



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 12/10/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/09/2019

CERTIFICATE # 2011-10898

ACCOUNT # 494136BA0050

ALTERNATE KEY # 366254

TAX DEED APPLICATION # 44637

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 105, in Building No. 19, of PARK SOUTH SIX, INC., a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3818, at Page 182, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 1590 NW 43 AVENUE #105, LAUDERHILL FL 33313

OWNER OF RECORD ON CURRENT TAX ROLL:

BEATRICE CLUCAS

1388 WINTERVILLE ST

DELTONA, FL 32725-1780 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BEATRICE CLUCAS

OR: 33649, Page: 1154

(Per Deed. No address found on document. No Power of Attorney

found in the Official Records of Broward County for Ariel Penagos Agudelo.)

(Beatrice Clucas a/k/a Beatrice Onetty Clucas)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

JOSEPH BAUER IRA LLC

13422 SUNNYVALE AVE

GARDEN GROVE, CA 72844 (Tax Deed Applicant)

CITY OF LAUDERHILL

OR: 47585, Page: 448

BUILDING DEPARTMENT

OR: 48032, Page: 228

5581 WEST OAKLAND PARK BOULEVARD

Instrument: 113176841

LAUDERHILL, FL 33313

(Per Lien, Notice of Violation and Amended Claim of Lien)

CITY OF LAUDERHILL
CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313 (Per Lien)

PARK SOUTH SIX, INC., A CONDOMINIUM
1590 N.W. 43RD AVE.
LAUDERHILL, FL 33313 (Per Sunbiz. Declaration recorded in 3818-182.)

CONSYWELIA HOWARD, REGISTERED AGENT
O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM
1590 NW 43RD AVE 110
LAUDERHILL, FL 33313 (Per Sunbiz)

LORD HILL REC CENTERS, INC.
LORD HILL RECREATION CENTER
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313 (Per Sunbiz. Lease recorded in 3819-991. Recreation Association.)

MARIA JEVREMOV, REGISTERED AGENT
O/B/O LORD HILL REC CENTERS, INC.
1331 NW 43RD AVENUE
LAUDERHILL, FL 33313 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 36 BA 0050

CURRENT ASSESSED VALUE: \$5,050

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:

Lease	OR: 3819, Page: 991
Warranty Deed	OR: 9879, Page: 756
Declaration of Domicile	OR: 34749, Page: 925
Notice	Instrument: 115494170

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.

Kim Pickett

Title Examiner



Site Address	1590 NW 43 AVENUE #105, LAUDERHILL FL 33313	ID #	4941 36 BA 0050
Property Owner	CLUCAS, BEATRICE	Millage	1912
Mailing Address	1388 WINTERVILLE ST DELTONA FL 32725-1780	Use	00
Abbr Legal Description	PARK SOUTH SIX CONDO UNIT 105 BLDG 19 PER CDO BK/PG: 3818/182		

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
2019	\$5,050		\$5,050	\$5,050	
2018	\$4,960		\$4,960	\$4,960	\$118.57
2017	\$4,960		\$4,960	\$4,960	\$118.17

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,050	\$5,050	\$5,050	\$5,050
Portability	0	0	0	0
Assessed/SOH	\$5,050	\$5,050	\$5,050	\$5,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$5,050	\$5,050	\$5,050	\$5,050

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/13/2002	WD	\$29,000	33649 / 1154			
11/1/1981	WD	\$28,000	9879 / 756			
7/1/1974	WD	\$16,500				
10/1/1972	WD	\$19,000				
1/1/1969	WD	\$12,000				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44637

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 April 2020, 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:

BEATRICE CLUCAS
1590 NW 43 AVENUE #105
LAUDERHILL, FL 33313

BEATRICE CLUCAS
1388 WINTERVILLE ST
DELTONA, FL 32725-1780

CITY OF LAUDERHILL BUILDING
DEPARTMENT
5581 WEST OAKLAND PARK
BOULEVARD
LAUDERHILL, FL 33313
LORD HILL REC CENTERS, INC.
LORD HILL RECREATION
CENTER
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

CITY OF LAUDERHILL CODE
ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

CONSYWELIA HOWARD,
REGISTERED AGENT O/B/O
PARK SOUTH SIX, INC., A
CONDOMINIUM
1590 NW 43RD AVE 110
LAUDERHILL, FL 33313

BEATRICE ONETTY CLUCAS
3640 BRONX BLVD APT 6C
BRONX, NY 10467

MARIA JEVREMOV,
REGISTERED AGENT O/B/O
LORD HILL REC CENTERS, INC.
1331 NW 43RD AVENUE
LAUDERHILL, FL 33313

PARK SOUTH SIX, INC., A
CONDOMINIUM
1590 N.W. 43RD AVE.
LAUDERHILL, FL 33313

MARAJ,SIEUMATTEE
1590 NW 43 AVE APT 104
LAUDERHILL, FL 33313-8700

CHARLES D. FRANKEN, ESQ.
600 SOUTH PINE ISLAND ROAD
SUITE 203
PLANTATION, FL 33323

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 April 2020 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

INSTR # 116281712
Recorded 01/10/20 at 04:03 PM
Broward County Commission
1 Page(s)
#6

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44637

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: 494136-BA-0050
Certificate Number: 10898
Date of Issuance: 06/01/2012
Certificate Holder: JOSEPH BAUER IRA LLC
Description of Property: PARK SOUTH SIX CONDO
UNIT 105 BLDG 19
PER CDO BK/PG: 3818/182

Name in which assessed: CLUCAS, BEATRICE
Legal Titleholders: CLUCAS, BEATRICE
1388 WINTERVILLE ST
DELTONA, FL 32725-1780

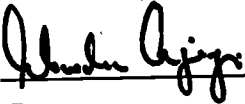
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of April, 2020. 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:

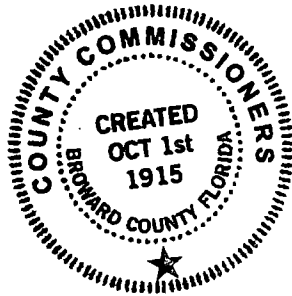
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 2nd day of January, 2020.

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: 03/12/2020, 03/19/2020, 03/26/2020 & 04/02/2020
Minimum Bid: 4272.31

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44637

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: 494136-BA-0050
Certificate Number: 10898
Date of Issuance: 06/01/2012
Certificate Holder: JOSEPH BAUER IRA LLC
Description of Property: PARK SOUTH SIX CONDO
UNIT 105 BLDG 19
PER CDO BK/PG: 3818/182

UNIT 105, IN BUILDING NO. 19, OF PARK SOUTH SIX, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3818, AT PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: CLUCAS, BEATRICE
Legal Titleholders: CLUCAS, BEATRICE
1388 WINTERVILLE ST
DELTONA, FL 32725-1780

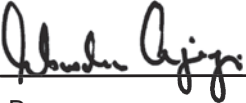
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of May, 2020. 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.deeduction.net
**Pre-registration is required to bid.*

Dated this 10th day of March, 2020.

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: 04/16/2020, 04/23/2020, 04/30/2020 & 05/07/2020
Minimum Bid: 4708.60

BROWARD COUNTY SHERIFF'S OFFICE
2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



Sheriff # 20016563

Court Case # TD 44637

Broward County, Florida VS Beatrice Clucas

Received by CCN 16670
04/13/2020 7:09 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Beatrice Clucas 1590 NW 43 Avenue #105 * (vacant lot) Lauderhill FL 33313**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 04/13/2020 Time: 10:09 AM

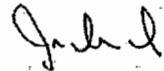
On Beatrice Clucas in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

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

COMMENTS: POSTED

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

**Gregory Tony, Sheriff
Broward County, Florida**

By:  16670

D.S.

J. Lopez Toro, #16670

RECEIPT INFORMATION	
Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494136-BA-0050 (TD #44637)

RECEIVED SHERIFF
2020 APR -7 AM 9:56

BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by April 30, 2020\$4,509.61

Or

* Amount due if paid by May 19, 2020\$4,567.66

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON May 20, 2020 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

CLUCAS, BEATRICE
1590 NW 43 AVE #105
LAUDERHILL, FL 33313
(VACANT LOT)

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
LORD HILL REC CENTERS, INC.

Filing Information

Document Number	F65870
FEI/EIN Number	52-1538200
Date Filed	02/03/1982
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/17/2012

Principal Address

LORD HILL RECREATION CENTER
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

Changed: 08/10/1995

Mailing Address

LORD HILL RECREATION CENTER
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

Changed: 04/19/2010

Registered Agent Name & Address

JEVREMOV, MARIA
1331 NW 43RD AVENUE
LAUDERHILL, FL 33313

Name Changed: 12/28/1989

Officer/Director Detail

Name & Address

Title P

JEVREMOV, DUSHAN
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

Title VP

JEVREMOV, MARIA
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2017	03/17/2017
2018	04/13/2018

2019

03/24/2019

Document Images

03/24/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
03/11/2015 -- ANNUAL REPORT	View image in PDF format
02/11/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
10/17/2012 -- REINSTATEMENT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
04/19/2010 -- ANNUAL REPORT	View image in PDF format
03/20/2009 -- ANNUAL REPORT	View image in PDF format
04/08/2008 -- Amendment	View image in PDF format
02/04/2008 -- ANNUAL REPORT	View image in PDF format
02/20/2007 -- ANNUAL REPORT	View image in PDF format
07/05/2006 -- ANNUAL REPORT	View image in PDF format
10/07/2005 -- REINSTATEMENT	View image in PDF format
10/26/2004 -- REINSTATEMENT	View image in PDF format
07/14/2003 -- ANNUAL REPORT	View image in PDF format
03/14/2002 -- ANNUAL REPORT	View image in PDF format
01/11/2001 -- ANNUAL REPORT	View image in PDF format
08/03/2000 -- ANNUAL REPORT	View image in PDF format
02/05/1999 -- ANNUAL REPORT	View image in PDF format
02/17/1998 -- ANNUAL REPORT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
01/24/1996 -- ANNUAL REPORT	View image in PDF format
08/10/1995 -- ANNUAL REPORT	View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation
PARK SOUTH SIX, INC., A CONDOMINIUM

Filing Information

Document Number	714975
FEI/EIN Number	59-1296233
Date Filed	07/22/1968
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION
FOR ANNUAL REPORT	
Event Date Filed	09/23/2011
Event Effective Date	NONE

Principal Address

1590 N.W. 43RD AVE.
LAUDERHILL, FL 33313

Mailing Address

1590 N.W. 43RD AVE.
LAUDERHILL, FL 33313

Registered Agent Name & Address

HOWARD, CONSYWELIA
1590 NW 43RD AVE
110
LAUDERHILL, FL 33313

Name Changed: 10/10/2007

Address Changed: 10/10/2007

Officer/Director Detail

Name & Address

Title D

THOMPSON, ADOLPHUS
1590 NW 43RD AVE, #308
LAUDERHILL, FL 33313

Title D

BOUBEAU, AGNES
1590 NW 43RD AVE, #204
LAUDERHILL, FL 33313

Title P

HOWARD, CONSYWELIA
1590 NW 43RD AVE, #110
LAUDERHILL, FL 33313

Title SD

VALDES, JENNIE M
1590 NW 43RD AVENUE, #107
LAUDERHILL, FL 33313

Title D

MEYERS, LINDA
1590 NW 43RD AVENUE, #101
LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2008	01/09/2008
2010	05/13/2010

Document Images

06/15/2012 -- Off/Dir Resignation	View image in PDF format
05/13/2010 -- REINSTATEMENT	View image in PDF format
01/09/2008 -- ANNUAL REPORT	View image in PDF format
10/10/2007 -- REINSTATEMENT	View image in PDF format
04/06/2006 -- REINSTATEMENT	View image in PDF format
02/19/2004 -- ANNUAL REPORT	View image in PDF format
03/10/2003 -- ANNUAL REPORT	View image in PDF format
03/29/2002 -- ANNUAL REPORT	View image in PDF format
07/17/2001 -- ANNUAL REPORT	View image in PDF format
05/12/2000 -- ANNUAL REPORT	View image in PDF format
01/28/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
02/07/1997 -- ANNUAL REPORT	View image in PDF format
01/24/1996 -- ANNUAL REPORT	View image in PDF format
01/23/1995 -- ANNUAL REPORT	View image in PDF format

This instrument was prepared by
and return to:
Fortune Title Services, LLC
1489 W. Palmetto Park Road
Suite 497
Boca Raton, Florida 33486

FOLIO/PARCEL NO.: 49-41-36-BA-0050

WARRANTY DEED
(STATUTORY FORM-SECTION 689.02, F.S.)

THIS INDENTURE made this 13 day of August, 2002, between, **Ariel Penagos Agudelo and Maria Penagos, husband and wife**, whose post office address is: 1590 NW 43rd Avenue, #105, Lauderhill, Florida 33313, Grantor*, AND, **Beatrice Clucas, a single woman**, 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 consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which 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:

Unit 105, in Building No. 19, of PARK SOUTH SIX, INC., a Condominium, according to the Declaration of condominium thereof, as recorded in Official Records Book 3818, at Page 182, of the Public Records of Broward County, Florida.

Subject to conditions, restrictions and easement of record, provided this shall not serve to reimpose same.

Subject to real estate taxes for 2002 and subsequent years.

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

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

(Signatures on next Page)



Warranty Deed (continued)
Page 2

IN WITNESS WHEREOF, Grantors has hereunto set Grantor's hand and seal the day, month and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Marni B. Belkin
Print Name: Marni B. Belkin
(witness for both)

Rosemary Strajnic
Print Name: ROSEMARY STRAJNIC
(witness for both)

Josad. Gutierrez POA
(seal)
ARIEL PENAGOS AGUDELO

Maria E. Penagos
(seal)
MARIA PENAGOS

STATE OF Florida)
COUNTY Broward)

The foregoing instrument was acknowledge before me this 13 day of ^{August} ~~June~~, 2002, by **Ariel Penagos Agudelo and Maria Penagos, husband and wife**, who are personally known to me or who has produced FL Drivers License as identification.

 Marni B Belkin
My Commission CC829740
Expires April 25, 2003

Marni B. Belkin
Name:
NOTARY PUBLIC, State of Florida
Commission No.:
My Commission Expires:

81-307622

This instrument was prepared by

Corinne R. Korn

HANNAN, WELLS & KORN
3300 Inverrary Blvd., Suite 200
LAUDERHILL, FLORIDA 33319

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, Made this 3rd day of November 1981, Between

SARAH E. BRAMFELD, a single woman

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

ARIEL PENAGOS AGUDELO and M. ABIGAIL GUTIERREZ de PENAGOS, his wife

whose post office address is 1590 N.W. 43rd Avenue, Apt. #105, Lauderhill, Florida

of the County of Broward State of Florida, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of

TEN ----- Dollars,

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

Apartment No. 105, in Building No. 19 of PARK SOUTH SIX, INC., a Condominium according to the Declaration thereof, recorded in Official Records Book 3818, at Page 182, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida. SUBJECT to restrictions, reservations, and easements of record, and Taxes for the Year 1981, and all subsequent years.

The Grantors do hereby assign, transfer, and set over unto the Grantee all of their right, title and interest in and to that certain 99-year lease dated December 23, 1968, and recorded in Official Records Book 3819, Page 991, of the Public Records of Broward County, Florida, by and between Park South Recreation Center, Inc., as Lessor, and Martin Homes of Florida, Inc., N.S. Corp., K.C. Corp., and Nonnie-Linn Corp., all Florida corporations as Lessees, and the Grantees herein accept said assignment and assume the obligations of the lessees under the terms of said lease.

126.00 has been paid
in Broward County for Documentary
Stamp Tax as required by law.
Corinne R. Korn Deputy

and said grantor does hereby fully 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 delivered in our presence:

Corinne R. Korn

Sarah E. Bramfeld (Seal)
SARAH E. BRAMFELD

Juan B. Anderson

(Seal)

(Seal)

(Seal)

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared SARAH E. BRAMFELD, a single woman

to me known to be the person 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 3rd day of November 1981

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV 6 1985
CORINNE R. KORN, UNDERWRITERS

RETURN TO
CORINNE R. KORN
ATTORNEY AT LAW
3300 Inverrary Blvd.
Suite 200
Lauderhill, Fla. 33319

Corinne R. Korn
Notary Public
STATE OF FLORIDA

FILED IN 81-307622

OFF REC 9879 PAGE 756

704

APPROVAL OF TRANSFER

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the Declaration of Condominium of _____, a condominium, the Association by and through its Board of Directors, has approved and does by these presents approve the transfer of that certain Condominium Unit No. 105

From: Mrs Sarah Bramfeld
To: Mr Ariel A. Penagos and Maria Abigel wife

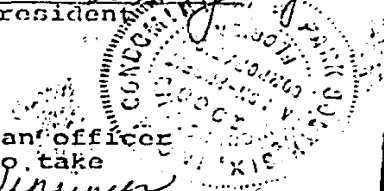
IN WITNESS WHEREOF, the Association has caused these presents to be executed this 12 day of Oct., A.D. 1981.

Signed, Sealed and Delivered in the presence of:

Maria Bramfeld
Edith Bynes

CONDOMINIUM

George A. Winger
President



STATE OF FLORIDA
COUNTY OF BROWARD

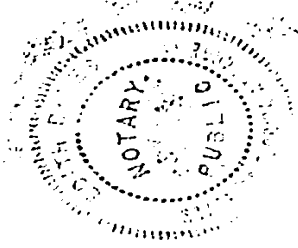
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared George A. Winger, well known to me to be the President of the Association named in the foregoing instrument, and who acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said Association.

WITNESS my hand and Official Seal in the County and State last aforesaid this 13th day of October, A.D. 1981.

My Commission expires:

Edith Bynes
Notary Public

Notary Public, State of Florida at Large
My Commission Expires June 26, 1982
Bonded By: American Title & Casualty Company



RETURN TO
CORINNE R. KORN
ATTORNEY AT LAW
3300 Inverrary Blvd.
Suite 200
Lauderhill, Fla. 33319

PREPARED BY: Corinne R. Korn

RECORDED IN THE OFFICIAL RECORDS ROOM
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

REC 9879 PAGE 757



**FINAL ORDER/
CLAIM OF LIEN**

City of Lauderhill Building Department
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

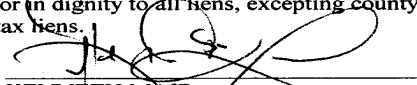
Case No: 10-0001
Name: Park South Six, Inc., A Condominium – Building Six
Violation Address: 1590 N.W. 43rd Avenue, Lauderhill, FL 33313 – Entire Building 6
Folio Nos: 494136BA0000 through 494136BA0300

After due and legal notice was provided, a Hearing was held before the Unsafe Structures Board on this matter on October 20, 2010. At that time, based upon the evidence presented, the Affidavit of Costs submitted, and the determination that those costs listed were actual reasonable and necessary costs associated with the partial demolition of the subject property pursuant to an Emergency Order of Partial Demolition:

The Unsafe Structures Board first affirmed, upheld and ratified the decision for the Emergency Partial Demolition of the subject property based upon the opinion of the Chief Building Official, Randy Youse.

The Unsafe Structures Board second certified, affirmed, upheld and ratified assessment of the reasonable and necessary costs in favor of the City of Lauderhill in the amount of Twenty Three Thousand Seven Hundred Twenty Two Dollars and Four Cents (\$23,722.04), as set forth in the attached Affidavit of Costs by Chief Building Official, Randy Youse regarding the property located at 1590 N.W. 43rd Avenue, Lauderhill, Florida 33313. This lien shall affect the entire Building Six and each unit owner shall be responsible for their pro rata share. This lien applies to Folio Numbers 494136BA0000 through and including 494136BA0300.

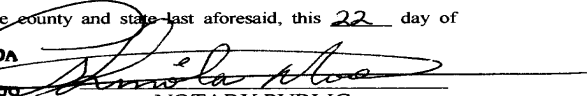
IT IS HEREBY ORDERED that said Claim of Lien in the amount of Twenty Three Thousand Seven Hundred Twenty Two Dollars and Four Cents (\$23,722.04), is hereby owed to the City of Lauderhill to be deemed effective as of the date of this Order, this 20th day of October, 2010, with interest to accrue thereon at the then current rate of interest until such time as this lien is paid in full. This lien shall be deemed in accordance with the City of Lauderhill Code of Ordinances, Sections 6-49 and 6-55 and shall be a superior special assessment lien, deemed prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.


KENNETH MAIR
Chairman of the Unsafe Structures Board

I HEREBY CERTIFY that on this day in Broward County and the State of Florida, before me, an officer duly authorized and acting, personally appeared KENNETH MAIR to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, or who has produced as identification and who did take an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 22 day of Nov., 2010.

NOTARY PUBLIC-STATE OF FLORIDA
Phinola Neal
Commission # DD657299
Expires: MAR. 29, 2011
BONDED THROUGH ATLANTIC BONDING CO., INC.


NOTARY PUBLIC

5



**UNSAFE STRUCTURES BOARD
City of Lauderhill Building Department
5581 West Oakland Park Boulevard
Lauderhill, FL 33313**

To: Owner/Respondent
Name: Park South Six, Inc., A Condominium – Building Six
Attn: Consywelia Howard, in her capacity as Registered Agent &
President of the Association on behalf of the Association and all Building
Six Condominium Unit Owners
Case No: 10-0001
Mailing Address: 1590 N.W. 43rd Avenue, Unit #110, Lauderhill, FL 33313
Violation Address: 1590 N.W. 43rd Avenue, Lauderhill, FL 33313 – Entire Building 6
Folio Nos. 494136BA0000 through 494136BA0300

**AFFIDAVIT OF COSTS ASSOCIATED WITH
UNSAFE STRUCTURE/PARTIAL DEMOLITION OF PROPERTY
LOCATED AT 1590 N.W. 43rd AVENUE, BUILDING SIX**

SATE OF FLORIDA : SS
COUNTY OF BROWARD :

BEFORE ME, the undersigned authority, personally appeared RANDY YOUSE who, having personal knowledge of all the facts, was sworn and says that the following information is true and correct.

