

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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 01/17/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/16/2019 **CERTIFICATE #** 2015-12370 **ACCOUNT #** 504017AA0120 **ALTERNATE KEY #** 420054 **TAX DEED APPLICATION #** 42953

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Unit 201, of Weston Professional Plaza Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 31628, Page 1281, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1820 N CORPORATE LAKES BOULEVARD #201, WESTON FL 33326

OWNER OF RECORD ON CURRENT TAX ROLL:

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CIREDA INVESTMENT COMPANY, INC. OR: 32004, Page: 677 9050 PINES BOULEVARD SUITE 450-F PEMBROKE PINES, FL 33024 (Per Deed out of the Developer)

DON GONZALEZ, P.A., ATTORNEY AT LAW, REGISTERED AGENT O/B/O CIREDA INVESTMENT COM., INC. 1820 N CORPORATE LAKES BLVD SUITE 201 WESTON, FL 33326 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD: None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 54347 NEW ORLEANS, LA 70154-4347 (Tax Deed Applicant)

CITY OF WESTON OFFICE OF THE SPECIAL MAGISTRATE CLERK 17200 ROYAL PALM BOULEVARD WESTON, FL 33326 (Per Orders)

OR: 50163, Page: 1309 Instrument: 112886071 Instrument: 112886072 Instrument: 112886075 Instrument: 112886076 Instrument: 112886077 Instrument: 112886078 Instrument: 113381854 Instrument: 113381858

WESTON PROFESSIONAL PLAZA MAINTENANCE ASSOCIATION, INC. 1820 N CORPORATE LAKES BLVD SUITE 206 WESTON, FL 33326 (Per Sunbiz. Declaration recorded on 31628-1281. No Sunbiz record found for Weston Professional Plaza Condominium Maintenance Association.)

DANILO GONZALEZ, REGISTERED AGENT O/B/O WESTON PROFESSIONAL PLAZA MAINTENANCE ASSOCIATION, INC. 1820 N CORPORATE LAKES BLVD STE #201 WESTON, FL 33326 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5040 17 AA 0120

CURRENT ASSESSED VALUE: \$437,780 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: None found. This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

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

Christina Young

Title Examiner



ISITE Annress	1820 N CORPORATE LAKES BOULEVARD #201, WESTON	ID #	5040 17 AA 0120
	FL 33326	Millage	3312
Property Owner	CIREDA INVESTMENT CO INC	Use	19
Mailing Address	1820 N CORP LAKE BLVD STE 201 WESTON FL 33326		-
Abbr Legal Description	WESTON PROFESSIONAL PLAZA CONDO UNIT 201		

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).

				Proper	ty Assessment	Values				
Year	Land		Building / Improvement		Just / Mar Value	Just / Market Value		sessed / OH Value	Тах	
2018	\$43,780		\$394,0	000	\$437,780)	\$3	91,410		
2017	\$37,430		\$336,8	330	\$374,260)	\$3	55,830	\$7,766.26	
2016	\$32,380		\$291,4	110	\$323,790)	\$3	323,490	\$7,183.66	
		20	18 Exemp	tions and	d Taxable Values	by Ta	xing Aut	thority		
			C	ounty	School B	oard	Μ	unicipal	Independe	ent
Just Value			\$43	7,780	\$437	7,780	\$	437,780	\$437,7	780
Portability				0		0		0		0
Assessed/S	SOH		\$39	1,410	\$437	7,780	\$	391,410	\$391,4	410
Homestead	1			0	0		0			0
Add. Homestead			0	0		0			0	
Wid/Vet/Dis	3			0	0		0			0
Senior	r 0		0	0			0		0	
Exempt Ty	pe			0	0			0		0
Taxable			\$39	1,410	\$437	7,780 \$391,410		391,410	\$391,4	410
		Sal	es History	/				Land Calcu	lations	
Date	Туре		Price	Book	Page or CIN	P	rice	Facto	r Type	
8/3/2001	SWD	\$2	35,700	32	004 / 677					
							Adj. E	Bldg. S.F.	1381	
		I		А			L	Jnits	1	
							Eff./Ac	ct. Year Bui	lt: 2002/2001	

	Special Assessments							
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
33				IE				
С				IE				
1381				.12				

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42953

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:

CIREDA INVESTMENT COMPANY, INC. 9050 PINES BOULEVARD SUITE 450-F PEMBROKE PINES, FL 33024 WESTON PROFESSIONAL PLAZA MAINTENANCE ASSOCIATION, INC. 1820 N CORPORATE LAKES BLVD SUITE 206 WESTON, FL 33326	CITY OF WESTON, OFFICE OF THE SPECIAL MAGISTRATE CLERK 17200 ROYAL PALM BOULEVARD WESTON, FL 33326 BM FINANCIAL SERVICES, CORP. 3126 CORAL WAY MIAMI, FL 33145	DANILO GONZALEZ, REGISTERED AGENT O/B/O WESTON PROFESSIONAL PLAZA MAINTENANCE ASSOCIATION, INC. 1820 N CORPORATE LAKES BLVD STE #201 WESTON, FL 33326 CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326	DON GONZALEZ, P.A., ATTORNEY AT LAW, REGISTERED AGENT O/B/O CIREDA INVESTMENT COM., INC. 1820 N CORPORATE LAKES BLVD SUITE 201 WESTON, FL 33326 CIREDA INVESTMENT CO INC 3815 S. ATLANTIC AVE APT 401 DAYTONA BEACH, FL 32118- 7735
CITY OF WESTON OFFICE OF THE SPECIAL MAGISTRATE 17200 ROYAL PALM BLVD WESTON, FL 33326	CITY OF WESTON 17200 ROYAL PALM BLVD. WESTON, FL 33326	DON GONZALEAZ, P.A. ATTORNEY AT LAW 1820 N. CORPORATE LAKES BLVD., SUITE 201 WESTON, FL 33326	WESTON PROFESSIONAL PLAZA, LTD 2500 WESTON ROAD, SUITE 105 WESTON, FL 33331

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 42953

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:	504017-AA-0120
Certificate Number:	12370
Date of Issuance:	05/26/2016
Certificate Holder:	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
Description of Property:	WESTON PROFESSIONAL PLAZA CONDO UNIT 201

UNIT 201, OF WESTON PROFESSIONAL PLAZA CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 31628, PAGE 1281, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed:	CIREDA INVESTMENT CO INC
Legal Titleholders:	CIREDA INVESTMENT CO INC
Logar Haonolaoio.	1820 N CORP LAKE BLVD STE 201
	WESTON, FL 33326

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.

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:
 39962.51

401-314

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 1/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

42953

NOTICE OF APPLICATION FOR TAX DEED CERTIFICATE NUMBER: 12370

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.

