUSINESS REVIEW  
 Issues: 6/18, 6/25, 7/2, & 7/9/2009

401-314

**OPENING BID**

**\$120,599.47**

Subject to Real Estate Taxes for Tax Year 2008  
 (The successful bidder is responsible to pay these outstanding taxes)

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

3  
Tax Deed # 28183

Property  
Identification # 514023-09-0010

DR-506  
R.01/95

## Tax Deed

County of Broward

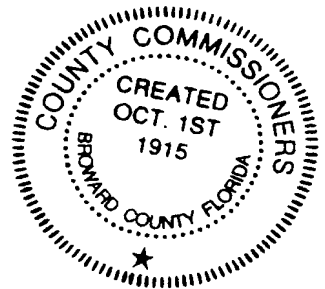
State of Florida

The following Tax Sale Certificate Numbered **15131** issued on **06/01/2010** 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 **17<sup>TH</sup> of JULY, 2013**, offered for sale as required by law for cash to the highest bidder and was sold to: **MRAF 2010 TAX, LLC** whose address is: **5151 COLLINS AVE, SUITE 1727, MIAMI BEACH, FL 33140**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **17<sup>TH</sup> of JULY, 2013** in the County of Broward, State of Florida, in consideration of the sum of **EIGHTY FIVE THOUSAND FIVE HUNDRED FORTY SIX DOLLARS AND ZERO CENTS (\$85,546.00)** 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:

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

**FLAMINGO SQUARE 172-26 B PARCEL A LESS:  
BEG NE COR PAR A, S 226.05,W 340.60,N 226,E  
73.10, N 12, NE 15,SE 100.64,E 146.13 TO POB  
AS PER OR 43253/853 (K/A CONSERVATION EASEMENT)**



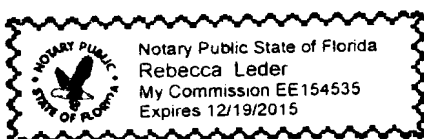
Witness:

(Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator

State of Florida  
County of Broward

On this **17<sup>TH</sup> of JULY, 2013**, before me **Rebecca Leder** personally appeared Bertha Henry, County Administrator, by **Linda Walker**, 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.



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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 28183**

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: 514023-09-0010  
Certificate Number: 15131  
Date of Issuance: 06/01/2010  
Certificate Holder: ARIEL FUND 2010 TAX, LLC  
Description of Property: FLAMINGO SQUARE 172-26 B  
PARCEL A LESS: BEG NE COR PAR A,  
S 226.05, W 340.60, N 226, E 73.10, N 12, NE 15, SE 100.64, E 146.13 TO POB AS PER OR 43253/853  
~~See Additional Legal on Tax Roll~~ (K/A CONSERVATION EASEMENT)  
Name in which assessed: SAUTERNES V LLC 1 LLC  
Legal Titleholders: SAUTERNES V LLC 1 LLC  
18305 BISCAYNE BLVD STE 400  
AVENTURA, FL 33160

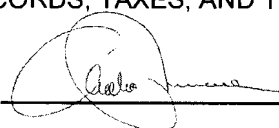
All of said property being in the County of Broward, State of Florida.

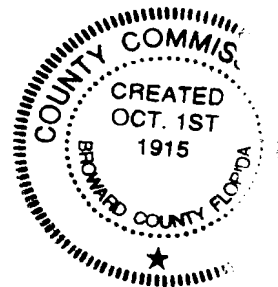
Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of July, 2013 at 10:00 AM at:

The Governmental Center  
115 S. Andrews Avenue, Room 422  
Fort Lauderdale, Florida

Dated this 13th day of June, 2013.

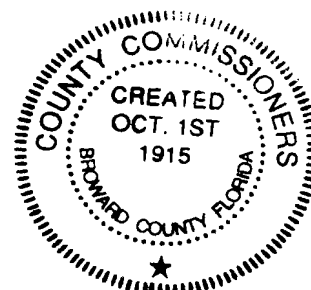
Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By:   
\_\_\_\_\_  
Claudio Manicone  
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: 06/13/2013, 06/20/2013, 06/27/2013 & 07/03/2013  
Minimum Bid: 85544.93 \$85,546



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

**CERTIFICATE OF MAILING NOTICES  
Tax Deed # 28183 FINAL**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 07TH day of JUNE, 2013, 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:

**INTERNAL REVENUE SERVICE  
ATTN: ADVISORY GROUP  
MANAGER J ANGELOTTI  
7850 SW 6th CT STOP 5780  
PLANTATION FL 33324**

**CITY OF MIRAMAR  
2200 CIVIC CENTER PL  
MIRAMAR, FL 33025**

**SAUTERNES V LLC 1 LLC  
18305 BISCAYNE BLVD #400  
AVENTURA, FL 33160**

**SAUTERNES V LLC 1 LLC  
DEPT 5193 PO BOX 2153  
BIRMINGHAM, AL 35287**

**CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR FL 33025**

**CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FT LAUDERDALE FL 33301**

**THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE**

**BROWARD COUNTY CODE ENFORCEMENT,  
PERMITTING LICENSING & PROTECTION DIVISION  
ATTN: DIANE JOHNSON  
GCW-1 NORTH UNIVERSITY DR  
PLANTATION, FL 33324**

**BROWARD COUNTY COMMUNITY  
CODE COMPLIANCE PERMITTING LICENSING  
& PROTECTION DIVISION  
GCW - 1 NORTH UNIVERSITY DR  
PLANTATION, FL 33324**