1. I am the Chief Building Official for the City of Lauderhill, Florida.
2. The following breakdown of costs are the actual out-of-pocket costs that were incurred by the City of Lauderhill in connection with the Unsafe Structure violation proceedings and the partial demolition of Park South, Building Six located at 1590 N.W. 43rd Avenue, Lauderhill, Florida. The total costs that have been or will be expended which are to be placed as a lien on the subject property were Twenty Three Thousand Seven Hundred Twenty Two Dollars and Four

Exhibit

Cents (\$23,722.04):

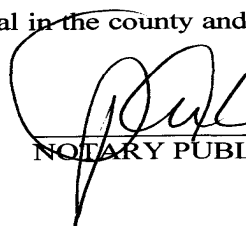
- a. Terra Mar Construction, Inc. Invoice for Partial Demolition of Third floor of Three Story Structure and removal of debris dated July 1, 2010 - \$23,500.00
- b. Daily Business Review Publication Cost - \$175.34
- c. Broward County Recording Costs - \$20.00
- d. Certified Mailing #7010 0290 0002 4288 8579 - \$5.34
- e. Certified Mailing #7010 0290 0002 4289 2231 - \$5.34
- f. Certified Mailing #7010 0290 0002 4288 8302 - \$5.34
- g. Certified Mailing #7010 0290 0002 4288 8579 - \$5.34
- h. Certified Mailing #7010 1870 0000 9097 4407 - \$5.34



 RANDY YOUSE
 CHIEF BUILDING OFFICIAL

I HEREBY CERTIFY that on this day in the county and state aforesaid, before me, an officer duly authorized and acting, personally appeared RANDY YOUSE to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, ~~or who has produced _____ as identification~~ and who did take an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 20 day of Oct., 2010.


 NOTARY PUBLIC-STATE OF FLORIDA
 Patricia Anderson
 Commission #DB708375
 Expires: OCT. 07, 2011
 BONDED THRU ATLANTIC BONDING CO., INC.



CITY OF LAUDERHILL
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313
 (954)730-3044

PURCHASE ORDER NO. 15299

PAGE NO. 1

VENDOR
 9949
 TERRAMAR CONSTRUCTION
 6856 SW 22 STREET
 MIRAMAR FL 33023

SHIP TO
 CODE ENFORCEMENT
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33319
 ATTN: DON

ORDER DATE: 07/01/10		BUYER: PLANNING & REDEVELOPMENT		REQ. NO.: 15400	REQ. DATE:
TERMS: NET 30 DAYS		F.O.B.: DESTINATION		DESC.:	
ITEM#	QUANTITY	UOM	DESCRIPTION	UNIT PRICE	EXTENSION
01	1.00		PARTIAL DEMOLITION OF 3 STORY STRUCTURE 1590 NW 43RD AVE	23500.0000	23,500.00
				PAGE TOTAL \$	23,500.00
				TOTAL \$	23,500.00
ITEM#	ACCOUNT		AMOUNT	PROJECT CODE	TAX EXEMPT: 858012740208C-7
01	001	115200	23,500.00		

APPROVED BY _____

DIRECTOR OF PURCHASING



DAILY BUSINESS REVIEW
MIAMI - BROWARD - PALM BEACH
 MIAMI (305) 377-3721
 BROWARD (954) 468-2600
 PALM BEACH (561) 820-2060

Daily Business Review
 P.O. Box 862882
 Orlando FL 32886-2882

Broward Daily Business Review
 Legal Advertising

Please Remit To:

HALL & ROSENBERG, P.L.
 Attention to:
 14 ROSE DR.
 FORT LAUDERDALE FL 33316

Customer #: 126785

Invoice #:	0157356103
Invoice Date	10/15/2010
Due Date:	Due Upon Receipt
AMOUNT DUE:	\$175.34

PLEASE RETURN THIS SECTION WITH PAYMENT.

Amount Remitted

Broward Daily Business Review

TEAR HERE
None

Invoice #: 0157356103	Invoice Date: 10/15/2010	Customer #:126785	Case / P.O. #:
-----------------------	--------------------------	-------------------	----------------

Order #	Description	Ad Tag Line	Ad Size	Amount
0157356103	Unsafe Structures	NOTICE OF PUBLIC HEARING CITY OF LAUDERHILLUNSAFE STRUCTUR	2/3.08	173.34
	Run Date(s)			
	10/08/2010			
	10/15/2010	PROOF FEE		2.00

Subtotal: 175.34
 Total Amount Due: \$175.34

Payment by Credit Card	<input type="checkbox"/> Visa <input type="checkbox"/> MC <input type="checkbox"/> Amex
Account #: _____	Exp.Date: ___/___/___
Card Holder Name: _____	Signature: _____

For billing questions, please call: 305-347-6616 Fax: 305-371-4913

PAST DUE BALANCES WILL BE CHARGED A 1.5% PER MONTH SERVICE CHARGE (18% PER ANNUM).



68-147577

REC-3310 PAGE 091

LEASE

THIS LEASE, made and entered into this 23rd day of December, 1968, by and between PARK SOUTH RECREATION CENTER, INC., a Florida corporation, hereinafter referred to as "Lessor", and MARTIN HOMES OF FLORIDA, INC., N. S. CORP., K. C. CORP., AND NONNIE-LINN CORP., all Florida corporations, doing business as THE PARK SOUTH COMPANY, a joint venture, hereinafter referred to as "Lessee".

WITNESSETH:

That in consideration of the covenants and agreements hereinafter set forth to be performed by the parties hereto and the payment of the rental hereinafter designated by the Lessee in accordance with provisions of this lease, the Lessor has leased, rented, let and demised, and by these presents does lease, rent, let and demise unto the Lessee, its successors and assigns, an undivided one-six hundred sixteenth (1/616) interest in and to the following described real property in Broward County, Florida:

Lots 17 thru 22, inclusive, Block 37 and a portion of N.W. 13th Court and a portion of N.W. 14th Street, as shown on that certain Plat of FLAIR SUBDIVISION No. 4-D, as recorded in Plat Book 60 at Page 49, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the most Northwesterly corner of Lot 19, said Block 37 and run North 79 degrees 37 minutes 07 seconds East for 285.25 feet (said last mentioned course being coincident with the North line of said Lot 19 and the centerline of the aforementioned Northwest 14th Street); thence run South 0 degree 54 minutes 30 seconds East along the Westerly right-of-way line of N.W. 43rd Avenue for 304.15 feet; thence run South 79 degrees 37 minutes 07 seconds West for 235.19 feet (said last mentioned course being coincident with the centerline of the aforementioned N.W. 13th Court and the Southerly line of Lot 22, of the aforementioned Block 37); thence run North 10 degrees 22 minutes 53 seconds West along the Westerly line of said Lots 19 and 22 for 300.00 feet to the Point of Beginning, lying and being in the City of Lauderhill, Broward County, Florida and containing 1.79 Acres, more or less.

SUBJECT to governmental zoning regulations, restrictions, easements, limitations or reservations of record and

SUBJECT to the applicable portions of the Declaration of Condominium relating to PARK SOUTH SIX, INC., a Condominium.

TO HAVE AND TO HOLD the above undivided interest in the above described premises together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining, save and except the rents and other amounts due to the Lessor by the Lessee, unto the said Lessee for a term commencing on the 23rd day of December, 1968, and ending on the 22nd day of December 2067 unless terminated prior to said date in accordance with the terms and conditions hereof.

1. TERM: The term of this lease shall commence on the 23rd day of December, 1968, and shall end on the 22nd day of December, 2067, unless terminated prior to said date in accordance with the terms and conditions hereof.

2. POSSESSION: The Lessee has accepted possession of its undivided one-six hundred sixteenth (1/616) interest in and to the above leasehold property, together with the improvements located thereon, and shall be in peaceful possession of the same, along with other lessees and the Lessor, so long as the Lessee is not in default under the terms of this lease. At the expiration of said term this lease shall cease and the use of the demised property covered by this lease shall be surrendered by the Lessee to the Lessor.

The possession of the Lessee consists of the non-exclusive right to utilize the demised premises and the buildings and other improvements located thereon, along with other Lessees and the Lessor.

The Lessor reserves the right to lease at such terms as it may see fit other undivided interests in the demised premises to third persons not purchasing apartments in PARK SOUTH SIX, INC., a Condominium. Said third persons may include purchasers in other condominium or cooperative apartment buildings, or persons or legal entities operating apartment buildings for their use or the use of their tenants. The total number of dwelling units which may utilize said recreational facilities shall be six hundred sixteen (616).

All of the buildings and other improvements located thereon, together with all of the tangible personal property located thereon, have been paid for and are the property of the Lessor, and will remain the property of the Lessor. The Lessee, or its assigns, shall acquire no right, title, or interest in and to any of said real property or the buildings or improvements or tangible personal property, by virtue of this lease.

EXHIBIT F

This Instrument was prepared by
N. S. CORP
1331 N.W. 43rd AVENUE
FT. LAUDERDALE, FLA. 33313

Head

11.50

68 DEC 24 AM 10:10

PAID

3. **TITLE:** The Lessor covenants and agrees that it has lawful title to said premises free and clear of all liens and encumbrances except the following which Lessee assumes and agrees to take subject to:

- (a) Restrictions, easements, reservations or limitations of record.
- (b) Governmental zoning of record.
- (c) Questions of location, measurement and survey.
- (d) The Lessee, at its expense, shall furnish such documentary stamps as may be required to be affixed to this lease by the laws of the State of Florida, and shall pay for the recording of the same.
- (e) The Lessee, at its expense, shall pay any sales or use tax as may be required to be paid in connection with the rentals payable under this lease by the Lessee to the Lessor by the State of Florida from time to time in accordance with the laws of the State of Florida.

4. **RENTAL:** The Lessee hereby covenants with the Lessor that it will pay to the Lessor, at such place as the Lessor may designate in writing from time to time, the following sums of money as rent for the use of the leased premises:

- (a) The Lessee agrees to pay to the Lessor at such place or premises as Lessor may designate from time to time in writing, a monthly rental of

Dollars (\$ 19.00) payable monthly in advance on the 23rd. day of December, 1968 and monthly thereafter in advance on the first day of each and every calendar month during the term of this lease.

- (b) In the event that the United States Dollar should ever be officially devalued by the United States Government or replaced by a regular specie of a lesser value, then and in that event the rental to be paid by the Lessee to the Lessor or any purchase price to be paid to the Lessor by the Lessee shall be increased in proportion to said devaluation so that the rental to be paid to the Lessor or the purchase price of the property covered by this lease to be paid to the Lessor shall be the same in terms of actual value as the United States Dollar was on January 1, 1967.

5. **FIRE, WIND AND OTHER CASUALTY INSURANCE:** The Lessor hereby covenants and agrees with the Lessee that it will at its expense at all times during the term of this lease, keep insured any and all buildings or improvements that may be built or placed upon the demised premises, and any and all furniture or fixtures covered by this lease, in good and responsible insurance companies authorized to do business in the State of Florida, for protection against loss or damage caused by or resulting from fire, windstorm or other insurable casualty. The proceeds of any such policy shall belong to and remain the property of the Lessor at all times to be utilized by it for the reconstruction, repair or replacement of any buildings, improvements, furniture or fixtures located on the demised premises.

Lessor agrees, in the event of any destruction or damage, that it will reconstruct, repair or replace said premises within twelve (12) months after the receipt of any insurance proceeds provided, however, that any delay occasioned by any Act of God, war, insurrection, civil commotion or strike shall be excused.

6. **LIABILITY INSURANCE:** The Lessor covenants and agrees that it will at all times maintain public liability insurance policy or policies on the demised premises, and pay the premium on the same.

7. **MAINTENANCE AND REPAIR OF PREMISES:** Lessor agrees that it has the obligation to maintain the leased premises in good order, condition and repair, and that the Lessee shall have no obligation whatever to maintain the leased premises or any of the improvements thereon; provided, however, that the Lessee agrees to utilize the demised premises, along with other Lessees, in accordance with the rules and regulations established by Lessor, and the Lessee further agrees that it shall be responsible for any acts of vandalism or negligence occasioning any damage to the buildings, improvements or tangible personal property on the demised premises occasioned by it or any of its employees, family members or guests.

Lessee agrees, in case it is responsible as set forth above for any damage to the buildings, improvements or tangible personal property located on the demised premises, to pay the cost of repairing or replacing the same within thirty (30) days of presentment to the Lessee of an itemized bill showing the cost of said repair or replacement.

8. **DAMAGE OR DESTRUCTION:** Lessor agrees, in the event of any damage to or destruction of buildings, improvements or tangible personal property not occasioned by vandalism or the negligence of any Lessee, to repair or replace the same at its own cost within twelve (12) months from the date the proceeds of any insurance policy is paid to the Lessor, provided, however, that any delay occasioned by any Act of God, war, insurrection, civil commotion or strike shall be excused.

9. **TAXES:** Lessor agrees that it will pay any and all real property taxes, tangible personal property taxes, or any special assessments levied against the demised property during the term of this lease.

Lessee agrees to pay any and all sales or use taxes, or other taxes which may be levied against the use of the demised premises, or upon the rentals being paid to the Lessor, except United States Income Tax payable by Lessor, within thirty (30) days from the date when said taxes are levied or due. In case any sales or use taxes levied by the State of Florida are payable upon rentals payable by Lessee, the same shall be paid by Lessee at the same time as rentals are payable, and shall be considered a portion of said rentals for the purposes of this Lease.

10. **UTILITY CHARGES:** Lessor agrees and covenants to pay all charges for utilities, whether they are supplied by a public or private firm, and to pay them monthly or as they come due. It is contemplated that this will include all charges for water, gas, electricity, sewer, and any other type of utility, or any other type of service charge.

11. **COMPLIANCE WITH REGULATIONS OF PUBLIC BODIES:** Lessee covenants and agrees that it will not violate any State law or regulation relating to the individual conduct of the Lessee in connection with the use of the demised premises, such as violating any of the rules or regulations promulgated by the State Board of Health of the State of Florida relating to the use of swimming pools, etc.

This shall not be construed so as to include any obligation of the Lessor under this Lease.

12. **LAWFUL USE OF PREMISES:** The Lessee covenants and agrees that during the term of this lease the Lessee shall utilize the demised premises, along with other Lessees, solely for recreational, educational or civic purposes, in accordance with the rules and regulations adopted by the Lessor from time to time. Said rules and regulations shall govern the use of the demised premises for the maximum benefit of all Lessees. Lessee covenants and agrees that the Lessor shall have the right to adopt said rules and regulations and agrees to abide by the same. Said rules and regulations shall cover such subjects as the use of the pool (in order to comply with the laws of the State of Florida, and for the orderly and safe use of said facilities), hours for the use of all facilities in order to insure the maximum use of all lessees during reasonable hours, safeguarding personal property, allocation of club facilities, and other pertinent regulations needed in connection therewith.

The Lessee further covenants and agrees that during the term hereof it will conform to and observe all ordinances, rules, laws and regulations of the City of Lauderhill, the State of Florida, the United States of America, and all public authorities or boards of officers relating to said premises or the use thereof, and will not during such term, permit the same to be used for any illegal or immoral purpose, or for any business or occupation.

13. **LIENS CREATED BY LESSEE:** The Lessee covenants and agrees that it has no power to incur any indebtedness giving a right to a lien of any kind or character upon the right, title and interest of the Lessor in and to the real property covered by this lease, and that no person shall ever be entitled to any lien directly or indirectly derived through or under it, or its agents, or servants, or on account of any act or remission of the Lessee, which lien shall be superior to the interest in this lease reserved to the Lessor upon the leased premises. All persons contracting with the Lessee, or furnishing materials or labor to the Lessee, or to its agents or servants, as well as all persons whomsoever, shall be bound by this provision of this lease, in accordance with the provisions of Chapter 84.101, Florida Statutes. Should any such lien be filed, the Lessee shall discharge the same by paying it, or by filing a bond or otherwise, as permitted by law.

14. **INDEMNIFICATION AGAINST COSTS AND CHARGES:** In the event the Lessor is compelled to incur any expense in collecting any sum of money due under this lease for rent or otherwise, or in the event suit shall be brought by the Lessor for the purpose of compelling the payment of any other sum which should be paid by the Lessee under the terms hereof, or for the purpose of enforcing performance by the Lessee of any of the several agreements, conditions and covenants contained herein, the Lessee covenants and agrees to pay to the Lessor all expenses and costs of litigation, including a reasonable attorney's fee, for the Lessor's attorney, provided such suit terminates in favor of the Lessor.

Any sums due under the terms and provisions of this paragraph may be properly taxed by a court of competent jurisdiction against the Lessee.

Any sum due under the terms and provisions of this paragraph shall constitute a lien against the interest of the Lessee in the premises and its property thereon to the same extent and on the same conditions as delinquent rent would constitute a lien upon said premises and property.

15. **ACCEPTANCE OF PREMISES:** It is further covenanted and agreed that the Lessee, in acquiring this lease, has done so as the result of a personal inspection of the premises by its duly authorized representative, and that no oral representations of any kind or nature whatsoever have been made by the Lessor, and that only the terms of this lease are to be binding upon the Lessor and the Lessee.

16. **WAIVER:** It is covenanted and agreed that no waiver of a breach of any of the covenants of this lease shall be construed to be a waiver of any succeeding breach of the same covenants.

17. **TRANSFER OF LESSOR'S INTEREST:** The Lessor shall have the right to sell, mortgage, or otherwise dispose of the underlying fee in this property, subject, of course, to the terms and conditions of this lease, and shall have the right to mortgage or assign to others its right to receive money and other things of value accruing to it by reason of this lease.

18. **INTEREST:** All sums of money required to be paid by the Lessee to the Lessor shall bear interest from due date; or maturity thereof, at the rate of eight per cent (8%) per annum until paid, which interest shall be due and payable to the Lessor upon its written demand.

19. **BANKRUPTCY OF LESSEE:** Should the Lessee at any time during the term of this lease, directly or indirectly, suffer or permit an involuntary or voluntary petition in bankruptcy to be filed against it, or in any manner invoke the aid of the bankruptcy court in whatever form, or make an assignment for the benefit of its creditors, or should a receiver or trustee be appointed for the Lessee's property, or should any order of any court of competent jurisdiction be entered continuing the Lessee in possession of the leased property, or should the Lessee's leasehold interest be levied upon and the lien thereof not discharged within sixty (60) days after said levy has been made, or should the Lessee fail to promptly make the necessary returns and reports required by state and federal law, or should the Lessee fail to promptly pay when due all taxes of whatever kind required to be paid to the state or federal governments or any subdivision thereof, then and upon the happening of either or any of the aforesaid events, the Lessor shall have the right, at its election, to consider the same a material default on the part of the Lessee of the terms and provisions hereof, and, in the event such default is not cured by the Lessee within a period of sixty (60) days from the date of the giving by the Lessor of written notice to the Lessee of the existence of such default, the Lessor shall have the option of declaring this lease terminated and the interest of the Lessee forfeited, or the Lessor may exercise any other options herein conferred upon it. The pendency of proceedings to which the Lessee shall be a party shall not preclude the Lessor from exercising the option herein conferred upon it. In the event the Lessee, or the trustee or receiver of the Lessee's property, shall seek an injunction against the Lessor's exercise of the option herein conferred, such action on the part of the Lessee, or its trustee or receiver, shall automatically terminate this lease as of the date of the making of such application. In the event the court shall enjoin the Lessor from exercising the option herein conferred upon it, such injunction shall automatically terminate this lease as of the date of the making of such application. Upon the termination of the lease at the Lessor's option, and/or as herein otherwise provided, it shall become the mandatory duty of the court, as a matter of law, to require the redelivery of the entire leased premises and all of the Lessee's property thereon situated, in a summary proceeding to the Lessor, upon mere motion or petition of the Lessor. All revenues derived or accruing from the leased premises subsequent to the date of the termination of said lease shall constitute the property of the Lessor, and the same is hereby declared to be a trust fund and shall not constitute any asset of the Lessee or any trustee or receiver appointed for the Lessee's property.

20. **STATUTORY REMEDIES:** Lessee recognizes the validity and applicability of the summary remedies provided by the statutes of the State of Florida for the protection of landlords' rights.

The Lessee recognizes that, by virtue of the decisional law of the State of Florida, Sections 83.06, 83.05 and 83.08, Florida Statutes, 1953, are treated and considered as being a part of this indenture.

It is not the intention of the parties to shorten any of the periods of notice required in this lease by adopting the foregoing provisions.

21. **DEFAULT:** It is covenanted and agreed by and between the parties hereto that in the event at any time of a default in the terms of this lease upon the part of the Lessee for the periods hereinafter set forth, then and in that event, it shall and may be lawful for the Lessor, at its election, to declare said demised term ended and to re-enter into said demised premises and the building or buildings, and improvements situated thereon or any part thereof either with or without choses of law, the Lessee hereby waiving any demand for possession of the said demised premises and any and all buildings and improvements situated thereon.

(a) A default upon the part of the Lessee for a period of fifteen (15) days in making any payment of rental due on this Lease or any sales or use tax levied on said rental without any notice to the Lessee being required.

(b) A default upon the part of the Lessee in paying any other taxes which are the obligation of the Lessee within fifteen (15) days prior to the time when the same become delinquent, without any notice to the Lessee being required.

(c) A default on the part of the Lessee for a period of fifteen (15) days in making any payment of assessments due **PARK SOUTH SIX, INC.**, a Condominium, or in making any payment due the holder of any institutional first mortgage which constitutes a lien against said owner's apartment, without any notice to the Lessee being required.

(d) Inasmuch as the Lessor's security for the payment of rental called for under this Lease is a mortgage, as provided in Paragraph 26. hereof, the termination of **PARK SOUTH SIX, INC.**, a Condominium, in accordance with the covenants of the Declaration of Condominium shall constitute a default in the terms of this Lease without any notice being required to the Lessee.

(e) In the event that the Lessee should fail to perform or become in default in any of the other covenants of this Lease by it to be kept or performed, and any of such failures or defaults shall be continued for thirty (30) days after notice thereof in writing by the Lessor to the Lessee specifying the default complained of.

(f) During any of the above periods, if the Lessee cures the default, the Lease shall be deemed restored in good standing.

(g) The Lessee further covenants and agrees that upon the termination of the said demised term at such election of the said Lessor, or in any other way, the Lessee will surrender and deliver up said premises and the improvements and buildings situated therein peaceably to the Lessor, its agent or attorneys, immediately upon the termination of said demised term.

22. NOTICES: All notices required by law and this lease to be given by one party to the other shall be in writing and the same may be served as follows:

(a) By Mail. The parties have at the foot hereof affixed their specific addresses. Said notices shall be mailed to the party at its address, or at such other address as the party may by notice in writing designate to the other.

(b) By personal delivery to the party, or to the Lessee's agent in charge of the leased premises.

23. ASSIGNMENT OR SUBLEASING OR MORTGAGING OF LESSEE'S INTEREST: The Lessor agrees that this lease shall be freely assignable so long as this lease is in good standing, subject, however, to the terms and conditions as set forth in the Declaration of Condominium of **PARK SOUTH SIX, INC.** and the By-Laws of **PARK SOUTH SIX, INC.**, both of the same having been previously recorded with the Clerk of the Circuit Court of Broward County, Florida, and the Lessee covenants and agrees that it will not make any assignment or transfer unless the assignee shall expressly assume and agree to perform each and every one of the conditions and covenants of this lease on the part of the Lessee to be performed by written instrument, duly executed in accordance with the laws of the State of Florida, and forthwith filed for record in the Office of the Clerk of the Circuit Court of Broward County, Florida, and an original copy thereof delivered to the Lessor. From and after the making of any assignment of this lease in full compliance with this section thereof, there shall exist no further liability under this lease against the Lessee herein named, or the then Lessee-assignor, such liability passing under an instrument of assignment or transfer to the assignee, except that such assignment shall not affect any change or modification in the provisions with respect to Lessor's rights and remedies under the lease.

The Lessee agrees that it shall not assign this lease to any person or legal entity unless simultaneous therewith the Lessee has conveyed to said third person or legal entity all of its right, title or interest in and to the apartment owned by it in **PARK SOUTH SIX, INC.**, a Condominium. Any other attempted assignment shall be null and void.

For the purpose of enabling the Lessee to assure the proposed assignee that the lease is in good standing and that there is then no existing default on the part of the Lessee therein, the Lessor covenants and agrees with the Lessee that the Lessor will, upon receipt of notice of the proposed assignment, by Registered Mail, and within thirty (30) days after receipt of such notice, apprise the Lessee, in writing, of the existence or non-existence of any default on the part of the Lessee in the lease, and if the Lessor fails to do so, then such failure shall have the effect of a representation by the Lessor unto the proposed assignee that there exists then no defaults on the part of the Lessee in the performance or observance of any of the conditions or covenants of this lease. Notice or the consequent reply shall be deemed given and then shall begin to run when said notice or the consequent reply is deposited in the United States Mails, by Registered Mail, with sufficient postage prepaid thereon to carry the same to its address, and the same shall be addressed to the Lessor, or the Lessee, at the places and in the manner described as being the last places for giving notice; provided, however, that any assignment must include the Lessee's entire interest in the demised premises.

Lessor further agrees that the Lessee may sublet or sublease its interest in the demised premises as Lessee shall see fit to do so long as this Lease is in good standing; provided, however, that any such subletting or subleasing shall require the subtenants or the sublessees to abide by all of the terms of this Lease, subject, however, to the terms and conditions as set forth in the Declaration of Condominium of **PARK SOUTH SIX, INC.** and of the By-Laws of **PARK SOUTH SIX, INC.**, both of the same having been previously recorded with the Clerk of the Circuit Court of Broward County, Florida. It is understood and agreed that forfeiture or termination of this Lease shall automatically effect a forfeiture and termination of all subleases; and further provided that any subleasing shall not relieve the Lessee or its assigns from any obligation under this Lease.

The Lessee may sublet its interest in the demised premises only to a sublessee who is also the sublessee of the Lessee's apartment in **PARK SOUTH SIX, INC.**

No sublessee, however, shall be liable to the Lessor in connection with any of the rents due the Lessor or covenants under this Lease.



Should the Lessee at any time execute an authorized mortgage, as defined in the Declaration of Condominium, on his or her individual condominium unit, the same shall be considered as encumbering the Lessee's undivided one/six hundred sixteenth leasehold interest as an appurtenant to the Lessee's ownership of said condominium unit, and it shall not be necessary to describe this leasehold interest in said mortgage, the lien of said mortgage shall be considered a lien against the Lessee's leasehold interest.

24. EMINENT DOMAIN: It is agreed and understood between the Lessor and the Lessee that the demised premises and all buildings, improvements and tangible personal property located thereon are the exclusive property and owned by the Lessor.

In the event that a portion of the leased premises shall be taken by any public authority under the power of eminent domain, then this lease shall cease on the part so taken from the day possession of that part shall be taken for public purpose. In the event that the portion so taken is such as does not destroy the usefulness of the demised premises, such as a condemnation for road, street or utility purposes, the proceeds of said condemnation shall be utilized by the Lessor to effect any necessary repairs, and the balance of said proceeds shall belong to the Lessor, and this lease shall continue in full force and effect without any abatement of rental.

In the event that the entire demised premises, or such portion as would render the premises unusable for the purpose for which they are intended, are taken for any public purpose then and in that event the proceeds of said condemnation shall belong to the Lessor and this lease shall terminate, and all further rentals shall abate, and rentals shall be prorated as of the date of such taking.

In no event shall the Lessee be considered as having any right, title or interest in and to the proceeds of any condemnation.

25. ACCELERATION: If the Lessee should fail to pay any of the sums of money herein required to be paid by the Lessee to the Lessor, or the Lessee should fail to make any payment on any mortgage or note to which the Lessor has subordinated its fee simple title, or the Lessee should fail to pay any regular or special assessment due to **PARK SOUTH SIX, INC.** a Condominium, and any of the foregoing shall remain unpaid for a period of fifteen (15) days from the date of the Lessee's default in paying the same, or in the event that the condominium known as **PARK SOUTH SIX, INC.** should be terminated in accordance with the covenants contained in said Declaration of Condominium, immediately upon the termination of the same, then the Lessor shall have the option and privilege, as follows:

(a) To accelerate the maturity of the rent installments for the balance of the term. This option shall be exercised by an instrument in writing signed by the Lessor, or its agent, and transmitted to the Lessee notifying it of the intention of the Lessor to declare all unmaturing rental installments as presently due and payable.

(b) In lieu of Option (a) the Lessor may in like manner declare as presently due and payable the unpaid rent installments for such period of years as may be fixed in the Lessor's notice to the Lessee. The exercise of this option shall not be construed as a splitting of a cause of action, nor shall it alter or affect the obligations of the Lessee to pay rent under the terms of the lease for the period unaffected by said notice.

(c) In addition to the options herein granted in (a) and (b) above, the Lessor may exercise any or all other options available to it under the terms of this Lease, which options may be exercised concurrently or separately with the exercise of options (a) or (b) of this section.

26. MORTGAGE SECURITY FOR OBLIGATIONS OF LESSEE: In order to secure to the Lessor the obligations by Lessee to Lessor to pay the monthly rent prescribed in Item 4. Rental, above, and to secure the prompt and faithful performance by Lessee of the other covenants made herein, the Lessee does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Lessor, in fee simple, the certain apartment of which the said Lessee is now seized and possessed, and in actual possession, situate in Broward County, State of Florida, described as follows:

Apartment #105 of Building 19, of **PARK SOUTH SIX, INC.**, a Condominium, according to Declaration thereof, dated 20th day of December, 1968, and recorded in Official Records Book 3818 Page 182 of the Public Records of Broward County, Florida.

TOGETHER WITH all of the appurtenances thereto, including but not limited to:

- a.) Automobile parking space or spaces assigned for use by said apartment by **PARK SOUTH SIX, INC. IN**
- b.) An undivided 2.84 per cent share in the land and other limited common elements of said **PARK SOUTH SIX, INC.**
- c.) Funds and assets held by the Corporation in trust for apartment owners, all according to said Declaration.
- d.) The Lessee's leasehold interest in and to the above demised premises.

P A R K S O U T H S I X

PROVIDED ALWAYS, that if the said Lessee shall pay unto the said Lessor those certain monetary obligations created by the foregoing lease and as are more particularly described in Paragraph 4 above, and shall perform, comply with and abide by each and every of the other stipulations, agreements, conditions and covenants of this Lease Agreement, then this conveyance and the estate created hereby shall cease and be null and void.

AND the said Lessee hereby covenants and agrees:

1. To pay all and singular the sums of money payable by virtue of this lease promptly on the days respectively the same severally become due.
2. To pay all and singular the taxes, assessments, levies, liabilities, obligations, mortgages, and encumbrances of every nature, including assessments by **PARK SOUTH SIX, INC.**, its successors and assigns, on the apartment described in this Paragraph 26., and if the same be not promptly paid the said Lessor may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall bear interest from the date thereof at the rate of ten (10%) per cent per annum; and specifically to pay the principal and interest payments upon any other mortgages to which Lessor may have subordinated its mortgage lien herein created.
3. To pay all and singular the costs, charges, and expenses, including lawyers' fees, reasonably incurred or paid at any time by said Lessor because of the failure on the part of the Lessee to perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of this lease and every such payment shall bear interest from the date at the rate of ten per cent (10%) per annum.
4. To keep the buildings now or hereafter on said lands and parcel described in this Paragraph 26 insured in a sum not less than their highest insurable value in a company or companies to be approved by said Lessor. Insurance carried by **PARK SOUTH SIX, INC.** on said buildings, as provided for in the Declaration of Condominium of **PARK SOUTH SIX, INC.**, shall constitute compliance with this Paragraph.
5. To permit, commit, or suffer no waste, impairment or deterioration of said apartment described in this Paragraph 26. or any part thereof.
6. Lessor agrees that the mortgage herein created by this Paragraph upon the apartment described in this Paragraph 26. shall be secondary, inferior and subordinate to any valid institutional first mortgage placed upon said apartment by the Lessee herein or any assignee. An institutional first mortgage as herein referred to, shall be an institutional first mortgage, as defined in the Declaration of Condominium of **PARK SOUTH SIX, INC.** Lessor further agrees to execute and deliver to any lending agency granting such first mortgage loan a subordination agreement, which agreement shall have the effect of placing the mortgage herein created by this Paragraph in a position secondary to any and all rights, claims, title or liens acquired by such lending institution. The Lessor shall not be personally liable in connection with any subordination executed by it to any institutional first mortgagee.

In the event that the original purchaser from Lessee of the apartment described above in this Paragraph 26., or the heirs, legal representatives, successors or assigns of such purchaser desire to mortgage the apartment described in this Paragraph 26. at any time subsequent to the original sale of same by Lessee, then Lessor agrees to execute an instrument or instruments subordinating the mortgage lien created by this Paragraph to the first mortgage lien of any institutional lender, so long as such first mortgage lien shall not be for a sum of money in excess of seventy-five (75%) per cent of the appraised value of said apartment placed upon said property by said institutional first mortgagee; and further provided that any such subordination agreement shall be in accordance with the terms and conditions of this subparagraph 6. of this Paragraph 26, as hereinabove set forth.

In the event that **PARK SOUTH SIX, INC.** a Condominium, should ever be terminated in accordance with the terms and conditions of the Declaration of Condominium covering said condominium, then and in that event the Lessor shall be entitled without any notice or grace period to enforce the terms and conditions of the mortgage created in this Paragraph against the undivided interest or share of the Lessee in said **PARK SOUTH SIX, INC.**, a Condominium. In this event, the lien of the Lessor herein created shall be subordinate to the lien of any institutional first mortgage outstanding against said apartment.

In the event of a default on the part of the Lessee or any assignee of the Lessee in making any payment on any institutional first mortgage, or in otherwise complying with the terms and conditions of said institutional first mortgage, the Lessor herein shall be entitled, in addition to any other remedies available to it, to purchase said institutional first mortgage and the Promissory Note which it secures from the holder of said institutional first mortgage, and enforce the same against the Lessee herein, as fully as if it were the original holder of the same.

In the event of any default on the part of the Lessee or any assignee of the Lessee, in connection with the payment of any sums due on any institutional first mortgage, or other default in connection therewith, which results in a final decree, canceling or extinguishing the lien of the Lessor herein, the Lessor shall be entitled to relet the one/six hundred sixteenth undivided interest in and to said recreational facilities to some other person, corporation, or legal entity.

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27. TERMINATION OF PARK SOUTH SIX, INC. : It is agreed by and between the Lessor and the Lessee that the Lessor has invested large sums of money in the construction of the demised premises and will incur great expense in connection with the operation and maintenance of the same. This has been based upon the payment of certain monthly rentals as provided for in this Lease and other leases of a like kind. In the event that 'PARK SOUTH SIX, INC.', a Condominium, is terminated, said termination would cause great damage to the Lessor in that the rentals due from the owners of apartments in PARK SOUTH SIX, INC., a Condominium, might be discontinued. For this reason, the termination of said PARK SOUTH SIX, INC., a Condominium, shall automatically act as a default under the terms and conditions of this Lease and shall mature the mortgage provided for in Paragraph 26., without notice. Lessor agrees, however, that in case of such termination, in the event the Lessee pays to the Lessor within ten (10) days after termination a sum of money as liquidated damages equal to ten years rental during the first twenty-five years of this Lease, five years rental from the twenty-sixth through the fiftieth year of this Lease, and three years rental during the period from the fifty-first year through the balance of the term of this Lease, it will, in this event, cancel this Lease upon payment of said moneys to it and a release from the Lessee releasing the Lessor from any further covenants under this Lease; and said Lease shall, in that event, be no longer binding upon the Lessee herein, and the Lessor shall have the right in this event to re-let said individual interest to any third person who may be the owner or lessee of an apartment wishing to utilize the demised premises.

28. TEMPORARY USE OF FACILITIES: Lessee agrees that pursuant to the agreement between the Lessor and THE PARK SOUTH COMPANY, the Lessor shall have the right to permit the use of the demised premises by THE PARK SOUTH COMPANY for the uses and purposes which have been set forth in the Purchase Agreement and Escrow Receipt executed by the Lessee with THE PARK SOUTH COMPANY until such time as THE PARK SOUTH COMPANY has completed the sale or rental of 616 apartment units.

29. GENDER: It is understood and agreed by and between the parties that the use herein of the plural shall include the singular, and the use of the singular shall include the plural; the use of the masculine gender shall include all genders; and the use of the neuter gender shall include all genders; the use of the words "Lessor" and "Lessee" shall include their spouses, if any, their heirs, representatives, successors, grantees and assigns.

30. COVENANTS TO BIND SUCCESSORS AND ASSIGNS: The covenants and agreements contained in this lease shall be binding upon and shall inure to the benefit of the Lessor and its successors and assigns, and the Lessee and its respective successors and assigns, and all persons claiming by, through and under the Lessor and the Lessee, and the same shall be construed as covenants running with the land during the term of this lease.

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

Witnesses:

Witness of Lessee

PARK SOUTH RECREATION CENTER, INC.

By: Stanley J. Ferris
Vice President

Address: Care of McCune, Haaasen, Crum & Ferris
603 Broward National Bank Bldg.
25 South Andrews Avenue
Fort Lauderdale, Florida

LESSOR

THE PARK SOUTH COMPANY, a joint venture

Address: Care of David Shapiro
420 Lincoln Road
Miami Beach, Florida

LESSEE

BY: Sam Schickel
MARTIN HOMES OF FLORIDA, INC.

By Sam Schickel
President

Witness of Lessor

Witnesses:

Susan I. Drury
Frank B. Collier

N. S. CORP.

By Alan M. Bennett
Vice President

Susan I. Drury
Frank B. Collier

K. C. INC.

By Stanley J. Kline
President

Susan I. Drury
Frank B. Collier

NONNIE-LINN CORP.

By Stanley J. Kline
President

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting personally appeared Stanley J. Kline, Vice President of PARK SOUTH RECREATION CENTER, INC., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that he affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.

WITNESS my hand and official seal this 23 day of Dec 196 8.

My commission expires:

Diane P. Bull
Notary Public

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared Fem Schultz, President of MARTIN HOMES OF FLORIDA, INC., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be her free act and deed as such officer for the uses and purposes therein mentioned, and that she affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.

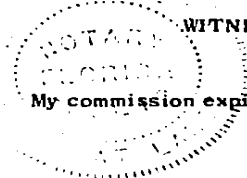
WITNESS my hand and official seal this 23 day of Dec 196 8.

My commission expires:

Diane P. Bull
Notary Public

STATE OF FLORIDA
COUNTY OF *Broward*

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared Allan M. Slewett, Vice President of N. S. CORP., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that he affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.

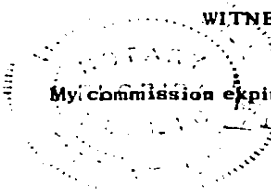


WITNESS my hand and official seal this *23* day of *DEC.* 19 *68*.

Irene P. Ruel
Notary Public

STATE OF FLORIDA
COUNTY OF *Broward*

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared Stanley J. Kline, President of K. C. INC., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that he affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.

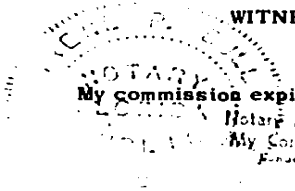


WITNESS my hand and official seal this *23* day of *DEC.* 19 *68*.

Irene P. Ruel
Notary Public

STATE OF FLORIDA
COUNTY OF *Broward*

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared King S. Dansky, President of NONNIE-LINN CORP., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that he affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.



WITNESS my hand and official seal this *23* day of *DEC.* 19 *68*.

Irene P. Ruel
Notary Public

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

PAGE 999

Board of County Commissioners - Broward County, Florida
Finance and Administrative Services Department
COUNTY RECORDS DIVISION

DECLARATION OF DOMICILE

This is my Declaration of Domicile in the State of Florida that I am filing this day in accordance and in conformity with Section 222.17, Florida Statutes.

I hereby declare that I became a bona fide resident of the State of Florida on:

*Est. Date 6th, 7th,
June 4, 2002* (date of arrival)

I am, at the time of making this declaration, a bona fide resident of the State of Florida residing at:

x 1590 NW 43 Ave, Bldg 19, Apt 105 FLORIDA
(street and number) (city) *Lauderdale* FL (zip code) *33313*

which place of abode I recognize and intend to maintain as my permanent home, and if I maintain another place or places of abode in some other state or states, I hereby declare that my above-described residence and abode in the State of Florida constitutes my predominant and principal home, and I intend to continue it permanently as such.

I formerly resided at:

x 3640 Bronx Blvd Apt 6C Bronx, NY 10467
(street and number) (city) (county) (state)

and the place or places where I maintain another or other place or places of abode are as follows:

(street and number) (city) (county) (state)

(street and number) (city) (county) (state)

I understand that, as a legal resident of Florida: I am subject to intangible taxes; I must purchase Florida license plates for motor vehicles, if any, owned by me and/or my spouse; if I drive, I must have a Florida drivers license; if I vote, I must vote in the precinct of my legal domicile, and that my estate will be probated in Florida courts.

x Beatrice Onetty Clucas (Signature)

Print Name *Beatrice Onetty Clucas* Print Name _____ (Signature)

ID Produced *FL Domic* ID Produced _____

United States Citizen United States Citizen

Citizen of _____ Citizen of _____

Green Card # _____ Green Card # _____

Date of Issuance _____ Date of Issuance _____

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me UNDER OATH this *14* day of *March*, 20*03*.

Mary C. Williams
Signature of Notary Public, State of Florida

To be filed with the Department of Finance and Administrative Services - County Records Division

Penalty for perjury: up to five (5) years in state prison and \$5000.00 fine: Chapter 837.012, F.S.



Mary C. Williams
Commission # CC 958000
Expires July 31, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

DO NOT REMOVE BY ORDER OF THE CHIEF BUILDING OFFICIAL



NOTICE OF VIOLATION

City of Lauderhill Building Department
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

To: All Owners/Respondents/Interested Parties

Case No: 11-0002

Violation Address: Park South Six, Inc., A Condominium – Entire Building No. 19
1590 N.W. 43rd Avenue, Lauderhill, FL 33313
Building 19 of Park South Six, Inc., according to the Declaration thereof, as recorded in Official Records Book 3818 at Page 182 of the Public Records of Broward County, Florida

Folio Nos.: 4941 36 BA 0000 through 4941 36 BA 0300, inclusive

As a potential interested party in one of the above-referenced properties, you are hereby notified that the above-referenced properties located in the City of Lauderhill, Florida are in violation of the following City Ordinance(s) and/or the Florida Building Code(s):

City of Lauderhill Code of Ordinances Sections 6-44 (a), and 6-45 (a)(1)-(3) and 6-45 (b)(2), (3), (6), and (8), an Florida Building Code Sections (FBC) 115.5, 115.2.2.2, and 115.2.2.4.1.

To wit: On May 8, 2010 a fire occurred at the Park South Six Condominium, Building 19 (previously referred to as Building “6”), causing severe roof damage and overall structural damage. On May 10, 2010, a Notice of Violation was issued in related Case Number 10-0001 whereby Building 19 was deemed to be an unsafe structure requiring the emergency *partial* demolition of the roof and third floor of the building, which was upheld and ratified by the Unsafe Structures Board. The remainder of the building continues to deteriorate such that the deterioration exceeds 33% of the cost of structural repair. No repairs or work have been done to the structure over the past year and the condition of the remainder of the building continues to decline. The Chief Building Official has opined that the *remainder of the building* as it stands is an unsafe structure requiring *complete demolition*.

Action Required for Compliance: The Chief Building Official has deemed this building to be unsafe due to significant structural damage, which must be repaired or demolished. If you do not apply for and receive a permit and begin repairs or demolition within fifteen (15) days of the date below, a public hearing before the unsafe structures board will be initiated by the building official.

Case No. 11-0002: Park South Six, Inc. – Entire Bldg. 19

Right of Appeal: The owner or anyone having an interest in this building or structure has the right to appeal the decision of the building official to the unsafe structures board in accordance with the provisions of City Code of Ordinances, Section 6-52, a copy of which may be obtained from the City Clerk's office or online at www.municode.com.

R. Gano 6.22.2011
Signature of Chief Building Official or Designee Date

Ownership of the property was verified by:

Certificate of Sale as result of recent foreclosure
 Broward County Tax Rolls
 City of Lauderhill Utility Billing

Structure Type:

Commercial Multi-Family Residential Single Family Residential

Method of Service of Notice:

Posted Certified Mail Hand Delivery

Photos Taken



Code Enforcement Unit
 5581 W. Oakland Park
 Blvd.
 Lauderhill, FL 33313
 Office: Code 954-730-
 3070/Business
 Licensing 954-730-
 3040
 Fax: 954-730-3071

**FINAL ORDER
 IMPOSING FINE/CLAIM
 OF LIEN**

CE # 10040303

CITY OF LAUDERHILL
 Petitioner
 vs.
PARK SOUTH SIX INC NULL
 Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 17th day of June, 2010 and based on the evidence, the Board, pursuant to a 6/0 vote/Special Master, enters the following:

FINDINGS OF FACT: In violation for

Ordinance/Regulation	Section	CONCLUSIONS OF LAW: That the following violations of the City Code/Land Development Regulations have occurred	NONCOMPLIANCE: In compliance with the Order Imposing Fine Claim of Lien dated	ORDER/NOTICE: The Board hereby order that, based upon the failure to comply, a fine is hereby levied for the following amount, commencing on the following date
Land Development Regulation - ART III	Section 5.18.17:	Repair/remove/replace damaged wall		7/2/2010 25.00
Land Development Regulation - ART III	Section 5.18.5:	Fence/wall/hedge/in setback area over six feet in height. Overgrown trees/shrubs need to be trimmed. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk.	the Respondent was previously ordered by the Board to correct the violations by:	7/2/2010 25.00
Code of Ordinance - Chapter 10	Section 10-15 (c):	Fertilizing of lawn shall be managed so as to avoid weed growth. Sod/swale to be free of bare/deteriorated areas		7/2/2010 25.00
Land Development Regulation - SCH J	Section 2.1.1:			7/2/2010 25.00

PROPERTY IN VIOLATION

Date	2/1/2011 10:42:00 AM	CE#	10040303	Business Name	
Type	BZ	Verified by		Folio #	494136BA0000
Identified By	1590 NW 43 AVE Lauderhill, FL 33313				
Owner	PARK SOUTH SIX INC NULL				

This Notice/Order is issued to all condominium owners. See attached list of folio numbers and addresses.

CONCLUSIONS OF LAW:

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of \$ which is due on or before which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

COMPLIANCE/RELEASE OF LIEN: Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

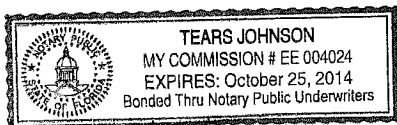
RATIFICATION/CERTIFICATION OF FINE: These fines were ratified and certified by the Code Board/Special Master at a hearing held on prior to the imposition of the Claim of Lien.

APPEAL: You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

RECONSIDERATION/MITIGATION: If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, Florida, 33313, within sixty (60) months of the date of the Order.

COMMENTS:

DONE AND ORDERED this 1st day of February, 2011



Arnold Seldin
Chairperson, Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Chairperson of the Code Enforcement Board/Special Master, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1st day of February, 2011

NOTARY PUBLIC, STATE OF FLORIDA

Folio Number	Address	APT/SUITE
494136BA0000	1590 NW 43 AVE	
494136BA0010	1590 NW 43 AVE	APT 101
494136BA0020	1590 NW 43 AVE	APT 102
494136BA0030	1590 NW 43 AVE	APT 103
494136BA0040	1590 NW 43 AVE	APT 104
494136BA0050	1590 NW 43 AVE	APT 105

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Page 3 of 3

494136BA0060	1590 NW 43 AVE	APT 106
494136BA0070	1590 NW 43 AVE	APT 107
494136BA0080	1590 NW 43 AVE	APT 108
494136BA0090	1590 NW 43 AVE	APT 109
494136BA0100	1590 NW 43 AVE	APT 110
494136BA0110	1590 NW 43 AVE	APT 201
494136BA0120	1590 NW 43 AVE	APT 202
494136BA0130	1590 NW 43 AVE	APT 203
494136BA0140	1590 NW 43 AVE	APT 204
494136BA0150	1590 NW 43 AVE	APT 205
494136BA0160	1590 NW 43 AVE	APT 206
494136BA0170	1590 NW 43 AVE	APT 207
494136BA0180	1590 NW 43 AVE	APT 208
494136BA0190	1590 NW 43 AVE	APT 209
494136BA0200	1590 NW 43 AVE	APT 210
494136BA0210	1590 NW 43 AVE	APT 301
494136BA0220	1590 NW 43 AVE	APT 302
494136BA0230	1590 NW 43 AVE	APT 303
494136BA0240	1590 NW 43 AVE	APT 304
494136BA0250	1590 NW 43 AVE	APT 305
494136BA0260	1590 NW 43 AVE	APT 306
494136BA0270	1590 NW 43 AVE	APT 307
494136BA0280	1590 NW 43 AVE	APT 308
494136BA0290	1590 NW 43 AVE	APT 309
494136BA0300	1590 NW 43 AVE	APT 310



AMENDED
CLAIM OF LIEN

City of Lauderhill Building Department
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

To: All Owners/Respondents
Name: Park South Six, Inc., A Condominium – Building 19
Case No: 11-0002
Violation Address: 1590 N.W. 43rd Avenue, Lauderhill, FL 33313 – Entire Bldg. 19
Folio Nos. 494136BA0000 through 494136BA0300, inclusive

That the Final Order/Claim of Lien with the effective date of March 29, 2012, is hereby amended to reduce the balance of the lien due and owing as a result of Neighborhood Stabilization Program (NSP) Funds in the amount of Eighty Two Thousand Five Hundred Dollars and No Cents (\$82,500.00) being applied as payment towards the original principal lien amount of One Hundred Two Thousand Four Hundred Sixty Six Dollars and Seventy Six Cents (\$102,466.76) rendering a **remaining lien balance due in the amount of \$19,966.76** which shall be assessed as a lien against the properties which lien shall affect the entire Building 19 and each unit owner shall be responsible for their pro rata share. This lien applies to Folio Numbers 494136BA0000 through and including 494136BA0300. This lien shall be deemed in accordance with the City of Lauderhill Code of Ordinances, Sections 6-49 and 6-55 and shall be a superior special assessment lien, deemed prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

WITNESSES:

Juli M. Sauer
Witness #1 - Sign

Juli M. Sauer
Witness #1 - Print Name

Vicki L. Butler
Witness #2 - Sign

Vicki L. Butler
Witness #2 - Print Name

[Signature]

CHARLES FARANDA, City Manager
City of Lauderhill
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

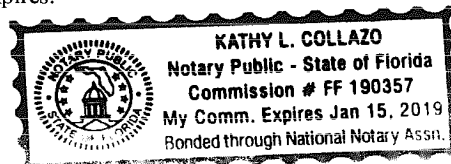
STATE OF FLORIDA:
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledge before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 17 day of August, 2015.

[Signature]

NOTARY PUBLIC, State of Florida
Print Name: Kathy Collazo

My Commission Expires:

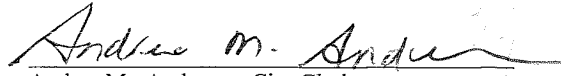


STATE OF FLORIDA:

COUNTY OF BROWARD:

I DO HEREBY CERTIFY the within is a true and correct copy of the original of the City of Lauderhill, Broward County, Florida,

WITNESS my hand and Official Seal at Lauderhill, Florida, this 17 day of August, 2015.


Andrea M. Anderson, City Clerk



**FINAL ORDER/
CLAIM OF LIEN**


City of Lauderhill Building Department
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

To: All Owners/Respondents
Name: Park South Six, Inc., A Condominium – Building 19
Case No: 11-0002
Violation Address: 1590 N.W. 43rd Avenue, Lauderhill, FL 33313 – Entire Bldg. 19
Folio Nos. 494136BA0000 through 494136BA0300, inclusive

After due and legal notice was provided to the Owner/Respondents, this matter came on for Public Hearing before the City of Lauderhill Unsafe Structures Board (hereinafter "Board") on March 29, 2012. At that time, based upon the evidence presented, the Affidavit of Costs submitted, and the determination that those costs listed were actual reasonable and necessary costs associated with the complete demolition of the remainder of the subject property pursuant to the Order for Demolition dated July 28, 2011:

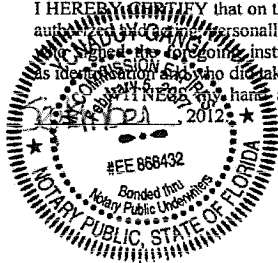
The Unsafe Structures Board certified, affirmed, upheld and ratified the Affidavit of Costs as being reasonable and necessary costs in favor of the City of Lauderhill in the total amount of One Hundred Two Thousand Four Hundred Sixty Six Dollars and Seventy Six Cents (\$102,466.76), as set forth in the attached Affidavit of Costs by Chief Building Official, Randy Youse regarding the property located at 1590 N.W. 43rd Avenue, Lauderhill, Florida 33313, Entire Building 19. Neighborhood Stabilization Program (NSP) funds have been applied for to pay for all of the associated costs. If NSP funds are not sufficient to reimburse the City of Lauderhill the entire amount due as stated in the Affidavit of Costs, then the balance remaining due shall be assessed as a lien against the properties which lien shall affect the entire Building 19 and each unit owner shall be responsible for their pro rata share. This lien applies to Folio Numbers 494136BA0000 through and including 494136BA0300.

IT IS HEREBY ORDERED that the Attached Affidavit of Costs in the total amount of One Hundred Two Thousand Four Hundred Sixty Six Dollars and Seventy Six Cents (\$102,466.76) is hereby certified, affirmed, upheld, ratified and deemed to be owed to the City of Lauderhill effective as of the date of this Order, this March 29, 2012, with interest to accrue thereon at the then current rate of interest until such time as this lien is paid in full. NSP funds will be applied toward the amount owed, and a lien shall issue only for the remaining balance due, if any. This lien shall be deemed in accordance with the City of Lauderhill Code of Ordinances, Sections 6-49 and 6-55 and shall be a superior special assessment lien, deemed prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.


KENNETH MAIR
Chairman of the Unsafe Structures Board

I HEREBY CERTIFY that on this day in Broward County and the State of Florida, before me, an officer duly authorized to perform notary public duties, personally appeared KENNETH MAIR to me known and known to me to be the person whose name and address are set forth in the foregoing instrument for the uses and purposes mentioned therein, or who has produced as identification and who did make an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 5 day of SEPTEMBER, 2012.




NOTARY PUBLIC



**UNSAFE STRUCTURES BOARD
City of Lauderhill Building Department
5581 West Oakland Park Boulevard
Lauderhill, FL 33313**

To: Owner/Respondent
Name: Park South Six, Inc., A Condominium – Building 19
Attn: Consywelia Howard, in her capacity as Registered Agent & President of the Association on behalf of the Association and all Building 19 Condominium Unit Owners
Case No: 11-0002
Violation Address: 1590 N.W. 43rd Avenue, Lauderhill, FL 33313 – Entire Building 19
Folio Nos. 494136BA0000 through 494136BA0300, inclusive

**AFFIDAVIT OF COSTS ASSOCIATED WITH
UNSAFE STRUCTURE/COMPLETE DEMOLITION OF
PROPERTY
LOCATED AT 1590 N.W. 43rd AVENUE, BUILDING 19**

STATE OF FLORIDA :

SS

COUNTY OF BROWARD :

BEFORE ME, the undersigned authority, personally appeared RANDY YOUSE who, having personal knowledge of all the facts, was sworn and says that the following information is true and correct.

1. I am the Chief Building Official for the City of Lauderhill, Florida.
2. The following breakdown of costs are the actual out-of-pocket costs that were incurred by the City of Lauderhill in connection with the Unsafe Structure violation proceedings and the complete demolition of Park South, Building 19 located at 1590 N.W. 43rd Avenue, Lauderhill, Florida. The total costs that have been or will be expended which are to be placed as a lien on the subject property is in the amount of \$102,466.76. A lien will only be placed on the property

if Neighborhood Stabilization Program (NSP) Funds are not sufficient to cover all of the related costs and the lien would only be issued for the balance of the amount due to be reimbursed to the City after NSP funds have been applied.

a. Invoice for *complete* Demolition of remainder of Building 19 dated 2/2/12 – (Original invoice for \$88,145.13 was reduced to \$82,500.00 as approved by Resolution 11R-11-256 and paid via City check number 116574 on 3/14/12 in the amount of \$82,500.00).

b. Asbestos Removal - \$8,150.00

c. Title Searches for all property owners/interested persons dated May 23, 2011 - performed by the Law Offices of Joseph Balocco - \$7,708.50.

d. Environmental Study (required to qualify for NSF funding) - \$2514.50.

e. Publication Cost for Notice of Hearing for initial finding of unsafe structure and order for complete demolition on July 28, 2011 - \$204.10.

f. Publication Cost for Notice of Hearing for confirmation of Affidavit of Costs held on March 29, 2012 - - \$345.10 (x 1/3 as 3 cases being advertised) = \$115.03.

g. Notice of Violation Broward County Recording Costs - \$19.20.

h. Certified Mailings of Notice of Violation and Notice to Appear sent on or about June 22, 2011 (77 mailings x \$5.59) = \$430.43.

i. Attorney fees to be reimbursed to City:


Prepare Notice of Violation, Notice to Appear for initial hearing, Demolition Order, Affidavit of Costs, Notice to Appear to confirm Affidavit of Costs, Final Order authorizing Claim of Lien if Neighborhood Stabilization Program (NSP) Funds are not sufficient and prepare for and attend both Unsafe Structures Board hearings on July 28, 2011 and on March 29, 2012 - 5.00 hours x \$165.00/hour = \$825.00.



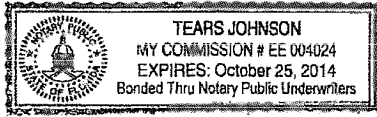
RANDY YOUSE
CHIEF BUILDING OFFICIAL

I HEREBY CERTIFY that on this day in the county and state aforesaid, before me, an officer duly authorized and acting, personally appeared RANDY YOUSE to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, or who has produced Personally as identification and who did take an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 29 day of March, 2012.



NOTARY PUBLIC



K

THIS DOCUMENT PREPARED BY AND RETURN TO
CHARLES D. FRANKEN Esq
600 SOUTH PINE ISLAND ROAD SUITE 203
PLANTATION FL 33323 CHARLESFRANKEN29@GMAIL.COM

NOTICE OF OWNERSHIP IN RECREATIONAL LEASE AND MORTGAGE SECURING

NOTICE IS GIVEN that LORD HILL REC CENTERS INC. A Florida Corporation whose address is 1331 NW 43 Avenue Lauderhill FL 33313 as Successor in interest to REC CENTERS INC A Florida Corporation is the present owner and holder of that certain 99 year Recreation lease which lease requires a monthly rental payment from the unit owner and the unit owner's successors, assigns and heirs which rental payment is secured by a recorded mortgage in favor of Lord Hill Rec Centers Inc. The recreational lease and mortgage is recorded in O.R. Book 3819 at Page 991 of the Public Records of Broward County Florida and expires on DECEMBER 22, 2067 which lease burdens and liens as a first lien upon the following real property:

Apartment 105 in Building 19 of PARK SOUTH SIX, INC., a "Condominium", according to the Declaration of Condominium thereof, dated 20TH day of DECEMBER, 1968, and recorded in official Records Book 3818, Page 182, and any and all amendments thereto, all of the Public Records of Broward County, Florida.,

This lease shall be assumed and assigned to any future owners/lessees of the real property set forth herein by any transfer of title, but may not be assigned to any other person or entity who is not an owner of the real property.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this 15 day of December 2017.

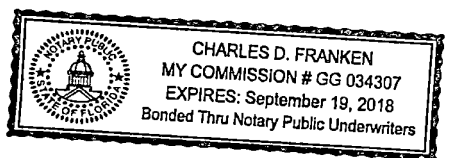
[Signature]
Witness
[Signature]
Witness

LORD HILL REC CENTERS INC.
[Signature]
MARIA JEVREMOV Vice President
1331 NW 43 Avenue Lauderhill FL 33313

STATE OF FLORIDA }
 } S.S...
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARIA JEVREMOV as Vice President of Lord Hill Rec Centers Inc. a Florida corporation who is Personally known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of December 2017.



[Signature]
NOTARY PUBLIC State of FLORIDA
Name: Charles D. Franken
My commission expires:

DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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

BEATRICE CLUCAS
1590 NW 43 AVENUE #105
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #105, LAUDERHILL, FL 33313 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 April 30, 2020\$4,509.61
- Or
- * Estimated Amount due if paid by May 19, 2020\$4,567.66

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON May 20, 2020 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

DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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

BEATRICE CLUCAS
1388 WINTERVILLE ST
DELTONA, FL 32725-1780

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #105, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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

CITY OF LAUDERHILL BUILDING DEPARTMENT
5581 WEST OAKLAND PARK BOULEVARD
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #105, LAUDERHILL, FL 33313 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 April 30, 2020\$4,509.61

Or

* Estimated Amount due if paid by May 19, 2020\$4,567.66

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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

CITY OF LAUDERHILL CODE ENFORCEMENT UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #105, LAUDERHILL, FL 33313 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 April 30, 2020\$4,509.61

Or

* Estimated Amount due if paid by May 19, 2020\$4,567.66

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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

CITY OF LAUDERHILL
ATTN: ANA SANCHEZ
5581 W OAKLAND PARK BLVD
LAUDERHILL, FL 33313

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DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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CONSYWELIA HOWARD, REGISTERED AGENT
O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM
1590 NW 43RD AVE 110
LAUDERHILL, FL 33313

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DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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LORD HILL REC CENTERS, INC.
LORD HILL RECREATION CENTER
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVE #105, LAUDERHILL, FL 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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MARIA JEVREMOV, REGISTERED AGENT
O/B/O LORD HILL REC CENTERS, INC.
1331 NW 43RD AVENUE
LAUDERHILL, FL 33313

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

DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

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1590 N.W. 43RD AVE.
LAUDERHILL, FL 33313

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

DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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MARAJ, SIEUMATTEE
1590 NW 43 AVE APT 104
LAUDERHILL, FL 33313-8700

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BEATRICE ONETTY CLUCAS
3640 BRONX BLVD APT 6C
BRONX, NY 10467

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

DATE: April 1st, 2020
PROPERTY ID # 494136-BA-0050 (TD # 44637)

WARNING

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CHARLES D. FRANKEN, ESQ.
600 SOUTH PINE ISLAND ROAD SUITE 203
PLANTATION, FL 33323

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TD 44637 MAY 2020 WARNING

BEATRICE CLUCAS

1590 NW 43 AVENUE #105

LAUDERHILL, FL 33313

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

See Reverse for Instructions

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TD 44637 MAY 2020 WARNING
BEATRICE CLUCAS
1388 WINTERVILLE ST
DELTONA, FL 32725-1780

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

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TD 44637 MAY 2020 WARNING
CITY OF LAUDERHILL BUILDING DEPARTMENT
5581 WEST OAKLAND PARK BOULEVARD
LAUDERHILL, FL 33313

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

See Reverse for Instructions

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TD 44637 MAY 2020 WARNING

CITY OF LAUDERHILL

ATTN: ANA SANCHEZ

5581 W OAKLAND PARK BLVD

LAUDERHILL, FL 33313

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

See Reverse for Instructions

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7019 1120 0000 2235 9938

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City, State, ZIP+4®

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CONSYWELIA HOWARD, REGISTERED AGENT
O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM
1590 NW 43RD AVE 110
LAUDERHILL, FL 33313

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Street and Apt. # _____

City, State, ZIP+4 _____

TD 44637 MAY 2020 WARNING
LORD HILL REC CENTERS, INC.
LORD HILL RECREATION CENTER
1331 N.W. 43RD AVENUE
LAUDERHILL, FL 33313

7019 1120 0000 2235 3945

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Total Postage

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Sent To

Street and A#

City, State, ZIP+4®

TD 44637 MAY 2020 WARNING
MARIA JEVREMOV, REGISTERED AGENT
O/B/O LORD HILL REC CENTERS, INC.
1331 NW 43RD AVENUE
LAUDERHILL, FL 33313

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

See Reverse for Instructions

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City, State, ZIP+4™

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PARK SOUTH SIX, INC., A CONDOMINIUM
1590 N.W. 43RD AVE.
LAUDERHILL, FL 33313

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

See Reverse for Instructions

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Postage	
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TD 44637 MAY 2020 WARNING
MARAJ, SIEUMATTEE
1590 NW 43 AVE APT 104
LAUDERHILL, FL 33313-8700

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. 1

City, State, ZIP+

TD 44637 MAY 2020 WARNING
BEATRICE ONETTY CLUCAS
3640 BRONX BLVD APT 6C
BRONX, NY 10467

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

See Reverse for Instructions

7019 1120 0000 2235 3983

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, ZIP+4®

TD 44637 MAY 2020 WARNING
CHARLES D. FRANKEN, ESQ.
600 SOUTH PINE ISLAND ROAD SUITE 203
PLANTATION, FL 33323

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

See Reverse for Instructions

7019 1120 0000 2235 3490

7019 1120 0000 2235 3914

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP+4®

TD 44637 MAY 2020 WARNING
CITY OF LAUDERHILL CODE ENFORCEMENT
UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

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 44637 MAY 2020 WARNING
 BEATRICE ONETTY CLUCAS
 3640 BRONX BLVD APT 6C
 BRONX, NY 10467



9590 9402 4618 8323 4076 28

2. Article Number (Transfer from service label)

7019 1120 0000 2235 3983

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

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

APR 07 2020

3. Service Type

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

Mail Restricted Delivery (X)

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 44637 MAY 2020 WARNING
MARIA JEVREMOV, REGISTERED AGENT
O/B/O LORD HILL REC CENTERS, INC.
 1331 NW 43RD AVENUE
 LAUDERHILL, FL 33313



9590 9402 4618 8323 4076 66

2 Article Number (Transfer from service label)

7019 1120 0000 2235 3952

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Maria Jevremov

- Agent
- Addressee

B. Received by (Printed Name)

MARIA JEVREMOV

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 44637 MAY 2020 WARNING
 CITY OF LAUDERHILL
 ATTN: ANA SANCHEZ
 5581 W OAKLAND PARK BLVD
 LAUDERHILL, FL 33313



9590 9402 4618 8323 4076 97

2. Article Number (Transfer from service label)

019 1120 0000 2235 3921

PS Form 3811, July 2015 PSN 7530-02-000-9033

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *T. Brown* Agent Addressee

B. Received by (Printed Name) *T. Brown* C. Date of Delivery *4-6-20*

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

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

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 44637 MAY 2020 WARNING
 LORD HILL REC CENTERS, INC.
 LORD HILL RECREATION CENTER
 1331 N.W. 43RD AVENUE
 LAUDERHILL, FL 33313



9590 9402 4618 8323 4076 73

2. Article Number (Transfer from service label)

7019 1120 0000 2235 3945

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)

MARCO J. [unclear]

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
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery (over \$500)

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

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 44637 MAY 2020 WARNING
 CHARLES D. FRANKEN, ESQ.
 600 SOUTHWEST ISLAND ROAD SUITE 203
 PLANTATION, FL 33323



9590 9402 4618 8323 4076 42

2 Article Number (Transfer from service label)

7019 1120 0000 2235 3990

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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 44637 MAY 2020 WARNING
 CITY OF LAUDERHILL BUILDING
 DEPARTMENT
 5581 WEST OAKLAND PARK BOULEVARD
 LAUDERHILL, FL 33313



9590 9402 4618 8323 4077 10

(Transfer from service label)
 7019 1120 0000 2235 3907

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *T. Brown*

- Agent
- Addressee

B. Received by (Printed Name)

T. Brown

C. Date of Delivery

4/6/20

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

- Yes
- No

3. Service Type

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

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 44637 MAY 2020 WARNING
CITY OF LAUDERHILL CODE ENFORCEMENT
UNIT
5581 W. OAKLAND PARK BLVD.
LAUDERHILL, FL 33313



9590 9402 4618 8323 4077 03

2. Article Number (Transfer from service label)

7019 1120 0000 2235 3914

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *T. Brown*

- Agent
- Addressee

B. Received by (Printed Name)

T. Brown

C. Date of Delivery

4-6-20

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

3. Service Type

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

(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 44637 MAY 2020 WARNING
BEATRICE CLUCAS
1388 WINTERVILLE ST
DELTONA, FL 32725-1780



9590 9402 4618 8323 4077 27

2. Article Number (Transfer from service label)

7019 1120 0000 2235 3891

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Beatrice Clucas

C. Date of Delivery

5/16

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

Yes
 No

J. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery

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