C and subscribed before me this SWOM JUNE. A.D. 2019

(SEAL) GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 42953

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: 504017-AA-0120 Certificate Number: 12370 Date of Issuance: 05/26/2016 Certificate Holder:

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC

Description of Property: WESTON PROFESSIONAL

PLAZA CONDO UNIT 201

UNIT 201, OF WESTON PRO-FESSIONAL PLAZA CONDO-MINIUM, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 31628, PAGE 1281, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: CIREDA INVESTMENT CO INC Legal Titleholders:

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FE 33326

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. Dated this 16th day of May, 2019. Bertha Henry

SEE ATTACHED

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: 39962.51 401-314 5/16-23-30 6/6 19-18/0000392879B

BROWARD COUNTY SHERIFF'S OFFICE

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

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RETURN OF SERVICE

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Assignment	20 Please Roule To Supervis	105	Service Sheet #	19-018877
	OWARD COUNTY, FL vs. CIREDA IN	VESTMENT CO INC		TD 42953
	PLAINTIF	VS. COUNTY	/BROWARD	DEFENDANT
ĊIŔ	TYPE OF WRIT EDA INVESTMENT CO INC	SERVE LANS STON	CORPONATE L	OURT HEARING DATE AKES BLVD., #201
r	4 10/20	(Received this process on
	14279 BROWARD COUNTY REVENUE-D 115 S. ANDREWS AVENUE, ROON FT LAUDERDALE , FL 33301		7	Date 95/6420 erved Not Served - see comments
	JULIE AKMAN, SUPV.	·	<u>7</u>	7/19 at 1108
	· 9884 Attorney EDA INVESTMENT CO INC	in Broward County	Florida by serving th	e within named person a true copy of the writ, with the date and
	rvice endorsed thereon by me, and a copy of the cor	nplaint, petition, or initial pleading,	by the following me	hod:
	INDIVIDUAL SERVICE			
SUBS	TITUTE SERVICE: At the defendant's usual place of abode on "any pe	erson residing therein who is 15 yea	urs of age or older", to	wit:
		in accordance with F.S. 48.031(1)(a		
				in accordance with F.S. 48.031(2)(a)
				lance with F.S. 48.031(2)(b), after two or more attempts to
L)	To, to _	f business	it's business in accord	
COR	PORATE SERVICE:			
	To, accordance with F.S. 48.081	holding the following position of sai	id corporation	in the absence of any superior officer in
	То,	an employee of defendant corporation	on in accordance with	F.S. 48.081(3)
	То,	as resident agent of said corporation	in accordance with	E.S. 48.091
	PARTNERSHIP SERVICE: To of partnership, in accordance with F.S. 48.061(1)	, partner	r, or to	, designated employee or person in charg
	POSTED RESIDENTIAL: By attaching a true c residing therein 15 years of age or older could be			the complaint or summons. Neither the tenant nor a person ace with F.S. 48.183
	1 st attempt date/time:		2 nd attempt da	te/time:
	POSTED COMMERCIAL: By attaching a true	copy to a conspicuous place on the	property in accordan	ce with F.S. 48.183
	1 st attempt date/time:		2 nd attempt da	ite/time:
X	OTHER RETURNS: See comments			
<u>بر</u>				
СОММЕ	NTS: <u>5/1/40) 1000-Poste</u>	el- # 15420 Serve	ed Pecept	irvist of Gomalez P.A.
You ca	an now check the status of your	writ	9 66	TT STEPLEL, SHERIFF
•	iting the Broward Sheriff's Offi		BROV	VARD COUNTY, FLORIDA
	te at www.sheriff.org and clicki	ng		
on the	icon "Service Inquiry"		BY:	D.S.
				L RYZO L- BODAL
		ORIGINAL		Le Propie

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION **PROPERTY ID # 504017-AA-0120 (TD #42953)**

WARNING

CLUSIVED SHERIFF

2019 MAY -6 AM 9: 08

BROWARD COUNTY: ELORIDA

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

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

NOTE

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

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

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; <u>PERSONAL OR</u> 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\$29,577.16

Or

* Amount due if paid by June 18, 2019\$29,958.38

*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

PLEASE SERVE THIS ADDRESS OR LOCATION

CIREDA INVESTMENT CO INC 1820 N CORPORATE LAKES BLVD #201 WESTON, FL 33326

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



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation CIREDA INVESTMENT CO	D., INC.		
Filing Information			
Document Number	P98000006651		
FEI/EIN Number	59-3488966		
Date Filed	01/21/1998		
State	FL		
Status	INACTIVE		
Last Event FOR ANNUAL REPORT	ADMIN DISSOLUTION		
Event Date Filed	09/28/2018		
Event Effective Date	NONE		
Principal Address			
1820 N CORPORATE LAK 201 WESTON, FL 33326	KES BLVD		
Changed: 05/22/2007			
Mailing Address			
1820 N CORPORATE LAKES BLVD			
201			
WESTON, FL 33326			
Changed: 05/22/2007			
Registered Agent Name & A	Address		
DON GONZALEZ, P.A.			
ATTORNEY AT LAW			
1820 N CORPORATE LAKES BLVD SUITE 201			
WESTON, FL 33326			
Name Changed: 06/01/20 ²	17		
Address Changed: 03/10/2			
Officer/Director Detail			
Officer/Director Detail	2004		

Name & Address

Title PTD

GONZALEZ, DON 1820 N CORPORATE LAKES BLV SUITE 201 WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2015	06/01/2017
2016	06/01/2017
2017	06/01/2017

Document Images

06/01/2017 REINSTATEMENT	View image in PDF format
03/20/2013 REINSTATEMENT	View image in PDF format
08/17/2009 REINSTATEMENT	View image in PDF format
05/22/2007 REINSTATEMENT	View image in PDF format
07/08/2005 ANNUAL REPORT	View image in PDF format
03/10/2004 ANNUAL REPORT	View image in PDF format
02/12/2003 ANNUAL REPORT	View image in PDF format
04/03/2002 ANNUAL REPORT	View image in PDF format
04/26/2001 ANNUAL REPORT	View image in PDF format
02/19/2000 ANNUAL REPORT	View image in PDF format
04/01/1999 ANNUAL REPORT	View image in PDF format
01/21/1998 Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Not For Profit Corporation
WESTON PROFESSIONAL PLAZA MAINTENANCE ASSOCIATION, INC.

Filing Information

<u>I mig mornation</u>			
Document Number	N0100002243		
FEI/EIN Number	90-0208917		
Date Filed	03/30/2001		
State	FL		
Status	ACTIVE		
Last Event	CANCEL ADM DISS/REV		
Event Date Filed	12/07/2005		
Event Effective Date	NONE		
Principal Address			
1820 N CORPORATE LAK	ES BLVD		
STE 206			
WESTON, FL 33326			
Changed: 04/24/2018			
Mailing Address			
1820 N CORPORATE LAK	ES BLVD		
STE 206			
WESTON, FL 33326			
Changed: 04/24/2018			
Registered Agent Name & A	Address		
Gonzalez, Danilo			
1820 N CORPORATE LAK	ES BLVD		
STE # 201			
WESTON, FL 33326			
Name Changed: 04/22/201	15		
Name Onangea. 07/22/20			
Address Changed: 04/22/2	2015		
Officer/Director Detail			

Officer/Director Detail

Name & Address

Title P

| __._.