**BROWARD COUNTY HIGHWAY CONSTRUCTION &  
ENGINEERING DIVISION;  
RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO  
ONE N. UNIVERSITY DR., STE 300-B  
PLANTATION, FL 33324**

**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**

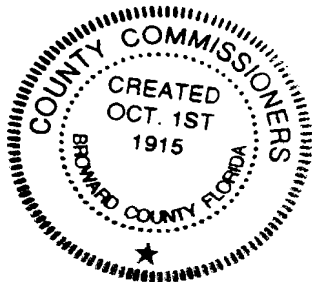
**BROWARD COUNTY SHERIFF'S DEPT.  
ATTN: - CIVIL DIVISION  
FT. LAUDERDALE, FL 33315**

**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 07TH day of JUNE, 2013, 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 Linda Walker

401-316 Revised 07/12

Prepared by and return to:

Daniel Morman  
Florida Bar No. 135038  
5151 Collins Avenue  
Suite 1727  
Miami Beach, FL 33140  
(305) 867-8484

[Space Above This Line For Recording Date]

## Quit Claim Deed

This Quit Claim Deed made this 5<sup>th</sup> day of January, 2015 between **MRAF 2010 Tax, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Avenue, Suite 1727, Miami Beach, Florida 33140, Grantor, and **CODE RED AF 2009 HOLDINGS, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Ave, 1727, Miami Beach, FL 33140, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof of which is hereby acknowledged, does hereby quitclaim and grant to the said Grantee, and Grantee's successors and assigns forever, all the right, title interest, claim and demand which Grantor has in and to the following described lands, situate, lying and being in **Broward County, Florida**, to wit:

**FLAMINGO SQUARE 172-26 B PARCEL A LESS: BEG NE  
COR PAR A, S 226.05, W 340.60, N 226, E 73.10, N 12, NE 15, SE  
100.64, E 146.13 TO POB AS PER OR 43253/853 (K/A  
CONSERVATION EASEMENT)**

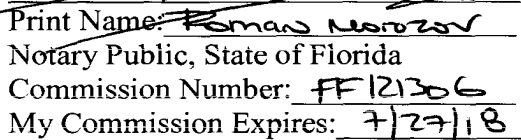
**Parcel Identification Number: 514023-09-0010**

all of the above as recorded in the Public Records of Broward County, Florida.

**SUBJECT, HOWEVER** to all matters of record; zoning and/or other restrictions imposed by governmental authorities, and taxes subsequent to 2014.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

2



Prepared by and return to:

Daniel Morman  
Florida Bar No. 135038  
5151 Collins Avenue  
Suite 1727  
Miami Beach, FL 33140  
(305) 867-8484

[Space Above This Line For Recording Date]

## Corrective Quit Claim Deed

(THIS CORRECTIVE QUIT CLAIM DEED CORRECTS THE LEGAL DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED RECORDED ON APRIL 17, 2015 WITH THE BROWARD COUNTY COMMISSION AS INSTRUMENT #112932713)

This Quit Claim Deed made this 26 day of May, 2015 between **MRAF 2010 Tax, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Avenue, Suite 1727, Miami Beach, Florida 33140, Grantor, and **CODE RED AF 2009 HOLDINGS, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Ave, 1727, Miami Beach, FL 33140, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof of which is hereby acknowledged, does hereby quitclaim and grant to the said Grantee, and Grantee's successors and assigns forever, all the right, title interest, claim and demand which Grantor has in and to the following described lands, situate, lying and being in **Broward County, Florida**, to wit:

### See attached Exhibit "A"

all of the above as recorded in the Public Records of Broward County, Florida.

**SUBJECT, HOWEVER** to all matters of record; zoning and/or other restrictions imposed by governmental authorities, and taxes subsequent to 2014.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.



To Have and to Hold, the same in fee simple forever.

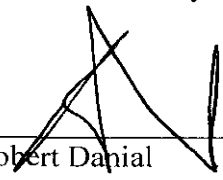
**NOTE: This instrument has been prepared without the benefit of a title search, abstract of title or opinion of title, at the request of the Grantor/Grantee named herein.**


**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:

**MRAF 2010 TAX, LLC,  
a Florida limited liability company**

  
Witness Name: Daniel Norman

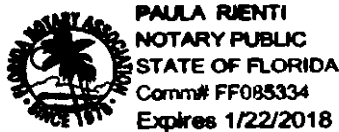
By:   
Name: Robert Danial  
Title: Managing Member

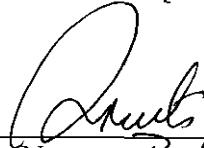
  
Witness Name: Dargu Patricia

STATE OF FLORIDA                     )  
  ) ss.  
COUNTY OF MIAMI-DADE            )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of May, 2015 by Robert Danial, Managing Member of MRAF 2010 Tax, LLC, a Florida limited liability company, on behalf of the company. He/~~she~~ ☒ is personally known to me or ☐ has produced a driver's license as identification.

(Notary Seal)



  
Print Name: Paula Rienti  
Notary Public, State of Florida  
Commission Number: FF08 5334  
My Commission Expires: 01/22/18

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A";  
THENCE SOUTH  $01^{\circ}45'42''$  EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 226.04 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH  $01^{\circ}45'42''$  EAST, ALONG SAID EAST LINE, A DISTANCE OF 35.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";  
THENCE SOUTH  $89^{\circ}35'13''$  WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 849.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";  
THENCE NORTH  $01^{\circ}45'42''$  WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 242.38 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A";  
THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;  
THENCE NORTH  $43^{\circ}03'47''$  EAST, A DISTANCE OF 42.31 FEET;  
THENCE NORTH  $89^{\circ}35'24''$  EAST, A DISTANCE OF 13.72 FEET;  
THENCE SOUTH  $76^{\circ}53'25''$  EAST, A DISTANCE OF 51.33 FEET;  
THENCE NORTH  $89^{\circ}35'24''$  EAST, A DISTANCE OF 100.00 FEET;  
THENCE NORTH  $71^{\circ}11'50''$  EAST, A DISTANCE OF 38.03 FEET;  
THENCE NORTH  $89^{\circ}35'24''$  EAST, A DISTANCE OF 15.00 FEET;  
THENCE SOUTH  $83^{\circ}33'43''$  EAST, A DISTANCE OF 100.64 FEET;  
THENCE NORTH  $89^{\circ}35'24''$  EAST, A DISTANCE OF 171.90 FEET;  
THENCE SOUTH  $00^{\circ}03'23''$  EAST, ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 43253, PAGE 853, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 226.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; SAID SOUTHWEST CORNER BEING ALSO A POINT ON A LINE 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A";  
THENCE NORTH  $89^{\circ}35'13''$  EAST, ALONG SAID PARALLEL LINE, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND THE SOUTH LINE OF FLAMINGO PAVILION CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 41987, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 340.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, CONTAINING 3.37 ACRES (146,987 SQUARE FEET), MORE OR LESS.

PARCEL IDENTIFICATION NUMBER: 514023-09-0010

85-444124

This instrument was prepared by:

S. A. ROBBINS, P.A.  
of the Law Offices of  
1800 West 49th Street  
MIAMI, FLORIDA 33112

# Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 30th day of December 1985 Between

FERAYDOON KHANI and SANDI KHANI, his wife,

of the County of Broward, State of Florida, grantor\*, and

FLAMINGO SQUARE ASSOCIATES, a Florida General Partnership,

whose post office address is 950 S.W. 12th Avenue, Pompano Beach, Florida

of the County of BROWARD, State of Florida, grantee\*.

Witnesseth, That said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00)

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit

SEE RIDER ATTACHED FOR LEGAL DESCRIPTION.

\$4,400.00 has been paid  
in Broward County for Documentary  
Stamp Tax as required by law.  
James R. [Signature] Deputy

SUBJECT TO: All taxes and assessments for the year 1986 and subsequent years.  
A Purchase Money First Mortgage executed simultaneously with this deed.  
All restrictions, reservations, easements, conditions, limitations and zoning ordinances appearing of record. Reference to these restrictions and reservations shall not operate to reimpose the same.

and said grantor does hereby warrant the title to said land, and will defend the 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 acknowledged in our presence

[Signature] (Seal)  
[Signature] (Seal)  
[Signature] (Seal)  
[Signature] (Seal)

(AS TO ALL PARTIES)

STATE OF Florida  
COUNTY OF Dade

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Feraydoon Khani and Sandi Khani, his wife,

to me known to be the person g described in and who executed the foregoing instrument and acknowledged before me that she executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of December 1985

My commission expires

[Signature]  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA  
MY COM. EXPIRES FEB 5, 1987  
BROWARD COUNTY GENERAL INSURANCE CO.

REC 13079 PAGE 560

31 AM 11 02

James Castro  
J. Castro, President  
Miami

[Signature]

RIDER TO WARRANTY DEED executed by  
FERAYDOON KHANI and SANDI KHANI, his wife, to FLAMINGO SQUARE ASSOCIATES, a Florida  
General Partnership,

Tract 33, Section 23, Township 51 South, Range 40 East, of the U.S. Naval Air Gunnery School, less road dedications, Broward County, Florida; being parcel 145 of the U.S. Naval Air Gunnery School, Broward County, Florida, and being a portion of the lands acquired by the United States by Declaration of Taking in the case of United State of America -vs- 14,586.70 acres of land, more or less, et al, being No. 722-M Civil in the District Court of the United States for the Southern District of Florida, a/k/a Tract 33, Section 23, Township 51 South, Range 40 East, of EVERGLADES SUGAR & LAND CO. SECS. 6-7-18-19-30-31 T51S-R41E E½-T51S-R40E, according to the plat thereof recorded in Plat Book 2, page 39, of the public records of Dade County, Florida; or the U.S. Naval Air Gunnery School, Broward County, Florida. <sup>less road dedication</sup>  
Being Parcel 145 of the U.S. Naval Air Gunnery School, Broward County, Florida, and being a portion of the lands acquired by the United States by Declaration of Taking in the case of United States of America vs 14,586.70 acres of land, more or less, et al., being No. 722-M Civil in the District Court of the United States for the Southern District of Florida.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, Florida  
F. T. JOHNSON  
COUNTY ADMINISTRATOR

OFF 13079 PAGE 561

86- 39431

This Quit-Claim Deed, Executed this 21st day of January, A.D. 1986, by

EVERGLADES ASSETS CORPORATION

a corporation existing under the laws of Florida

and having its principal place of

business at Miami, Dade County, Florida

first party, to FLAMINGO SQUARE ASSOCIATES, a Florida general partnership

whose postoffice address is 950 S.W. 12th Avenue, Pompano Beach, Florida,

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 \$10.00 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This Deed is given for the purpose of conveying to the second party all of the first party's right, title and interest in and to those certain canal reservations with right-of-entry retained by Everglades Sugar & Land Company in that certain Deed dated May 25, 1925 and recorded July 6, 1925, in Deed Book 57, Page 405, of the Public Records of Broward County, Florida.