BRICENO, PEDRO 1820 N CORPORATE LAKES BLVD #205 WESTON, FL 33326

Title VP

SIFONTES, LUIS 1820 N. CORPORATE LAKES BLVD #206 WESTON, FL 33326

Title S

GONZALEZ, DANILO 1820 N. CORPORATE LAKES BLVD STE # 201 WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2016	03/28/2016
2017	04/25/2017
2018	04/24/2018

Document Images

04/24/2018 ANNUAL REPORT	View image in PDF format
04/25/2017 ANNUAL REPORT	View image in PDF format
03/28/2016 ANNUAL REPORT	View image in PDF format
04/22/2015 ANNUAL REPORT	View image in PDF format
04/23/2014 ANNUAL REPORT	View image in PDF format
05/24/2013 ANNUAL REPORT	View image in PDF format
04/27/2012 ANNUAL REPORT	View image in PDF format
04/27/2011 ANNUAL REPORT	View image in PDF format
04/29/2010 ANNUAL REPORT	View image in PDF format
04/30/2009 ANNUAL REPORT	View image in PDF format
05/27/2008 ANNUAL REPORT	View image in PDF format
04/23/2007 ANNUAL REPORT	View image in PDF format
01/09/2006 ANNUAL REPORT	View image in PDF format
<u>12/07/2005 REINSTATEMENT</u>	View image in PDF format
04/28/2004 REINSTATEMENT	View image in PDF format
<u>10/03/2002 ANNUAL REPORT</u>	View image in PDF format
03/30/2001 Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

INSTR # 112886075 Page 1 of 4, Recorded 03/25/2015 at 09:19 AM Broward County Commission, Deputy Clerk 3110

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RETURN TO: OFFICE OF THE SPECIAL MAGISTRATE CLERK CITY OF WESTON 17200 Royal Palm Boulevard Weston, FL 33326

> BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF WESTON, FL

DOCKET NO.

CITATION NO. 14070155

CITY OF WESTON

Petitioner,

vs.

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326

Respondent

CERTIFICATION LCERTIFY THIS TO BEX THE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE. WITNESS NOT HAND AND OFFICIAL SEAL OF THE CITY OF WESTON, IN THE COUNTY OF BROWARD, FLORIDA, THIS OF DAY OF 201 CITY CLERK

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the 11th day of December, 2014, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

1820 N CORPORATE LAKES Blvd WESTON. FL 33326

more particularly described as

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

which is the subject of this Code Enforcement Board proceeding.

2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of **October 27, 2014**.

3. On **December 11, 2014**, the Code Enforcement Officer took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s). However, the Code Enforcement Officer further testified that Respondent has failed to pay the Administrative costs imposed by the Final Order, and as a result, this matter remains in non-compliance.

4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby **ORDERED** and **ADJUDGED** that the daily fine imposed by the Special Magistrate is hereby certified, and shall continue to accrue at \$100.00 per day from **October 27**, 2014 until the Respondent(s) have fully complied with all terms of the Final Order. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of \$150.00 for the certification hearing, for a total sum certified of \$300.00. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent

ORDERED this	December 29, 2014	1	, at the	City of W	eston, Brow	ard County,	Florida
			41		1.1		nonua.

Michael D. Cirullo, Jr. Special Magistrate

Attest: Clerk

City of Weston Code Enforcement cc: CIREDA INVESTMENT CO INC



City of Weston 17200 Royal Palm Boulevard WESTON, FLORIDA 33326

SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Case No: 14070155

Name: **CIREDA INVESTMENT CO INC**

1820 N CORP LAKE BLVD STE 201

WESTON, FL 33326

Violation Address: 1820 N CORPORATE LAKES Blvd WESTON, FL 33326

Legal Description:

Address:

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

CERTIEN TION I CERTIFY THIS TO BE A TRUE & CORRECT CORY OF THE ORIGINAL DOCUMENT ON FILE WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF MESTON IN THE COUNTY OF BROWARD, FLORIDA, THIS DAY OF BROWARD

CTYCE

THIS CAUSE came before the Special Magistrate on Thursday, September 25, 2014. The evidence or stipulated agreement between the parties result in the following findings of fact:

That CIREDA INVESTMENT CO INC at the property located at 1820 N CORPORATE LAKES Blvd WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Complied
	40.01 PAYMENT OF BUSINESS TAX.	(B)Requirement to pay Business Tax. No Person shall engage in any Business that is carried on within the City, and no Business Tax Receipt shall be issued, until a Business Tax for the current year, and all prior outstanding Business Taxes have been	10/27/2014	\$100.00	
Notes:					

Notes:

MAKRO POINT USA, LLC

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That CIREDA INVESTMENT CO INCis hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-4570).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall contitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of

Dated October 1, 2014

Michael D. Cirullo Jr. Special Magistrate City of Weston, FL

55

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by Michael D. Cirullo Jr.

6. day of UBLIC, STATE ØRIDA

Personally known ____ or produced identification

Type of identification produced



INSTR # 112886076 Page 1 of 4, Recorded 03/25/2015 at 09:19 AM Broward County Commission, Deputy Clerk 3110

V

RETURN TO: OFFICE OF THE SPECIAL MAGISTRATE CLERK CITY OF WESTON 17200 Royal Palm Boulevard Weston, FL 33326

> BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF WESTON, FL

DOCKET NO.

CITATION NO. 14070154

CITY OF WESTON

Petitioner,

VS,

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326

Respondent

CERTIFICATION

I CERTIFY THIS TO BE ATRUE & CORRECT COPY OF THE ORIGINAL DOCTMENT ON FILE WITNESS ANY HAND AND OFFICIAL SEAL OF THE OTY OF MESTOR IN THE COUNTY OF BROWARD REDRICK THIS LIST DAY OF WITHE OTY OF MESTOR IN THE COUNTY OF BROWARD REDRICK THIS LIST DAY OF

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the 11th day of December, 2014, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

1820 N CORPORATE LAKES Blvd WESTON, FL 33326

more particularly described as

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WESTON PROFESSIONAL PLAZA CONDO UNIT 201

which is the subject of this Code Enforcement Board proceeding.

2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of October 27, 2014.

CITY CLERK

3. On **December 11, 2014**, the Code Enforcement Officer took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s). However, the Code Enforcement Officer further testified that Respondent has failed to pay the Administrative costs imposed by the Final Order, and as a result, this matter remains in non-compliance.

4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby **ORDERED** and **ADJUDGED** that the daily fine imposed by the Special Magistrate is hereby certified, and shall continue to accrue at \$100.00 per day from **October 27**, 2014 until the Respondent(s) have fully complied with all terms of the Final Order. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of \$150.00 for the certification hearing, for a total sum certified of \$300.00. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent pursuant to Chapter 162, Florida Statutes.

ORDERED this	December 29, 2014	_, at the City o	f Weston, Broward	County, Florida
		D A		

Michael D. Cirullo, Jr. Special Magistrate

Attest: mà Clerk

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City of Weston Code Enforcement cc: CIREDA INVESTMENT CO INC



City of Weston 17200 Royal Palm Boulevard WESTON, FLORIDA 33326

SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Case No:

Name:

Address:

WESTON, FL 33326

201

14070154

1820 N CORPORATE LAKES Blvd WESTON, FL 33326 Violation Address:

CIREDA INVESTMENT CO INC

1820 N CORP LAKE BLVD STE 201

Legal Description:

WESTON PROFESSIONAL PLAZA CONDO UNIT

CERTIFICATION

I CERTIFY THIS TO BEATRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE

WITNESS MACHANIE AND OFFICIAL SEAL OF WE CITY DE WERTON IN T **UNTY OF** AD, FLORIDA, THIS DAY OF

THIS CAUSE came before the Special Magistrate on Thursday, September 25, 2014. The evidence or stipulated agreement between the parties result in the following findings of fact:

That CIREDA INVESTMENT CO INC at the property located at 1820 N CORPORATE LAKES Blvd WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Complied
BUSINESS TAX RECEIPTS	40.01 PAYMENT OF BUSINESS TAX.	(B)Requirement to pay Business Tax. No Person shall engage in any Business that is carried on within the City, and no Business Tax Receipt shall	10/27/2014	\$100.00	
2 2 2	· · · · · · · · · · · · · · · · · · ·	be issued, until a Business Tax for the current year, and all prior outstanding Business Taxes have been			••••

Notes:

ISFAMERICAS, LLC

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That CIREDA INVESTMENT CO INCis hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-4570).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall contitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of

ARY

Dated October 1, 2014

Michael D. Cirullo Jr. Special Magistrate City of Weston, FL

day of QCT

PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _ by Michael D. Cirullo Jr.

Personally known ____ or produced identification

Type of identification produced

CYNTHIA BEDGOOD Notary Public - State of Florida My Comm. Expires May 21, 2016 Commission # EE 200661 Bonded Through National Notary Assn. INSTR # 112886077 Page 1 of 4, Recorded 03/25/2015 at 09:19 AM Broward County Commission, Deputy Clerk 3110

RETURN TO: OFFICE OF THE SPECIAL MAGISTRATE CLERK CITY OF WESTON 17200 Royal Palm Boulevard Weston, FL 33326

> BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF WESTON, FL

DOCKET NO.

CITATION NO. 14070153

CERTIFICATION

CITY OF WESTON

Petitioner,

VS.

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326

Respondent

I CERTIFY THIS FOLDE A TRUE & CORRECT COPY OF THE ORIGINAL OCCUMENT ON FILE WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF DISTONEIN THE COUNTY OF BROWARD, FLORIDA, THIS 2015 CITY CLERK

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the 11th day of December, 2014, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

1820 N CORPORATE LAKES Blvd WESTON, FL 33326

more particularly described as

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

which is the subject of this Code Enforcement Board proceeding.

2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of **October 27, 2014**.

3. On **December 11, 2014**, the Code Enforcement Officer took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s). However, the Code Enforcement Officer further testified that Respondent has failed to pay the Administrative costs imposed by the Final Order, and as a result, this matter remains in non-compliance.

4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby **ORDERED and ADJUDGED** that the daily fine imposed by the Special Magistrate is hereby certified, and shall continue to accrue at **\$100.00** per day from **October 27**, **2014** until the Respondent(s) have fully complied with all terms of the Final Order. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of **\$150.00** for the certification hearing, for a total sum certified of **\$300.00**. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent pursuant to Chapter 162, Florida Statutes.

ORDERED this ______ December 29, 2014 _____, at the City of Weston, Broward County, Florida.

Michael D. Cirullo, Jr. Special Magistrate

Attest: Clerk

City of Weston Code Enforcement cc: CIREDA INVESTMENT CO INC



City of Weston 17200 Royal Palm Boulevard WESTON, FLORIDA 33326

SPECIAL MAGISTRATE

CERTIFICATION

	SPECIAL MAGIS (KA LE	I ODDOTTO
	FINAL ORDER OR STIPULATED FINAL ORDER	I CERTIFY THIS TO BEA TRUE & CORRECT COPY OF THE ORIGINAL DOCLMENT ON
Case No:	14070153	FILE.
Name:	CIREDA INVESTMENT CO INC	WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF WESTON IN THE COUNTY OF
Address:	1820 N CORP LAKE BLVD STE 201	a cut in the average of the second
	WESTON, FL 33326	Tation di Bat
Violation Address:	1820 N CORPORATE LAKES BIVD WESTON, FL 33326	CIPYCLERK
Legal Description:	WESTON PROFESSIONAL PLAZA CONDO UNIT 201	

THIS CAUSE came before the Special Magistrate on Thursday, September 25, 2014. The evidence or stipulated agreement between the parties result in the following findings of fact:

That CIREDA INVESTMENT CO INC at the property located at 1820 N CORPORATE LAKES Blvd WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Complied
BUSINESS TAX RECEIPTS	TAX.	(B)Requirement to pay Business Tax. No Person shall engage in any Business that is carried on within the City, and no Business Tax Receipt shall be issued, until a Business Tax for the current year, and all prior outstanding Business Taxes have been	10/27/2014	\$100.00	

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That CIREDA INVESTMENT CO INCis hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-4570).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall contitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of

Dated October 1, 2014

Michael D. Cirullo Jr. Special Magistrate City of Weston, FL

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by Michael D. Cirullo Jr.

UBLIC. STATE NO

day of

Personally known $\sqrt{}$ or produced identification

Type of identification produced



INSTR # 112886078 Page 1 of 4, Recorded 03/25/2015 at 09:19 AM Broward County Commission, Deputy Clerk 3110

> RETURN TO: OFFICE OF THE SPECIAL MAGISTRATE CLERK CITY OF WESTON 17200 Royal Palm Boulevard Weston, FL 33326

> > BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF WESTON, FL

DOCKET NO.

CITATION NO. 14070152

CITY OF WESTON

Petitioner,

vs.

Y

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326

Respondent

CERTIFICATION

I CERTIFY THIS TO BE A TRUE ECORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF WEBTON, DI THE COUNTY OF BROWARD, FLORIDA, THIS 11 TO AV OF 20 15

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the 11th day of December, 2014, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

1820 N CORPORATE LAKES Blvd WESTON, FL 33326

more particularly described as

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

which is the subject of this Code Enforcement Board proceeding.

2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of **October 27, 2014**.

3. On **December 11, 2014**, the Code Enforcement Officer took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s). However, the Code Enforcement Officer further testified that Respondent has failed to pay the Administrative costs imposed by the Final Order, and as a result, this matter remains in non-compliance.