50  
has been paid  
in Broward County for Documentary  
Stamp Tax as required by law.  
Virginia May Deane

**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 behoof of the said second party forever.

**In Witness Whereof** the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

Glenn M. Patten  
George A. Selden

Richard C. Gray, President

STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared RICHARD C. GRAY,

well known to me to be the President

in the foregoing deed, and that he acknowledged executing the same in the presence of two subscribing witnesses and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of January, A.D. 1986.

MARJIE A. COLE, Notary Public

Marshon, Sawyer, Johnson &amp; Associates, P.A.

Southeast Financial Center - 20th Floor

200 South Biscayne Boulevard

Miami, Florida 33131-2587

Phone: 356-5100

This instrument prepared by

Address

Notary Public - State of Florida  
My commission expires: AUG 27, 1988  
BONDED THRU GENERAL INS. UND.

FEB 3 12 32 PM '86

OFF 13155 PAGE 069

90

EXHIBIT "A"

Tract 33, Section 23, Township 51 South, Range 40 East, of the U.S. Naval Air Gunnery School, less road dedications, Broward County, Florida; being parcel 145 of the U.S. Naval Air Gunnery School, Broward County, Florida, and being a portion of the lands acquired by the United States by Declaration of Taking in the case of United State of America -vs- 14,586.70 acres of land, more or less, et al, being No. 722-M Civil in the District Court of the United States for the Southern District of Florida, a/k/a Tract 33, Section 23, Township 51 South, Range 40 East, of EVERGLADES SUGAR & LAND CO. SECS. 6-7-18-19-30-31 T51S-R41E E1-T51S-R40E, according to the plat thereof, less dedication, recorded in Plat Book 2, page 39, of the public records of Dade County, Florida, of the U.S. Naval Air Gunnery School, Broward County, Florida. Being Parcel 145 of the U.S. Naval Air Gunnery School, Broward County, Florida, and being a portion of the lands acquired by the United States by Declaration of Taking in the case of United States of America vs 14,586.70 acres of land, more or less, et al., being No. 722-M Civil in the District Court of the United States for the Southern District of Florida.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
**E. T. JOHNSON**  
COUNTY ADMINISTRATOR

REF 13155 PAGE 070  
REC 13155

86264468

STATE OF FLORIDA  
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

## QUITCLAIM DEED

No. 16160-V-102

KNOW ALL MEN BY THESE PRESENTS: That the Board of Trustees of the Internal Improvement Trust Fund, for and in consideration of the sum of Twenty-five dollars to it in hand paid, has remised, released and quitclaimed and by these presents does remise, release and quitclaim unto Flamingo Square Associates,  
C/O Marshon, Sawyer, Johnston, et al, 200 So. Biscayne Blvd., #4500,  
Miami, FL 33131 its successors

and assigns, all of the right, title, interest, claim and demand arising out of the following reservations, to-wit:

"SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, the right at any time to enter upon the said lands and make or cause to be made and constructed thereon such canals, cuts, sluice-ways, dikes and other works as may in the judgment of the said Trustees, or their successors, be necessary and needful for the drainage or reclamation of any of the lands granted to the State of Florida by Act of Congress approved September 28, 1850, and to take from the said lands hereby conveyed and to use such gravel, stone or earth as may, in the judgment of the said Trustees, or their successors, be necessary to use in the making and construction of said canals, cuts, sluice-ways, dikes and other works upon said lands for the purposes aforesaid."

insofar as said reservations affect the following described lands lying and being in Broward  
County, Florida:

Tract 33, Section 23, Township 51 South, Range 40 East, of the U. S. Naval Air Gunnery School, less road dedications, Broward County, Florida; being parcel 145 of the U. S. Naval Air Gunnery School, Broward County, Florida, and being a portion of the lands acquired by the United States by Declaration to Taking in the case of United States of America -vs- 14,586.70 acres of land, more or less, et al, being No. 722-M Civil in the District Court of the United States for the Southern District of Florida.  
a/k/a Tract 33, Section 23, Township 51 South, Range 40 East, of Everglades Sugar & Land Co. Secs. 6-7-18-19-30-31, T 51 S- R 40 E, according to the plat thereof, less dedication of road, of the U.S. Naval Air Gunnery School, Broward County, Florida.

Being Parcel 145 of the U.S. Naval Air Gunnery School, Broward County, Florida, and being a portion of the lands acquired by the United States by Declaration of Taking in the case of United States of America vs 14,586.70 acres of land, more or less, et al, being No. 722-M Civil in the District Court of the United States for the Southern District of Florida.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
COUNTY ADMINISTRATOR

50  
had been paid  
in Broward County for Documentary  
Stamp Tax as required by law.  
*[Signature]*

IN TESTIMONY WHEREOF, the legally designated agent of the Board of Trustees of the Internal Improvement Trust Fund has hereunto subscribed his name and has caused the official seal of the Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed, in the City of Tallahassee, Leon County, Florida, on this 24 day of June, A.D. 1986

SEAL  
BOARD OF TRUSTEES OF THE  
INTERNAL IMPROVEMENT TRUST FUND

Approved for compliance with  
Section 253.03 F. S. *[Signature]*

Approved as to form and legality  
by *[Signature]*

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT  
TRUST FUND

By *[Signature]*  
Executive Director, Department of Natural Resources, Agent  
for the Board of Trustees of the Internal Improvement Trust  
Fund and authorized to execute this instrument for and on its  
behalf by Section 253.431, Florida Statutes, and by resolution  
of the Board as recorded in its minutes of November 4, 1975.