4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby **ORDERED** and **ADJUDGED** that the daily fine imposed by the Special Magistrate is hereby certified, and shall continue to accrue at \$100.00 per day from **October 27, 2014** until the Respondent(s) have fully complied with all terms of the Final Order. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of \$150.00 for the certification hearing, for a total sum certified of \$300.00. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent

ORDERED this	December 29, 2014	, at the City of Weston	, Broward County, Florida.

Michael D. Cirullo, Jr. Special Magistrate

Attest: Clerk

City of Weston Code Enforcement cc: CIREDA INVESTMENT CO INC



Address:

City of Weston 17200 Royal Palm Boulevard WESTON, FLORIDA 33326

SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Case No: 14070152

Name: CIREDA INVESTMENT CO INC

1820 N CORP LAKE BLVD STE 201

WESTON, FL 33326

Violation Address: 1820 N CORPORATE LAKES Blvd WESTON, FL 33326

Legal Description: WESTON PROFESSIONAL PLAZA CONDO UNIT 201

CERTIFICATION I CERTIFY THIS TO BEA TR & CORRECT COPY OF THE ORIGINAL DOCUMENT ON WITNESS # HAND AND OFFICIAL THE CITY O IN, IN THE COUNTY OF DAY OF

THIS CAUSE came before the Special Magistrate on Thursday, September 25, 2014. The evidence or stipulated agreement between the parties result in the following findings of fact:

That CIREDA INVESTMENT CO INC at the property located at 1820 N CORPORATE LAKES Blvd WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Complied
BUSINESS TAX RECEIPTS	40.01 PAYMENT OF BUSINESS TAX,	(B)Requirement to pay Business Tax. No Person shall engage in any Business that is carried on within the City, and no Business Tax Receipt shall be issued, until a Business Tax for the current year, and all prior outstanding Business Taxes have been	10/27/2014	\$100.00	
Notan			· · · · •	· · · · · · · · · · · · · · · · · · ·	u a ser a ser se

Notes:

ANKATA, LLC

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That CIREDA INVESTMENT CO INCis hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-4570).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall contitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of

Dated October 1, 2014

Michael D. Cirullo Jr. Special Magistrate City of Weston, FL

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _ by Michael D. Cirullo Jr.

day of UCE 2014 UBLIC. STA RIDA

Personally known ____ or produced identification

Type of identification produced



INSTR # 113381854 Page 1 of 4, Recorded 12/03/2015 at 03:01 PM Broward County Commission, Deputy Clerk 3110

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RETURN TO: OFFICE OF THE SPECIAL MAGISTRATE CLERK CITY OF WESTON 17200 Royal Palm Boulevard Weston, FL 33326

> BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF WESTON, FL

DOCKET NO.

CITATION NO. 15010145

CERTIFICATION

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

WITNESS MY HAND AND ANFICIAL SEAL OF THE CITY OF WESTON IN THE COUNTY OF BROWARD, FLORIDA, THIS 160 DAY OF

Matrie 032

CITY OF WESTON

Petitioner,

VS.

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326

Respondent

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the **20th day of August, 2015**, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

1820 N CORPORATE LAKES Blvd WESTON, FL 33326

more particularly described as

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

which is the subject of this Code Enforcement Board proceeding.

2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of **June 11, 2015**.

3. On **August 20, 2015**, the Code Enforcement Officer took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s). However, the Code Enforcement Officer further testified that Respondent has failed to pay the Administrative costs imposed by the Final Order, and as a result, this matter remains in non-compliance.

4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby **ORDERED and ADJUDGED** that the fixed fine of **\$500.00** imposed by the Special Magistrate is hereby certified. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of **\$150.00** for the certification hearing, for a total sum certified of **\$300.00**. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent pursuant to Chapter 162, Florida Statutes.

ORDERED this	September 2, 2015	_, at the City of Weston, Broward County, Florida.

Michael D. Cirullo, Jr. Special Magistrate

Attest: Einst

Clerk City of Weston Code Enforcement cc: CIREDA INVESTMENT CO INC



City of Weston 17200 Royal Palm Boulevard WESTON, FLORIDA 33326

SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Case No:

Name:

Address:

WESTON, FL 33326

15010145

Violation Address: 1820 N C

Legal Description:

1820 N CORPORATE LAKES Blvd WESTON, FL 33326

201

WESTON PROFESSIONAL PLAZA CONDO UNIT

THIS CAUSE came before the Special Magistrate on Thursday, June 11, 2015. The evidence or stipulated agreement between the parties result in the following findings of fact:

CIREDA INVESTMENT CO INC

1820 N CORP LAKE BLVD STE 201

That CIREDA INVESTMENT CO INC at the property located at 1820 N CORPORATE LAKES Blvd WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Complied
BUSINESS TAX RECEIPTS	40.01 PAYMENT OF BUSINESS TAX.	(J) Receipt display. Any Person issued a Business Tax Receipt shall post the Business Tax Receipt in a conspicuous place in or about such Person's place of Business	6/11/2015	\$0.00	

Notes:

This case was treated as a repeat violation. Therefore, the Special Magistrate ordered a flat fine of \$500.00 and an administrative fee of \$150.00 ()

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That CIREDA INVESTMENT CO INCis hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-4570).

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILB.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF WESTON, IN THE COUNTY OF BROWARD, FLORIDA, THIS 16 DAY OF 2015

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CLER

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall contitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of

Dated June 19, 2015

Michael D. Cirullo Jr. Special Magistrate City of Weston, FL

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this $\underline{12}$ by Michael D. Cirullo Jr.

PUBLIC. NO OF **FLORIDA**

Personally known <u></u>or produced identification

Type of identification produced



INSTR # 113381858 Page 1 of 4, Recorded 12/03/2015 at 03:01 PM Broward County Commission, Deputy Clerk 3110

> RETURN TO: OFFICE OF THE SPECIAL MAGISTRATE CLERK CITY OF WESTON 17200 Royal Palm Boulevard Weston, FL 33326

> > BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF WESTON, FL

DOCKET NO.

CITATION NO. 15030128

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT ODPY OF THE ORIGINAL DOCUMENT ON FILE

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF WESTON IN THE COUNTY OF BROWARD, FEETIDA, THIS 1 2 DAY OF

Potos - APot

CITY OF WESTON

Petitioner,

vs.

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CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326

Respondent

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the 20th day of August, 2015, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

1820 N CORPORATE LAKES Blvd WESTON, FL 33326

more particularly described as

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

which is the subject of this Code Enforcement Board proceeding.

2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of July 13, 2015.

3. On August 20, 2015, the Code Enforcement Officer took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s). However, the Code Enforcement Officer further testified that Respondent has failed to pay the Administrative costs imposed by the Final Order, and as a result, this matter remains in non-compliance.

4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby **ORDERED and ADJUDGED** that the daily fine imposed by the Special Magistrate is hereby certified, and shall continue to accrue at **\$75.00** per day from **July 13**, **2015** until the Respondent (s) have fully complied with all terms of the Final Order. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of **\$150.00** for the certification hearing, for a total sum certified of **\$300.00**. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent pursuant to Chapter 162, Florida Statutes.

ORDERED this	September 2, 2015	, at the City of West	on, Broward County, Florida.

Michael D. Cirullo, Jr.

Special Magistrate

Attest: match Clerk

City of Weston Code Enforcement cc: CIREDA INVESTMENT CO INC



City of Weston 17200 Royal Palm Boulevard WESTON, FLORIDA 33326

SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

1820 N CORPORATE LAKES Blvd WESTON, FL 33326

Case No:

15030128

Name:

Address:

Violation Address:

Legal Description:

WESTON PROFESSIONAL PLAZA CONDO UNIT

CIREDA INVESTMENT CO INC

WESTON, FL 33326

1820 N CORP LAKE BLVD STE 201

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON HILE.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF WESTON, IN THE COUNTY OF BROWARD, FLORIDA, THIS COUNTY OF DAY OF

CITY CLERK

Tatt

THIS CAUSE came before the Special Magistrate on Thursday, June 11, 2015. The evidence or stipulated agreement between the parties result in the following findings of fact:

That CIREDA INVESTMENT CO INC at the property located at 1820 N CORPORATE LAKES Blvd WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Complied
BUSINESS TAX RECEIPTS	40.01 PAYMENT OF BUSINESS TAX.	(B)Requirement to pay Business Tax. No Person shall engage in any	7/13/2015	\$75.00	Constraint
		Business that is carried on within the City, and no Business Tax Receipt shall			tri∕it Reining Reining Reining
		be issued, until a Business Tax for the current year, and all prior outstanding Business Taxes have been			

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That CIREDA INVESTMENT CO INC is hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-4570).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall contitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of

Dated June 19, 2015

Michael D. Cirullo Jr. Special Magistrate City of Weston, FL

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by Michael D. Cirullo Jr.

2015 PUBLIC STATE

Personally known _____ or produced identification

Type of identification produced





Prepared By: Roy D. Oppenheim, Esq. OPPENHEIM PILELSKY, P.A. 1290 Weston Road, Suite 300 Weston, Fl 33326 INSTR # 101267782 OR BK 32004 PG 0677 RECORDED 08/20/2001 11:32 AN COMMISSION BROWARD COLMTY DOC STHP-D 1,649.90 DEPUTY CLERK 1038

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this WESTON PROFESSIONAL PLAZA, LTD., a Florida Limited Partnership("Grantor"), having an office at 2500 Weston Road, Suite 105, Weston, Florida 33331 and Cireda Investment Company, Inc., a Florida corporation, ("Grantee") having an office at 9050 Pines Boulevard, Suite 450-F, Pembroke Pines, Florida 33024

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns, forever, the land (the "Land") lying and being in the County of Broward, State of Florida, more particularly described on Exhibit "A" attached hereto.

SUBJECT, HOWEVER, to the following encumbrances and restrictions:

- A. Real property taxes for the year 2001 and subsequent years;
- B. Zoning and other regulations, laws and ordinances affecting the Land;
- C. Restrictions, reservations, covenants, conditions, limitations, easements and rightsof-way of record and/or all other matters affecting the Land, if any, including without limitation, those of the Plat of which the Land is a part, and the Declaration of Covenants, Conditions and Restrictions for the Weston Professional Plaza, as recorded in Official Records Book 31628, at Page 1281, of the Public Records of Broward County, Florida, and any amendments or supplements thereto;
- D. Matters shown (or which would be shown) on a current accurate survey of the Land;

Grantor hereby covenants with Grantee that it is lawfully seized of the Land in fee simple; that Grantor has good, right and lawful authority to sell and convey the Land; that it hereby specially warrants the title to the Land as previously described and will defend the same against the lawful

W/C TRI-COUNTY for: ----

Weston Title & Escrow Inc 1290 Weston Rd Ste: 300 Ft. Lauderdale, Fl 33326

Exhibit "A"

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Units 201, of Weston Professional Plaza Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 31628, Page 1281, of the Public Records of Broward County, Florida.

claims of all persons claiming by, through or under Grantor, but not otherwise. Grantee acknowledges that Grantor is a limited partnership. Grantee expressly agrees that, in the event of Grantor's breach of any of the representations contained herein, Grantor's liability shall be limited to, and Grantee shall only have recourse against, the assets of Grantor in the Weston Professional Plaza, notwithstanding anything herein or elsewhere to the contrary.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESSES:

Print Name MONICA M. MARTUCCI

Weston Professional Plaza, Ltd.., a Florida Limited Partnership

By: Weston Professional Center, Inc., its general manager By: Jensity A/Martinez, President

STATE OF Florida COUNTY OF Broward

Sworn to and subscribed before me this 3^{22} day of August, 2001, by Ignacio A. Martinez, President of Weston Professional Center, Inc., general partner of WESTON PROFESSIONAL PLAZA, LTD., a Florida Limited Partnership, who is personally known to me.

Notary Public



INSTR # 111801039, OR BK 50163 PG 1309, Page 1 of 4, Recorded 09/12/2013 at 01:56 PM, Broward County Commission, Deputy Clerk 3505

RETURN TO: OFFICE OF THE SPECIAL MAGISTRATE CLERK CITY OF WESTON 17200 Royal Palm Boulevard Weston, FL 33326

> BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF WESTON, FLORIDA

DOCKET NO.

CITATION NO. 12120004

CITY OF WESTON

Petitioner,

vs.

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326

Respondent

CERTIFICATION

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

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF WESTON, IN THE COUNTY OF BROWARD, FLORIDA, THIS OF BAY OF LA CLART, 20 BAY OF CATY CLERK

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the 11th day of April, 2013, and upon the presentation of testimony and other evidence in the cause, the Special Magistrate finds as follows:

1. The Respondent(s) own(s) certain real property, located at:

1820 N CORPORATE LAKES BLVD, WESTON, FL 33326

more particularly described as:

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

and which is the subject of this Code Enforcement proceeding.

- The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of March 18, 2013.
- 3. On April 11, 2013, the Code Enforcement Inspector took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was taken as ordered, and that the violation(s) in question no longer exist(s). However, the Code Enforcement Officer further testified that Respondent has failed to pay the Administrative costs imposed by the Final Order, and as a result, this matter remains in non-compliance.
- 4. Accordingly, the testimony having established that the Respondent(s) has not fully complied with the Final Order, it is hereby ORDERED and ADJUDGED that Administrative Costs in the amount of \$150.00 are hereby certified. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of \$150.00 for the certification hearing, for a total sum certified of \$300.00. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent pursuant to Chapter 162, Florida Statutes.

DONE and ORDERED this 24th day of <u>April</u>, 2013, at the City of Weston, Broward County, Florida.

Michael D. Cirullo, Jr.