86 JUL 21 AM 10:01

OFF 13574P6 340



## **SOUTH FLORIDA WATER MANAGEMENT DISTRICT Notice of Environmental Resource Or Surface Water Management Permit**

**Document Prepared By:**  
South Florida Water Management District

**Return Recorded Document To:**  
Water Resource Regulation  
South Florida Water Management District  
3301 Gun Club Road  
West Palm Beach, FL 33406

**RE:** Permit No.: 06-03737-P  
Grantee: Flamingo Square  
Parcel: 514023090010, 514023BA0000, 514023090020  
County: Broward

### **Notice**

The SFWMD hereby gives notice that Environmental Resource or Surface Water Management Permit No. 06-03737-P has been issued to authorize the construction or modification of a surface water management system to serve the real-property described on Exhibit "A" attached hereto and made a part hereof ("Premises"). This property is subject to the requirements and restrictions set forth in Chapter 373, Florida Statute and Rule 40E, Florida Administrative Code.

Within thirty (30) days of any transfer of interest or control of that portion of the premises containing the surface water management system (or any portion thereof), the permittee must notify the SFWMD in writing of the property transfer. Notification of the transfer does not by itself constitute a permit transfer. Therefore, purchasers of that portion of the premises containing the surface water management system (or any portion thereof) are notified that it is unlawful for any person to construct, alter, operate, maintain, remove or abandon any stormwater management system, dam, impoundment, reservoir, appurtenant work or works, or any combination thereof, including dredging or filling, without first having obtained an environmental resource permit from the SFWMD in the purchaser's name.

Within thirty (30) days of the completion of construction of the surface water management system, a signed and sealed construction completion certification must be submitted to SFMWD pursuant to the requirements of Rule 40E-4.361, Florida Administrative Code.

This notice is applicable to property containing the structural surface water management facilities. For purposes of this notice only, the structural surface water management facilities are limited to lakes, canals, swales, ditches, berms, dry detention areas, water control structures, pumps, culverts, inlets, roads, and wetlands mitigation areas, buffers and upland compensation areas.

### **Conditions**

The Permit is subject to the General Conditions set forth in Rule 40E-4.381, Florida Administrative Code. The Permit also contains additional Special Conditions. Accordingly, interested parties should closely examine the entire Permit, all associated applications, and any subsequent modifications.

### **Conflict Between Notice And Permit**

This Notice of Permit is not a complete summary of the Permit. Provisions in the Notice of Permit shall not be used in interpreting the Permit provisions. In the event of conflict between this Notice of Permit and the Permit, the permit shall control.





**This Notice is Not an Encumbrance**

This Notice is for informational purposes only. It is not intended to be a lien, encumbrance, or cloud on the title of the premises.

**Release**

This Notice may not be released or removed from the public records without the prior written consent of the South Florida Water Management District.

This Notice of Permit is executed on this 9<sup>th</sup> day of March, 2011

South Florida Water Management District

  
Deputy District Clerk

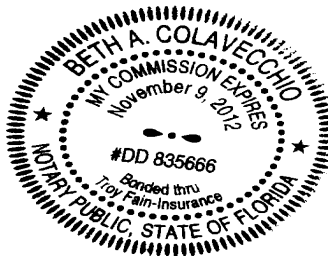
South Florida Water Management District contact: Director of Environmental Resource Compliance (ERC), Environmental Resource Regulation Department.

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of March, 2011 by Elizabeth Veguilla, as Deputy Clerk of the South Florida Water Management District a public corporation, on behalf of the public corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

(seal)



  
Notary Public

Beth A. Colavecchio  
Print

My Commission Expires: Nov 9, 2012

06-03737-P  
021001-15

N.T.S.



Def

**LEGAL DESCRIPTION:**

ONE-QUARTER OF THE SAID SECTION 23.

TRACT 33 OF SECTION 23, TOWNSHIP 51 SOUTH, RANGE 40 EAST IN "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30, AND 31 TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 38 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THAT PORTION OF TRACT 33 LYING WITHIN 50.00 FEET OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23, AND LESS THAT PORTION OF TRACT 33 LYING WITHIN 100.00 FEET OF THE EAST LINE OF THE SOUTHEAST

SAID LANDS LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, CONTAINING 7.64 ACRES (341,323 SQUARE FEET), MORE OR LESS.

---

22

pg 1 of 3

This Instrument was prepared by:  
Broward County Property Appraiser's Office  
115 S. Andrews Ave. Room 111  
Fort Lauderdale, FL 33301-1899  
954-357-6830 - www.bcpa.net

Re: Property ID: 514023-09-0010

## NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

CODE RED AF 2009 HOLDINGS LLC

MRAF 2010 TAX LLC  
5151 COLLINS AVE STE 1727  
MIAMI BEACH FL 33140

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County, Instrument # 112932713, appears to be legally insufficient for the following reason:

- The legal description on the deed is the abbreviated legal description from our website. The abbreviated legal description is missing the bearings, therefore the deed needs to be corrected and re-recorded to include the full metes & bounds legal description including the bearings. Per our GIS department please provide us with a copy of your survey. If you need further information please contact Beverly Bennett at 954-357-6807 or via e-mail [bbennett@bcpa.net](mailto:bbennett@bcpa.net)

Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 22nd day of May, 2015, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH  
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston  
Deputy Appraiser

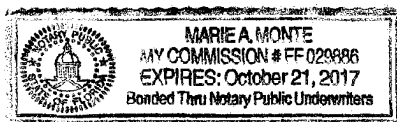


STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on May 22, 2015 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]

  
NOTARY PUBLIC



(3)

Exhibit A - Page 1 of 2

INSTR # 112932713 Page 1 of 2, Recorded 04/17/2015 at 09:47 AM  
Broward County Commission, Doc. D \$0.70 Deputy Clerk 3370

Prepared by and return to:

Daniel Morman  
Florida Bar No. 135038  
5151 Collins Avenue  
Suite 1727  
Miami Beach, FL 33140  
(305) 867-8484

[Space Above This Line For Recording Date]

**Quit Claim Deed**

This Quit Claim Deed made this 5<sup>th</sup> day of January, 2015 between **MRAF 2010 Tax, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Avenue, Suite 1727, Miami Beach, Florida 33140, Grantor, and **CODE RED AF 2009 HOLDINGS, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Ave, 1727, Miami Beach, FL 33140, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof of which is hereby acknowledged, does hereby quitclaim and grant to the said Grantee, and Grantee's successors and assigns forever, all the right, title interest, claim and demand which Grantor has in and to the following described lands, situate, lying and being in **Broward County, Florida**, to wit:

**FLAMINGO SQUARE 172-26 B PARCEL A LESS: BEG NE  
COR PAR A, S 226.05, W 340.60, N 226, E 73.10, N 12, NE 15, SE  
100.64, E 146.13 TO POB AS PER OR 43253/853 (K/A  
CONSERVATION EASEMENT)**

**Parcel Identification Number: 514023-09-0010**

all of the above as recorded in the Public Records of Broward County, Florida.

**SUBJECT, HOWEVER** to all matters of record; zoning and/or other restrictions imposed by governmental authorities, and taxes subsequent to 2014.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

②



28  
Broward County Property Appraiser's Network

Page 1 of 4

This Instrument was prepared by:  
Broward County Property Appraiser's Office  
115 S. Andrews Ave. Room 111  
Fort Lauderdale, FL 33301-1899  
954-357-6830 - www.bcpa.net

Re: Property ID: 514023-09-0010

**SATISFACTION OF**  
**NOTICE OF INSUFFICIENCY OF DEED**

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

CODE RED AF 2009 HOLDINGS LLC

MRAF 2010 TAX LLC  
5151 COLLINS AVE STE 1727  
MIAMI BEACH FL 33140

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County (CFN# 113019319) CURED the defect that caused the Notice of Insufficiency of Deed to be recorded in the official records of Broward County (CFN# 113005737). Accordingly, said property transfer will be properly entered into the official tax roll of Broward County. Done this 17th day of June, 2015, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH

BROWARD COUNTY PROPERTY APPRAISER


By: 

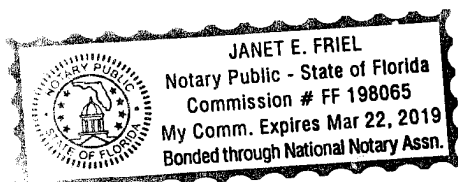
Monica Cardenas, Deputy Appraiser

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on June 17, 2015 by Monica Cardenas, a Deputy Appraiser, who is personally known.

[Seal]

  
NOTARY PUBLIC



## Exhibit A - Page 1 of 3

INSTR # 113019319 Page 1 of 3, Recorded 06/01/2015 at 10:42 AM  
Broward County Commission, Doc. D \$0.70 Deputy Clerk 5025

Prepared by and return to:

Daniel Morman  
Florida Bar No. 135038  
5151 Collins Avenue  
Suite 1727  
Miami Beach, FL 33140  
(305) 867-8484

[Space Above This Line For Recording Date]

### Corrective Quit Claim Deed

(THIS CORRECTIVE QUIT CLAIM DEED CORRECTS THE LEGAL DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED RECORDED ON APRIL 17, 2015 WITH THE BROWARD COUNTY COMMISSION AS INSTRUMENT #112932713)

This Quit Claim Deed made this 26 day of May, 2015 between **MRAF 2010 Tax, LLC**, a Florida limited liability company, whose post office address is 5151 Collins Avenue, Suite 1727, Miami Beach, Florida 33140, Grantor, and **CODE RED AF 2009 HOLDINGS, LLC**, a Florida limited liability company, whose post office address is 5151 Collins Ave, 1727, Miami Beach, FL 33140, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof of which is hereby acknowledged, does hereby quitclaim and grant to the said Grantee, and Grantee's successors and assigns forever, all the right, title interest, claim and demand which Grantor has in and to the following described lands, situate, lying and being in **Broward County, Florida**, to wit:

See attached Exhibit "A"

all of the above as recorded in the Public Records of Broward County, Florida.

**SUBJECT, HOWEVER** to all matters of record; zoning and/or other restrictions imposed by governmental authorities, and taxes subsequent to 2014.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

## Exhibit A - Page 2 of 3

INSTR # 113019319 Page 2 of 3

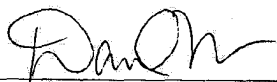
To Have and to Hold, the same in fee simple forever.