Michael D. Cirullo, Jr. Special Magistrate

ATTEST:

match Clerk

City of Weston Code Enforcement

cc: Respondent

INSTR # 111801039, OR BK 50163 PG 1311, Page 3 of 4



City of Weston 17200 Royal Paim Boulevard WESTON, FLORIDA 33326

SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Case No: 12120004

Name: CIREDA INVESTMENT CO INC

Address: 1820 N CORP LAKE BLVD STE 201

201

WESTON, FL 33326

Violation Address: 1820 N CORPORATE LAKES Blvd WESTON, FL 33326

Legal Description:

.

CERTIFICATION

I CERITFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF WESTON, IN THE COUNTY OF BROWARD, FLORIDA, THIS 26 DAY OF CULCULST, 2013 TOTTICE COUNTY OF COULD STORE TO THE COUNTY OF BROWARD, FLORIDA, THIS 26 DAY OF CULCULST, 2013 CITY CLERK

THIS CAUSE came before the Special Magistrate on Thursday, February 14, 2013. The evidence or stipulated agreement between the parties result in the following findings of fact:

WESTON PROFESSIONAL PLAZA CONDO UNIT

That CIREDA INVESTMENT CO INC at the property located at 1820 N CORPORATE LAKES Blvd WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Complied
ZONING	124.68 CERTIFICATES OF USE.	(B) Posting required. The original of the certificate of Use shall be posted in a conspicuous location accessible to the public on the business premises at all times.	3/18/2013	\$75.00	
BUSINESS TAX RECEIPTS	40.01 PAYMENT OF BUSINESS TAX.	(J) Receipt display. Any Person issued a Business Tax Receipt shell post the Business Tax Receipt in a conspicuous place in or about such Person's place of Business			

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That CIREDA INVESTMENT CO INCis hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-3024).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall contitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of

Dated February 20, 2013

Michael D. Cirullo Jr. Special Magistrate City of Weston, FL

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30 day of teb, 303 by Michael D. Cirullo Jr.

TE

Personally known ______ for produced identification____

Type of identification produced



INSTR # 112886071 Page 1 of 4, Recorded 03/25/2015 at 09:19 AM Broward County Commission, Deputy Clerk 3110

> RETURN TO: OFFICE OF THE SPECIAL MAGISTRATE CLERK CITY OF WESTON 17200 Royal Palm Boulevard Weston, FL 33326

> > BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF WESTON, FL

DOCKET NO.

CITATION NO. 14070151

CITY OF WESTON

Petitioner,

vs.

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326

Respondent

CTY CLERK

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the **11th day of December**, **2014**, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

1820 N CORPORATE LAKES Blvd WESTON, FL 33326

more particularly described as

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

which is the subject of this Code Enforcement Board proceeding.

2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of **October 27, 2014**.

3. On **December 11, 2014**, the Code Enforcement Officer took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s). However, the Code Enforcement Officer further testified that Respondent has failed to pay the Administrative costs imposed by the Final Order, and as a result, this matter remains in non-compliance.

4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby **ORDERED** and **ADJUDGED** that the daily fine imposed by the Special Magistrate is hereby certified, and shall continue to accrue at \$100.00 per day from **October 27**, 2014 until the Respondent(s) have fully complied with all terms of the Final Order. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of \$150.00 for the certification hearing, for a total sum certified of \$300.00. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent pursuant to Chapter 162, Floride Statutes.

ORDERED this	December 29,	2014 🦯	at the	City of Weston	, Broward Cou	untv. Florida.
		and the second		- 11	1 2	

Michael D. Cirullo, Jr. Special Magistrate

Attest: Clerk

City of Weston Code Enforcement cc: CIREDA INVESTMENT CO INC



City of Weston 17200 Royal Palm Boulevard WESTON, FLORIDA 33326

CERTIFICATION I CERTIFY THIS TO BE A TRUE & CORRECT

STON-IN

ORIGINAL DOCUMENT ON

HE COUNTY OF

DAY OF

HAND AND OFFICIAL SEAL OF

SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Case No: 14070151

Name:

Address:

WESTON, FL 33326

1820 N CORPORATE LAKES Blvd WESTON, FL 33326 Violation Address:

CIREDA INVESTMENT CO INC

1820 N CORP LAKE BLVD STE 201

Legal Description: WESTON PROFESSIONAL PLAZA CONDO UNIT 201

THIS CAUSE came before the Special Magistrate on Thursday, September 25, 2014. The evidence or stipulated agreement between the parties result in the following findings of fact:

That CIREDA INVESTMENT CO INC at the property located at 1820 N CORPORATE LAKES Blvd WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Complied
BUSINESS TAX RECEIPTS	40.01 PAYMENT OF BUSINESS TAX.	(B)Requirement to pay Business Tax. No Person shall engage in any Business that is carried on within the City, and no Business Tax Receipt shall be issued, until a Business Tax for the current year, and all prior outstanding Business Taxes have been	10/27/2014	\$100.00	

Notes:

AMERICAN & INTERNATIONAL REALTY INVESTMENT CORP.

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That CIREDA INVESTMENT CO INCis hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-4570).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall contitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of

Dated October 1, 2014

Michael D. Cirullo Jr. Special Magistrate City of Weston, FL

PUBLIC, STATE OF

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12^{14} day of 0^{14} by Michael D. Cirullo Jr.

Personally known ____ or produced identification__

Type of identification produced

CYNTHIA BEDGOOD Notary Public - State of Florida My Comm. Expires May 21, 2016 Commission # EE 200661 Bonded Through National Notary Assn.

FIJORIDA

INSTR # 112886072 Page 1 of 4, Recorded 03/25/2015 at 09:19 AM Broward County Commission, Deputy Clerk 3110

RETURN TO: OFFICE OF THE SPECIAL MAGISTRATE CLERK CITY OF WESTON 17200 Royal Palm Boulevard Weston, FL 33326

> BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF WESTON, FL

DOCKET NO.

CITATION NO. 14070150

CITY OF WESTON

Petitioner,

VS.

CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201

WESTON, FL 33326

Respondent

CERTIFICATION

CITY CLERK

CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT SPECIAL MAGISTRATE of the CITY OF WESTON, FLORIDA on the 11th day of December, 2014, and upon the presentation of testimony and other evidence in this case, the Special Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

1820 N CORPORATE LAKES Blvd WESTON, FL 33326

more particularly described as

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

which is the subject of this Code Enforcement Board proceeding.

2. The Code Enforcement Final Order entered by the Special Magistrate required the Respondent(s) to take corrective action on or before the Compliance Date of **October 27, 2014**.

3. On **December 11, 2014**, the Code Enforcement Officer took an oath and testified before the Code Enforcement Special Magistrate that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s). However, the Code Enforcement Officer further testified that Respondent has failed to pay the Administrative costs imposed by the Final Order, and as a result, this matter remains in non-compliance.

4. Accordingly, the testimony having established that the Respondent(s) has not complied with the Final Order, it is hereby **ORDERED** and **ADJUDGED** that the daily fine imposed by the Special Magistrate is hereby certified, and shall continue to accrue at **\$100.00** per day from **October 27, 2014** until the Respondent(s) have fully complied with all terms of the Final Order. In addition, due to the non-compliance found herein, the Special Magistrate orders the payment of an additional Administrative Cost of **\$150.00** for the certification hearing, for a total sum certified of **\$300.00**. This Order, which may be amended, may be recorded and shall, upon recordation, constitute a lien against all property, owned by the Respondent pursuant to Chapter 162, Florida Statutes.

ORDERED this _____ December 29, 2014 _____, at the City of Weston, Broward County, Florida.

Michael D. Cirullo, Jr. Special Magistrate

Attest: Clerk

City of Weston Code Enforcement cc: CIREDA INVESTMENT CO INC



City of Weston 17200 Royal Palm Boulevard WESTON, FLORIDA 33326

SPECIAL MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Case No:

Name:

Address:

WESTON, FL 33326

14070150

Violation Address: 1820 N CORPORATE LAKES Blvd WESTON, FL 3332

CIREDA INVESTMENT CO INC

1820 N CORP LAKE BLVD STE 201

Legal Description:

WESTON PROFESSIONAL PLAZA CONDO UNIT 201

CERTIFICATION

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

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF WESTON, IN THE COUNTY OF BROMARD, FLORIDA, THIS () DAY OF
26 4 attic Quidate

THIS CAUSE came before the Special Magistrate on Thursday, September 25, 2014. The evidence or stipulated agreement between the parties result in the following findings of fact:

That CIREDA INVESTMENT CO INC at the property located at 1820 N CORPORATE LAKES Blvd WESTON, FL 33326 did violate the following sections of the City of Weston Code of Ordinances for violation:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Daily Fine	Date Complied
BUSINESS TAX RECEIPTS	40.01 PAYMENT OF BUSINESS TAX.	(B)Requirement to pay Business Tax. No Person shall engage in any Business that is carried on within the City, and no Business Tax Receipt shall be issued, until a Business Tax for the current year, and all prior outstanding Business Taxes have been	10/27/2014	\$100.00	

Notes:

DE LA TORRE INVESTMENT GROUP, LLC

The Special Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of Weston Code of Ordinances exist; therefore it is hereby ordered as follows:

That CIREDA INVESTMENT CO INCis hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$150.00 are due and must be paid within thirty (30) days of the date of this order.

Please make your check payable to the City of Weston.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-385-4570).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on to consider certifying the fine. If the fine is certified at that time, a certified copy of the order certifying a fine shall be recorded in the Public Records of Broward County, and once recorded, shall contitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$5000.00 per day.

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of

NO

Dated October 1, 2014

Michael D. Cirullo Jr. Special Magistrate City of Weston, FL

PUBLIC, STATE OF FL

day of QCF

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _ by Michael D. Cirullo Jr.

Personally known V or produced identification

Type of identification produced

CYNTHIA BEDGOOD Notary Public - State of Florida My Comm. Expires May 21, 2016 Commission # EE 200661 Bonded Through National Notary Assn.

ORIDA

WARNING

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

CIREDA INVESTMENT COMPANY, INC. 9050 PINES BOULEVARD SUITE 450-F PEMBROKE PINES, FL 33024

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1820 N CORPORATE LAKES BLVD #201, WESTON, FL 33326 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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\$29,577.16

Or

* Estimated Amount due if paid by June 18, 2019\$29,958.38

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

WARNING

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

CITY OF WESTON OFFICE OF THE SPECIAL MAGISTRATE CLERK 17200 ROYAL PALM BOULEVARD WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1820 N CORPORATE LAKES BLVD #201, WESTON, FL 33326 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. <u>IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN</u> THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE <u>ESTIMATED</u> AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE <u>PRIOR TO</u> 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\$29,577.16

Or

* Estimated Amount due if paid by June 18, 2019\$29,958.38

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

WARNING

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

DANILO GONZALEZ, REGISTERED AGENT O/B/O WESTON PROFESSIONAL PLAZA MAINTENANCE ASSOCIATION, INC. 1820 N CORPORATE LAKES BLVD STE #201 WESTON, FL 33326

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DON GONZALEZ, P.A., ATTORNEY AT LAW, REG. AGENT O/B/O OREDA INVESTMENT COM., INC. 1820 N CORPORATE LAKES BLVD STE #201 WESTON, FL 33326

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

WESTON PROFESSIONAL PLAZA MAINTENANCE ASSOCIATION, INC. 1820 N CORPORATE LAKES BLVD SUITE 206 WESTON, FL 33326

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BM FINANCIAL SERVICES, CORP. 3126 CORAL WAY MIAMI, FL 33145

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WARNING

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CIREDA INVESTMENT CO INC 1820 N CORP LAKE BLVD STE 201 WESTON, FL 33326

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1820 N CORPORATE LAKES BLVD #201, WESTON, FL 33326 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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CIREDA INVESTMENT CO INC 3815 S. ATLANTIC AVE APT 401 DAYTONA BEACH, FL 32118-7735

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DON GONZALEAZ, P.A. ATTORNEY AT LAW 1820 N. CORPORATE LAKES BLVD., SUITE 201 WESTON, FL 33326

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WESTON PROFESSIONAL PLAZA, LTD 2500 WESTON ROAD, SUITE 105 WESTON, FL 33331

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	PS Form 3800, April 2015 PSN 7530-02-000-9047	See Reverse for Instructions

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIV
 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. 	A. Signature X B. Received by (Printed Name) C. Date o. C. Date o. C. Date o.
TD 42953 JUNE 2019 WARNING CITY OF WESTON OFFICE OF THE SPECIAL MAGISTRATE 17200 ROYAL PALM BLVD WESTON, FL 33326	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
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MIAMI, FL 33145	3. Service Type □ Priority Mail Express® □ Adult Signature □ Registered Mail™ □ Adult Signature Restricted Delivery □ Registered Mail™ □ Certified Mail® □ Return Receipt for Merchandise □ Certified Mail® □ Return Receipt for Merchandise	
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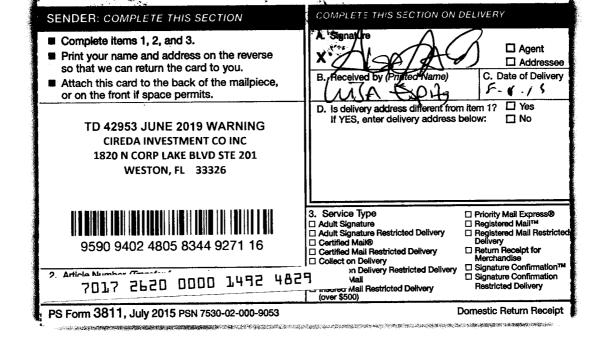
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TD 42953 JUNE 2019 WARNING CIREDA INVESTMENT CO INC 3815 S. ATLANTIC AVE APT 401 DAYTONA BEACH, FL 32118-7735	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
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