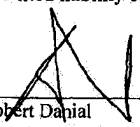
NOTE: This instrument has been prepared without the benefit of a title search, abstract of title or opinion of title, at the request of the Grantor/Grantee named herein.

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:

**MRAF 2010 TAX, LLC,**  
a Florida limited liability company

  
Witness Name: Daniel Morman

By:   
Name: Robert Danial  
Title: Managing Member

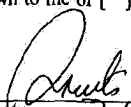
  
Witness Name: Diane Patricia

STATE OF FLORIDA                     )  
  ) ss.  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2015 by Robert Danial, Managing Member of MRAF 2010 Tax, LLC, a Florida limited liability company, on behalf of the company. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

(Notary Seal)



  
Print Name: Paula Rienti  
Notary Public, State of Florida  
Commission Number: FF08 5334  
My Commission Expires: 01/22/18



## Exhibit A - Page 3 of 3

INSTR # 113019319 Page 3 of 3, End of Document

## EXHIBIT "A"

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A";  
THENCE SOUTH 01°45'42" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 226.04 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 01°45'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 35.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";  
THENCE SOUTH 89°35'13" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 849.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";  
THENCE NORTH 01°45'42" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 242.38 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A";  
THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;  
THENCE NORTH 43°03'47" EAST, A DISTANCE OF 42.31 FEET;  
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 13.72 FEET;  
THENCE SOUTH 76°53'25" EAST, A DISTANCE OF 51.33 FEET;  
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 100.00 FEET;  
THENCE NORTH 71°11'50" EAST, A DISTANCE OF 38.03 FEET;  
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 15.00 FEET;  
THENCE SOUTH 83°33'43" EAST, A DISTANCE OF 100.64 FEET;  
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 171.90 FEET;  
THENCE SOUTH 00°03'23" EAST, ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 43253, PAGE 853, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 226.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; SAID SOUTHWEST CORNER BEING ALSO A POINT ON A LINE 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A";  
THENCE NORTH 89°35'13" EAST, ALONG SAID PARALLEL LINE, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND THE SOUTH LINE OF FLAMINGO PAVILION CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 41987, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 340.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, CONTAINING 3.37 ACRES (146,987 SQUARE FEET), MORE OR LESS.

PARCEL IDENTIFICATION NUMBER: 514023-09-0010

**DATE: May 1st, 2019**  
**PROPERTY ID # 514023-09-0010 (TD # 42642)**

# WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W PEMBROKE RD, MIRAMAR, FL 33027 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 May 31, 2019 .....\$6,519.83  
Or  
\* Estimated Amount due if paid by June 18, 2019 .....\$6,598.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 19, 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](http://www.broward.org/recordstaxestreasury)

**DATE: May 1st, 2019**

**PROPERTY ID # 514023-09-0010 (TD # 42642)**

# WARNING

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

MORGAN REED MI2, LLC, REGISTERED AGENT  
O/B/O CODE RED AF 2009 HOLDINGS, LLC  
5151 COLLINS AVE 1727  
MIAMI BEACH, FL 33140

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W PEMBROKE RD, MIRAMAR, FL 33027 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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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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Or

\* Estimated Amount due if paid by June 18, 2019 .....\$6,598.98

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**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT**

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

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

DATE: May 1st, 2019  
PROPERTY ID # 514023-09-0010 (TD # 42642)

# WARNING

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

CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W PEMBROKE RD, MIRAMAR, FL 33027 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.

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

\* Estimated Amount due if paid by May 31, 2019 .....\$6,519.83

Or

\* Estimated Amount due if paid by June 18, 2019 .....\$6,598.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 19, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: May 1st, 2019**  
**PROPERTY ID # 514023-09-0010 (TD # 42642)**

# WARNING

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

CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W PEMBROKE RD, MIRAMAR, FL 33027 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 May 31, 2019 .....\$6,519.83

Or

\* Estimated Amount due if paid by June 18, 2019 .....\$6,598.98

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

**DATE: May 1st, 2019**

**PROPERTY ID # 514023-09-0010 (TD # 42642)**

# WARNING

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

FLAMINGO ESTATES MAINT ASSOC  
PO BOX 840407  
HOLLYWOOD, FL 33084-2407

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W PEMBROKE RD, MIRAMAR, FL 33027 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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**MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

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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)

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

**DATE: May 1st, 2019**  
**PROPERTY ID # 514023-09-0010 (TD # 42642)**

# WARNING

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

ALDRES MIRAMAR LLC  
% ADAMS GALLINAR PA  
1000 BRICKELL AVE #300  
MIAMI, FL 33131

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W PEMBROKE RD, MIRAMAR, FL 33027 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 May 31, 2019 .....\$6,519.83

Or

\* Estimated Amount due if paid by June 18, 2019 .....\$6,598.98

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 19, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: May 1st, 2019**

**PROPERTY ID # 514023-09-0010 (TD # 42642)**

# WARNING

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

FE-FA PROPERTIES II LLC  
1 SW 129 AVE STE 304  
PEMBROKE PINES, FL 33027-1717

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W PEMBROKE RD, MIRAMAR, FL 33027 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 May 31, 2019 .....\$6,519.83

Or

\* Estimated Amount due if paid by June 18, 2019 .....\$6,598.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 19, 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](http://www.broward.org/recordstaxestreasury)



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

**DATE: May 1st, 2019**

**PROPERTY ID # 514023-09-0010 (TD # 42642)**

# WARNING

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

CODE RED AF 2009 HOLDINGS, LLC  
5151 COLLINS AVE, 1727  
MIAMI BEACH, FL 33140

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W PEMBROKE RD, MIRAMAR, FL 33027 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 May 31, 2019 .....\$6,519.83

Or

\* Estimated Amount due if paid by June 18, 2019 .....\$6,598.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 19, 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](http://www.broward.org/recordstaxestreasury)

7019 0140 0000 3869 8181

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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**TD 42642 JUNE 2019 WARNING**  
MORGAN REED MI2, LLC, REGISTERED AGENT  
O/B/O CODE RED AF 2009 HOLDINGS, LLC  
5151 COLLINS AVE 1727  
MIAMI BEACH, FL 33140

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

See Reverse for Instructions

7019 0140 0000 3869 8174

U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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**TD 42642 JUNE 2019 WARNING**  
CODE RED AF 2009 HOLDINGS, LLC  
5151 COLLINS AVE, 1727  
MIAMI BEACH, FL 33140

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

See Reverse for Instructions

7019 0140 0000 3869 8167

U.S. Postal Service<sup>TM</sup>  
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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	\$

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<b>TD 42642 JUNE 2019 WARNING</b>	
*FE-FA PROPERTIES II LLC	
1 SW 129 AVE STE 304	
PEMBROKE PINES, FL 33027-1717	

7019 0140 0000 3869 8150

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

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**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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**TD 42642 JUNE 2019 WARNING**

\*ALDRES MIRAMAR LLC  
% ADAMS GALLINAR PA  
1000 BRICKELL AVE #300  
MIAMI, FL 33131

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

See Reverse for Instructions

7019 0140 0000 3869 8143

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postmark  
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Postage

**TD 42642 JUNE 2019 WARNING**

**\*FLAMINGO ESTATES MAINT ASSOC**

PO BOX 840407

HOLLYWOOD, FL 33084-2407

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

See Reverse for Instructions

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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**TD 42642 JUNE 2019 WARNING**

CITY OF MIRAMAR  
UTILITY BILLING SECTION  
2300 CIVIC CENTER PLACE  
MIRAMAR, FL 33025

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

See Reverse for Instructions

7019 0140 0000 3869 8136

7019 0140 0000 3869 8129

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

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Postage

**TD 42642 JUNE 2019 WARNING**  
CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301



## 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 42642 JUNE 2019 WARNING

\*FLAMINGO ESTATES MAINT ASSOC

PO BOX 840407

HOLLYWOOD, FL 33084-2407



9590 9402 4473 8248 0097 08

7019 0140 0000 3869 8143

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Mary Jarzenburski

☐ Agent☐ Addressee

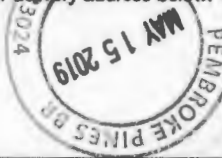
B. Received by (Printed Name)

MARY JARZENBURSKI

C. Date of Delivery

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☐ Registered Mail Restricted Delivery☐ Signature Confirmation 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 42642 JUNE 2019 WARNING

\*ALDRES MIRAMAR LLC  
 % ADAMS GALLINAR PA  
 1000 BRICKELL AVE #300  
 MIAMI, FL 33131



9590 9402 4473 8248 0096 92

2.

7019 0140 0000 3869 8150

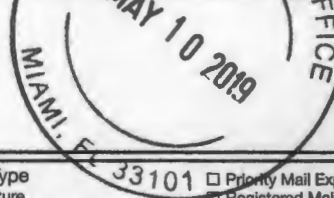
## COMPLETE THIS SECTION ON DELIVERY

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

- |  |   |
|--|---|
| <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"/> Delivery Restricted Delivery        | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery (over \$500)    |   |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## 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 42642 JUNE 2019 WARNING  
MORGAN REED MI2, LLC, REGISTERED AGENT  
O/B/O CODE RED AF 2009 HOLDINGS, LLC  
5151 COLLINS AVE 1727  
MIAMI BEACH, FL 33140



9590 9402 4473 8248 0096 61

2. Article Number (Transfer from service label)

7019 0140 0000 3869 8181

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Daiane Patricia

C. Date of Delivery

5/15/19

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
- ☐ Delivery Restricted Delivery
- ☐ Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

(over \$500)

Domestic Return Receipt

## 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 42642 JUNE 2019 WARNING  
CODE RED AF 2009 HOLDINGS, LLC  
5151 COLLINS AVE, 1727  
MIAMI BEACH, FL 33140



9590 9402 4473 8248 0096 78

## 2. Article Number

7019 0140 0000 3869 8174

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☒ Agent☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

5/10/19

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

05/10/19 Domestic Return Receipt

## 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 42642 JUNE 2019 WARNING  
CITY OF MIRAMAR  
DOUGLAS R GONZALES  
200 E BROWARD BLVD #1900  
FT LAUDERDALE, FL 33301



9590 9402 4473 8248 0097 22

7019 0140 0000 3869 8129

## 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
- ☐ Delivery Restricted Delivery
- ☐ all Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restrict Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmatio
- ☐ Signature Confirmatio 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 42642 JUNE 2019 WARNING  
\*FE-FA PROPERTIES II LLC  
1 SW 129 AVE STE 304  
PEMBROKE PINES, FL 33027-1717



9590 9402 4473 8248 0096 85

2 Article Number (Transit)

7019 0140 0000 3869 8167

## 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
- ☐ Delivery Restricted Delivery
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery