



**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: 12/18/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/17/2019

CERTIFICATE # 2015-13650

ACCOUNT # 504201NP0080

ALTERNATE KEY # 485595

TAX DEED APPLICATION # 44750

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

A leasehold interest in Apartment No. 8, in the apartment building known as BEACH RIDGE APARTMENTS, INC, situate, lying and being on Lots 9 and 10, Block 5, of Birch Ocean Front Subdivision, according to the Plat thereof recorded in Plat Book 19, page 26, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 508 ANTIOCH AVENUE #8, FORT LAUDERDALE FL 33304

OWNER OF RECORD ON CURRENT TAX ROLL:

JAY M CARNEY

508 ANTIOCH AVE APT 8

FORT LAUDERDALE, FL 33304-3967

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JAY M. CARNEY

OR: 35514, Page: 1187

(Per Proprietary Lease. No address found on document.)

BEACH RIDGE APARTMENTS, INC.

(Per Proprietary Lease 35514-1187. Owner of Co-op. Unable to locate a

Fee Deed in the Official Records of Broward County. No address found on document.)

BEACH RIDGE APARTMENTS INC.

PO BOX 39752

FT. LAUDERDALE, FL 33339-9752 (Per Sunbiz)

CABOT MGMT. & MARKETING, INC., REGISTERED AGENT

O/B/O BEACH RIDGE APARTMENTS INC.

2727 E. OAKLAND PARK BLVD #301

FORT LAUDERDALE, FL 33306 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

KIVI, LLC

780 NW LE JEUNE RD. #525

ATTN: IVAN CASTENEDA

MIAMI, FL 33126 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 01 NP 0080

CURRENT ASSESSED VALUE: \$181,130

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:

Proprietary Lease

OR: 16935, Page: 197

Approval for Membership

OR: 35514, Page: 1179

Proprietary Lease

OR: 35514, Page: 1180

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

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

Christina Young

Title Examiner



Site Address	508 ANTIOCH AVENUE #8, FORT LAUDERDALE FL 33304	ID #	5042 01 NP 0080
Property Owner	CARNEY, JAY M	Millage	0312
Mailing Address	508 ANTIOCH AVE APT 8 FORT LAUDERDALE FL 33304-3967	Use	05
Abbr Legal Description	BEACH RIDGE CO-OP UNIT 8		

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	\$18,110	\$163,020	\$181,130	\$172,260	
2018	\$17,150	\$154,370	\$171,520	\$156,600	\$3,194.51
2017	\$14,650	\$131,850	\$146,500	\$142,370	\$2,913.34

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$181,130	\$181,130	\$181,130	\$181,130
Portability	0	0	0	0
Assessed/SOH	\$172,260	\$181,130	\$172,260	\$172,260
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	\$172,260	\$181,130	\$172,260	\$172,260

Sales History			
Date	Type	Price	Book/Page or CIN
5/29/2003	CPT	\$90,000	35514 / 1187
11/15/2002	CPT	\$75,000	35514 / 1180
9/1/1989	D	\$48,000	16935 / 197
12/1/1987	CPT	\$65,000	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		792
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1957/1956		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #44750

**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:

BEACH RIDGE APARTMENTS
INC.
PO BOX 39752
FT. LAUDERDALE, FL 33339-
9752

BEACH RIDGE APARTMENTS,
INC.
508 ANTIOCH AVE
FT LAUDERDALE, FL 33304

JAY M. CARNEY
508 ANTIOCH AVE #8
FORT LAUDERDALE, FL 33304

CABOT MGMT. & MARKETING,
INC., REGISTERED AGENT
O/B/O BEACH RIDGE
APARTMENTS INC.
2727 E. OAKLAND PARK BLVD
#301
FORT LAUDERDALE, FL 33306

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

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**

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Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44750

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: 504201-NP-0080
Certificate Number: 13650
Date of Issuance: 05/26/2016
Certificate Holder: KIVI, LLC
Description of Property: BEACH RIDGE CO-OP
UNIT 8

Name in which assessed: CARNEY, JAY M
Legal Titleholders: CARNEY, JAY M
508 ANTIOCH AVE APT 8
FORT LAUDERDALE, FL 33304-3967

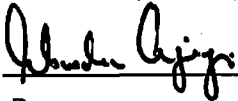
All of said property being in the County of Broward, State of Florida.

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

Dated this 3rd day of February, 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: 19575.33

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44750

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Property ID: 504201-NP-0080

Certificate Number: 13650

Date of Issuance: 05/26/2016

Certificate Holder: KIVI, LLC

Description of Property: BEACH RIDGE CO-OP
UNIT 8

A LEASEHOLD INTEREST IN APARTMENT NO. 8, IN THE APARTMENT BUILDING KNOWN AS BEACH RIDGE APARTMENTS, INC, SITUATE, LYING AND BEING ON LOTS 9 AND 10, BLOCK 5, OF BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: CARNEY, JAY M

Legal Titleholders: CARNEY, JAY M
508 ANTIOCH AVE APT 8
FORT LAUDERDALE, FL 33304-3967

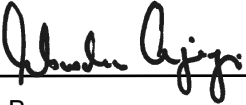
All of said property being in the County of Broward, State of Florida.

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.deedauktion.net
**Pre-registration is required to bid.*

Dated this 28th day of February, 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: 19870.33

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20016608

Broward County, Florida VS Jay M Carney

Type of Writ: Tax Sale - Broward

Serve: **Jay M Carney 508 Antioch Avenue Apt 8 Fort Lauderdale FL 33304**

RETURN OF SERVICE



Court Case # TD 44750

Received by CCN 17912

04/10/2020 7:13 AM

Court: County / Broward FL

Served:

Not Served:

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

Date: 04/10/2020 Time: 10:08 AM

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

COMMENTS: Posted on wall next to front door

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: *J. Palermo*

D.S.

J. Palermo, #17912

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504201-NP-0080 (TD #44750)

RECEIVED SHERIFF
2020 APR -7 AM 9: 57
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\$15,969.81
- Or
- * Amount due if paid by May 19, 2020\$16,168.99

*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

CARNEY, JAY M
508 ANTIOCH AVE APT 8
FORT LAUDERDALE, FL 33304-3967

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

RECORD AND
RETURN TO: CASORIA & GOFF
228 BAYVIEW BUILDING
1040 BAYVIEW DRIVE
FORT LAUDERDALE, FLORIDA 33304
PROPRIETARY LEASE

THIS INDENTURE made this 13th day of Sept. , 1989, by and between
BEACH RIDGE APARTMENTS, INC., a Delaware corporation, licensed to do business in
the State of Florida, as Lessor, and
MAXIMO PEREZ, as Trustee
as Lessee,

P.O.Box 9303 Bridgeport, Conn 06601
WITNESSETH:

89462301

\$ 264.00 has been Paid
in Broward County for Documentary
Stamp Tax as required by law
Kathy Miligiano Deputy

That in consideration of the covenants and agreements hereinafter mentioned
and to be performed by the respective parties hereto, and the payment of the annual
assessments hereinafter designated to be paid by the Lessee in accordance with the
provisions of this Lease, the said Lessor has leased, rented, let and demised and by
these presents does lease, rent, let and demise unto the said Lessee, the following
described property situate, lying and being in Broward County, Florida, to-wit:

Apartment No. 8, in the apartment building known as BEACH RIDGE
APARTMENTS, INC., situate, lying and being on Lots 9 and 10, Block
5, of Birch Ocean Front Subdivision, according to the Plat thereof
recorded in Plat Book 19, page 26, of the Public Records of Broward
County, Florida.

TO HAVE AND TO HOLD the premises unto the said Lessee, his or her executors,
administrators or assigns, from the first day of March, 1957, until the 28th day of
February, 2056.

The terms, conditions, covenants and agreements of this Lease are as follows,
to-wit:

1. Annual Assessments: No rental as such shall be payable under this pro-
prietary lease as each of the Lessees in this apartment building have purchased the
ownership of said apartment subject to the terms of this lease and of the by-laws
of the corporation, BEACH RIDGE APARTMENTS, INC., and such rules and regulations as
may be promulgated in the future by the Board of Directors of said BEACH RIDGE
APARTMENTS, INC.

Each Lessee is subject to the payment of assessments for the upkeep and
maintenance of the corporation property. The Board of Directors of the Corporation
shall from time to time fix and determine the sums of money needed for the continued
ownership and operation of the apartment building. They shall determine the amount
required for operating items, such as ground rent, taxes, insurance, mortgage pay-
ments including principal and interest, repairs, betterments, building and yard
maintenance or other operating expenses. All of these items shall be assessed as a
single sum against all twenty apartments and prorated thereto among all of the
Owners on a basis of the square footage of the apartment owned.

Said assessments shall be payable at least quarterly in advance to the
corporation. The Board of Directors may prescribe payments in advance for a longer
period of time over and above the aforesaid minimum. The Board of Directors may
set up an operating fund in order to provide a reserve for the corporation which may
be replenished from time to time as needed.

Special Assessments, should such be required, shall be paid and levied in
the same manner as regular assessments.

The Lessee agrees to pay promptly when due all assessments assessed against
his apartment unit, but no Lessee shall be personally liable for corporation debts
to any extent whatsoever.

2. Possession. Lessee has inspected the leased property and will accept
the same in its present condition upon the start of this lease. Lessee upon the
payments of the assessments above reserved and upon the due performance of the
agreements, conditions, covenants, and terms herein contained on the Lessee's part
to be kept, observed and performed, shall and may at all times and in all things
during the term hereby granted, peaceably and quietly have, hold and enjoy the said
demised premises without any manner of lot, suit, trouble or hindrance or distur-
bance by said Lessor.

The Lessor shall be obliged to give the initial Lessee under this Lease
peaceful and quite possession of said apartment unit but thereafter no obligation
shall rest upon the Lessor to deliver possession.

89 NOV 17 AM 7:15

BK 1896560197

K
29
4

Lessor further agrees that Lessee shall have the right of joint use and enjoyment in common with other Lessees of the property of the corporation not specifically leased to other Lessees, except insofar as it may be limited or restricted by this Lease by the rules and regulations and by-laws of the corporation.

3. Use: Lessee does hereby agree to promptly observe and comply with, at his, her or its own expense during the terms of said lease, all present and future by-laws and rules and regulations adopted by the corporation, statutes, ordinances, rules and regulations promulgated by any governmental body having jurisdiction over the leased premises and will abide by all rules and regulations of the Southeastern Underwriters' Association for the prevention of fire.

Lessee agrees that he, she or it will not do or suffer to be done in and upon the leased premises any act or thing which shall or may be of a disorderly or unlawful nature or nuisance, or which may cause damage to the Lessor or to its premises.

Lessee further agrees that the apartment unit shall be used only as a private residence for the use of the Lessee, his family, guests and servants, and/or his approved tenant or transferee.

4. Maintenance: Lessee agrees that he will keep the apartment unit in good order and repair at his own cost and expense, and will make no structural changes or fixture or equipment substitutions without prior approval of the corporation.

Lessee further agrees that he will make all necessary repairs to plumbing and electrical repairs for interior plumbing or electrical wiring.

That he will promptly pay, upon receiving notice of the same, the expenses of repair, damage or replacement, as determined by the Board of Directors, of any property in another Lessee's apartment unit or the common property of the corporation, caused by the negligence, carelessness or other acts of such Lessee's household, servants, tenants, visitors and invitees. In the event such Lessee fails to make such payments, the Board of Directors are authorized to assess the same against the Lessee's apartment unit and enforce payment thereof under the provisions of Paragraph No. 17 of this Agreement.

That the Lessor will maintain in a good state of repair all plumbing, wiring, sidewalks, swimming pools, entrances, roofs, fences and other property intended for the general use of all the Lessees provided, however, that in case any repairs shall become necessary to the roof, plumbing, electrical wiring, etc., or other parts of installations intended for the general service of all the Lessees, Lessor, except as hereinafter provided, will execute such repairs with due diligence, not being liable for interruptions not reasonably avoidable, in the supply of services or for other temporary interruptions in the proper operation of said community.

5. Insurance: Lessor agrees that it will adequately insure all of the property of the corporation against risks covered by fire, extended coverage, and public liability insurance.

Lessee agrees that he will be responsible for carrying adequate fire and extended coverage insurance upon the contents of the apartment leased to Lessee and may carry such other insurance as Lessee desires.

6. Payment of Taxes, Rental and Other Costs by Corporation: The Lessor agrees that to the limit of its resources, it will:

a. Pay the annual rental of Four Thousand Eight Hundred Dollars (\$4,800.00) per year, payable to the owners of the property on which the corporation's apartment building is located, pursuant to the terms of a 99-year lease under which the corporation is now the lessee.

b. To pay all taxes and assessments which may be levied against the property of the corporation.

c. To pay the premium on any and all necessary insurance required to be carried by the Lessor under this lease.

d. To pay any and all necessary bills which might be incurred for operation or maintenance of the corporate property.

e. To pay all principal and interest payments due and payable on existing or future mortgages.

7. Utility Charges: Lessees agree to pay promptly when due all charges for individual utilities furnished to their individual apartment, regardless whether the

REK:16935PC0198

same be for telephone, gas, electric, water or sewers.

The Lessor agrees to pay all utilities which may be incurred in connection with the operation of the common areas belonging to the corporation and used by all of the Lessees and holders of ownership certificates.

8. Operation and Management: Lessor agrees to provide a high standard of management for the corporation property and in connection therewith that it will do and perform all acts reasonably required to maintain a sound operation and to protect the investment of the various lessees and owners.

It agrees that it shall set up reasonable operating and maintenance reserves designed to carry the operation of the corporation for specific periods of time so as to alleviate as much as possible the necessity of a large number of special assessments.

Lessor further agrees that it will attempt to maintain and manage BEACH RIDGE APARTMENTS, INC., as a first-class apartment house keeping the lawns, landscaping, gardens, walkways, parking areas, seawalls and docks in an attractive and sanitary condition for the use and benefit of all of the Lessees and owners.

9. Sale, Lease, Exchange or Mortgage of Corporate Property: All of the proprietary leases and Ownership Certificates issued to the individual owners are and shall be subordinate to the mortgage encumbering the property to which the corporation holds a ninety-nine year lease. The ninety-nine year lease held by the corporation on the property upon which this co-operative apartment building has been erected is also subordinate to said mortgage.

The property belonging to the corporation shall not be sold, leased, exchanged or any new mortgage taken out against said property as an entirety without the approval, by vote or written consent, of three-quarters of all of the owners of the Ownership Certificates.

In the future, should three-quarters of all the owners of Ownership Certificates vote to place a new mortgage against the corporation's property, then and in that event the corporation's leasehold interest and the interest of the holders of all of the individual proprietary leases and Ownership Certificates shall be subordinate to that mortgage.

10. Inspection of Leased Property: Lessee shall permit the Lessor or its agent to enter the said demised premises at any reasonable time during daylight hours or during an emergency during the hours of darkness for the purpose of inspecting the leased property or of making repairs that the Lessee may neglect or refuse to make in accordance with the agreements, conditions and covenants of this lease.

11. Licenses: It is agreed that the Lessor shall not be liable to Lessee nor to any of Lessee's servants, patrons, guests or licensees by reason of the condition of the leased apartment premises or any fixtures or personal property located therein. It shall be the duty of the Lessee at his expense to maintain the interior of said apartment in a safe condition.

12. Ownership Certificates: There shall be two types of Ownership Certificates issued by the Corporation - Resident Ownership and Special Ownership Certificates. A "Resident Ownership" is defined as any natural person owning an Ownership Certificate under which the owner is currently entitled to full occupancy rights and carries with it full voting rights in the affairs of the corporation. "Special Ownership" is defined as any person, firm or corporation owning an Ownership Certificate without occupancy rights having been granted by the Board of Directors; Special Ownership shall carry with it the right to vote with Resident owners on all matters.

The total number of Resident and Special Owners shall be 20 in number.

In the event that this Lease is issued pursuant to a Resident Ownership Certificate, a Resident Ownership Certificate shall be issued by the corporation simultaneous with the execution of this Lease to the Lessee.

The purpose of issuing Special Ownership Certificates is to permit corporations or other persons to have Ownership Certificates issued to them with the right to have a Sublease entitling the person to whom said sublease is issued to full occupancy rights. Said sublease must be approved by the Board of Directors of the Lessor pursuant to the provisions of the rules and regulations and by-laws of Lessor in case of a sublease of more than six months. No approval shall be needed for a sublease of six months or less.

A lease shall be issued to one who qualified as a special owner but said lease shall not entitle said owner to occupancy rights, but shall permit said owner to sublet the apartment to said third persons in accordance with the terms of this lease and the by-laws and regulations of Lessor.

Said Sublease shall terminate upon the death of the sublessee in the case of a sublease of the Special Owner.

The Certificate of Ownership, either Resident or Special, shall be transferable only upon the books of the corporation pursuant to the rules and by-laws of the corporation.

13. Sale by Lessee of Apartment. In the event of the sale or transfer by the Lessee of the apartment unit, whether voluntary or involuntary (excepting, however, transfers by way of pledge only or in trust with occupancy rights retained by the Lessee) and upon due notice to the corporation of said sale or transfer, all occupancy rights of the Lessee and those in possession by virtue of his prior ownership, shall thereupon cease and terminate, and the vendee or transferee shall be deemed the owner of said apartment unit but without right of occupancy unless and until the same be duly approved by the Corporation. Approval of the right of occupancy shall not be denied any transferee or vendee who, at the time of such transfer or sale (or at the death of a Resident Lessee, if the transfer results from his death), is or was the Resident Lessee's lawful spouse or related to him by blood within the second degree.

14. Tenancy by the Entireties: In the event of the death of the Lessee, or of the surviving Lessee, should the Lessees hold such lease and ownership Certificates as tenants by the entireties, the transfer of the Ownership Certificate and this Lease shall be accomplished in the manner provided in the by-laws of the Lessor.

15. Subleasing: The Lessee agrees that he shall not sublet the devised apartment premises or any part thereof, except in accordance with the provisions set forth in the by-laws of BEACH RIDGE APARTMENTS, INC. It is expressly understood that before any sublessee for a period of over six months, shall be entitled to occupancy of said apartment, that said sublessee must be approved by the Board of Directors in accordance with the by-laws of BEACH RIDGE APARTMENTS, INC. Approval of a sublease for a period of six months or less, shall not require approval of the Board of Directors, but said sublease shall be subject to the special provisions hereinafter set forth.

Approval of a sublease shall not release the Lessee from the obligations of this lease.

16. Pledge of Lease and Ownership Certificate: The corporation shall maintain a suitable register for the recording of pledged Lease and Ownership Certificates. Any pledgee of a Lease and Ownership Certificate may, but is not obliged to, notify the corporation of the pledge and the terms thereof, furnishing the Secretary of the Corporation with such information as may be required by the Board of Directors. In the event notice of default is given any Lessee under the applicable provisions of the by-laws, a copy of such notice shall likewise be mailed to the registered pledgee. In addition, in event of the sale by the corporation of its assets, and prior to the distribution of the proceeds thereof to the Lessees, suitable notice shall be given all registered pledgees. No other obligation is accepted or assumed by the corporation with respect to such registration of pledged Lease and Ownership Certificate.

17. Default: (a) In the event of default by the Lessee in the payment of any sums, charges or assessments required to be paid under the lease, the corporation may by direction of its Board of Directors terminate the Lease and Ownership Certificate on thirty days' written notice to the Lessee. Unless said default is cured within the thirty-day notice period aforesaid, the corporation may then declare this Lease and Ownership Certificate as terminated for non-payment of any sums and offer for sale a substitute Lease and Ownership Certificate for the apartment unit at an amount determined by the Board of Directors to be its fair market value. On disposal of the substitute Lease and Ownership Certificate, the corporation shall pay to the Lessee the amount of the disposal price, less any unpaid assessments or charges accrued to the date of disposition, the expenses of sale (which shall include a reasonable brokerage commission) and the estimated cost of placing the apartment unit covered by the Lease and Ownership Certificate in suitable condition for a new occupant. The offering of a substitute Lease and Ownership Certificate shall be limited to persons or entities qualified for residence or Special membership

(b) In the event of violation by the Lessee of any of the provisions of this Lease or of the Certificate of Incorporation or of the by-laws or of the Rules and Regulations of the Corporation as now or hereafter constituted, the Corporation may by direction of its Board of Directors elect to cancel and terminate the Lease and Ownership Certificate on thirty days' written notice to the Lessee. If the violation shall not be cured within the thirty-day notice period aforesaid or if the violation shall be persistently renewed, the corporation may require the Lessee and the Lessee hereby agrees to quit and surrender the apartment unit and the Lessee shall thereafter become and be a special owner, or if the corporation shall have elected, instead, to terminate the Lease and Ownership Certificate, upon the expiration of said notice period, or upon the persistent renewal of such violation, the corporation may then declare the Lease and Ownership Certificate terminated and offer for sale a substitute Lease and Ownership Certificate upon the same terms and conditions as in the case where the Lessee's default was for nonpayment of any sums, charges or assessments required to be paid under this Lease and Ownership Certificate, as hereinbefore set forth in 17 (a) hereof.

(c) In case any sublessee of a lease of less than six (6) months, or any member of his family shall violate any of the by-laws or rules and regulations adopted by the corporation or any statute, ordinance, rule or regulation promulgated by any governmental body, or the rules and regulations of Southeastern Underwriter's Association for the prevention of fire or he or any member of his family shall do or suffer to be done upon the leased premises or the corporation property, any action or thing which shall or may be of a disorderly or unlawful manner or consequence or which may cause damage to the Lessor or to its premises, the Board of Directors shall have the right to terminate said sublease by giving to the occupant written notice, either through the United States Mails direct to said occupant at the apartment occupied, or by personal delivery of said notice in writing to the occupant or any member of his family to vacate said premises within five (5) days.

Said sublessee shall forthwith vacate the leased premises within five (5) days as set forth in said notice. In the event that said sublessee should fail to vacate said premises within five (5) days, the corporation may bring supplementary proceedings as provided by the laws of the State of Florida to evict said sublessee.

The decision to oust said sublessee shall be in the sole discretion of the Board of Directors as the purpose back of this provision is to insure that occupants of the apartment building owned by the corporation conduct themselves and their households in a manner which will maintain the high standards of a first class apartment building.

Any sublessee for under six (6) months accepting a sublease to any apartment unit shall be bound by these provisions as though the same were fully set forth in said sublease and shall have no defense either in law or in equity to said eviction proceedings.

18. Surrender of Premises: In the event of termination of this Lease and Ownership Certificate or termination of the occupancy rights thereunder, the Lessee, or any other person or persons in possession by or through the right of the Lessee, shall promptly quit and surrender the apartment unit to the corporation in good repair, ordinary wear and tear and damage by fire or other casualty excepted, and the corporation shall have the right to re-enter and to re-possess the apartment unit. The Lessee, for himself and any successor in interest by operation of law or otherwise, hereby waives any and all notice and demand for possession if such be required by the laws of the State of Florida.

19. Provisions of Certificate of Incorporation, By-Laws, etc.: It is mutually agreed that this Lease and Ownership Certificate is subject to, and the Lessor and the Lessee hereby agree to consult and abide by the provisions of the Certificate of Incorporation, the by-laws (now existing and hereafter adopted), and the Rules and Regulations (now existing or hereafter established) of BEACH RIDGE APARTMENTS, INC. which said Certificate of Incorporation, By-Laws, Rules and Regulations and any amendments made thereto in the future are hereby expressly referred to and made a part hereof. The Lessee and the Lessor agree to consult, abide by and obey all such rules and regulations so established, and the Lessee shall require that the same be faithfully observed by his family, guest, employees and tenants.

20. Waiver: That the waiver of a breach of any covenant, conditions or agreement herein contained shall not be construed as a waiver of the covenant, condition or agreement itself, nor of any subsequent breach thereof, nor affect the validity of this agreement.

21. Notice: Any notice required to be served hereunder on the Lessee may be served by delivery of a copy thereof to the Lessee at the Lessee's apartment unit in BEACH RIDGE APARTMENT, INC. or may be served upon the Lessee by mailing of a copy of such notice to the Lessee by United States Mail addressed to the Lessee at said building or to such address as the Lessee may have given to the Lessor in writing.

Any notice to be served hereunder on the Lessor may be served by mailing the same to BEACH RIDGE APARTMENTS, Fort Lauderdale, Florida, by United States Mail or by serving the same personally upon one of the officers of the corporation.

22. Bankruptcy of Lessee: Should the Lessee be adjudged bankrupt, or make voluntary assignment for the benefit of creditors, or if a receiver or trustee in bankruptcy be appointed for the property of the Lessee and such receiver or trustee is not discharged within thirty (30) days after date of appointment, then the Lessor herein shall have the right, at its option, of terminating the lease upon giving to the Lessee fifteen (15) days written notice of Lessor's election to exercise said option, and upon the expiration of such period of fifteen (15) days this lease shall cease and terminate.

23. Signs: The Lessee agrees that the apartment building of which this apartment is a part is to be maintained as a high-class residential apartment and accordingly, Lessee agrees that no sign, advertisement or notice shall be painted, affixed, or otherwise inscribed on any part of the outside or inside of the building except as authorized by the Lessor.

24. Relationship of Ownership Certificate to Lease: No person shall be entitled to a lease on the apartment described herein unless said person is also the owner and holder of the Ownership Certificate. Transfer of the Ownership Certificate automatically terminates all occupancy rights to the assigned apartment. The apartment may be subleased by the owner of said Ownership Certificate without voiding or terminating the owner's rights in the lease, of said sub-lease is in accordance with the terms of this lease and the charter, by-laws and rules and regulations of the corporation.

25. Gender: The term "Lessee" shall, when used in this instrument, refer to the singular as well as the plural, and to both masculine and feminine as the context may require, and shall be read according to the real number and gender of said parties.

26. Invalidity Clause: That is any clause or covenant herein contained shall be adjudged invalid, the same shall not affect the validity of the other clauses, or covenants of this agreement, or of the agreement itself, or constitute any cause of action in favor of either party as against the other. Any rights and remedies herein given the corporation and the Lessee shall be in addition to any and all rights and remedies provided by law; and the corporation and the Lessee shall specifically have the right to prevent or enjoin any breach or threatened breach by the Lessee or the corporation of any of the covenants and provisions herein contained. All remedies herein provided for shall be cumulative.

27. Binding of Heirs, Successors and Assigns: That this agreement shall be binding upon and inure to the benefit of, respectively, the corporation and its successors and assigns, and the Lessee, his executors, administrators, legal representatives and assigns, subject to the conditions and limitations herein specified.

28. Amendments to By-Laws and Charter: That no amendment, alteration or addition to the By-Laws or Certificate of Incorporation of the corporation, Lessor, shall be valid, if it shall be inconsistent with or adversely affect the equity rights contained in this Lease.

29. Destruction of Building: In case said building shall be partly damaged by fire, the same shall be repaired as speedily as possible at the expense of the Lessor, so as to conform substantially to the plans and specifications of said building, and, that in case the damage shall be so extensive as to render the apartment hereby demised untenable, the rent shall cease until such time as said apartment shall be put in repair as aforesaid; and that in case of the total destruction of said building by fire or otherwise, the rent shall be paid up to the time of such destruction, and thereupon this lease shall cease, unless the insurers shall elect to rebuild said building under the terms of any provisions which may be contained in their policies of insurance, in which case this lease shall not terminate but shall continue and apply in respect to the premises in said building so rebuilt, which shall correspond with the premises hereby demised, but in case of such election, all rents hereby reserved shall cease from the time of such

destruction until the time such rebuilding shall be completed; provided, however, that either in the event of partial or total destruction as aforesaid the Lessee may be required by the Board of Directors of the Lessor to pay his proportionate share of the carrying charges of the Lessor until such rebuilding shall be completed.

30. Attorney's Fees: That the Lessee shall pay and discharge all reasonable costs, expenses and attorney's fees which shall be incurred and expended by Lessor as a result of default by Lessee in the obligations required by this Lease, whether such are incurred by the institution of litigation, or in obtaining advice of counsel or otherwise.

IN WITNESS WHEREOF, the Lessor has caused this instrument to be signed in its name by its president and its corporate seal to be affixed, attested by its secretary, and the Lessee has hereunto set his hand and seal the day and year first above written.

Witnesses:

BEACH RIDGE APARTMENTS, INC.

x [Signature]
As to Lessor

By [Signature]
President

x [Signature]
As to Lessor

Attest: [Signature]
Secretary
Lessor

[Signature]
Witness- As to Lessee

[Signature]
MAXIMO PEREZ Lessee

[Signature]
Witness- As to Lessee

Lessee

STATE OF FLORIDA)
COUNTY OF BROWARD)

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK#885PC0203

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgment, personally appeared Letteris Carlos and Lillian Sonnenburg as President and Secretary respectively of BEACH RIDGE APARTMENTS, INC. to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same as such officers of said corporation.

WITNESS my hand and official seal at Fort Lauderdale, Florida, this 26th day of September, 19 89.

SEAL: [Signature]
Notary Public, State of Florida
at Large

Notary Public; State of Florida at Large
My Commission Expires: My Commission Expires July 28, 1991
Bonded thru Huckloberry & Associates

STATE OF Connecticut
COUNTY OF Fairfield

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgment, personally appeared MAXIMO PEREZ, as Trustee, to me known to be the person described in and who executed the foregoing instrument, and that he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 13th day of September, 1989.

My Commission Expires: [Signature]
3/31/92 NOTARY PUBLIC



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

Detail by Entity Name

Foreign Profit Corporation

BEACH RIDGE APARTMENTS INC

Filing Information

Document Number 811057
FEI/EIN Number 59-1804134
Date Filed 05/28/1956
State DE
Status ACTIVE

Principal Address

508 ANTIOCH AVE.
FT. LAUDERDALE, FL 33304

Changed: 05/01/1995

Mailing Address

PO BOX 39752
FT. LAUDERDALE, FL 33339-9752

Changed: 04/27/2014

Registered Agent Name & Address

CABOT MGMT. & MARKETING, INC.
2727 E. OAKLAND PARK BLVD.
#301
FORT LAUDERDALE, FL 33306

Name Changed: 04/29/2004

Address Changed: 04/29/2004

Officer/Director Detail

Name & Address

Title President, Director

LOFFREDO, PASCO
508 ANTIOCH AVENUE
20
FT. LAUDERDALE, FL 33304

Title Treasurer. Director

BOGGIO, SIMONA
 508 ANTIOCH AVENUE
 3
 FORT LAUDERDALE, FL 33304

Title VP, Secretary, Director

TENAGLIA, MARILYN
 508 ANTIOCH AVENUE
 5
 FORT LAUDERDALE, FL 33304

Title Director

SHERIDAN, PHILLIP JR
 508 ANTIOCH AVENUE
 17
 FT. LAUDERDALE, FL 33304

Title Manager

Fiedler, Rodney W
 2727 E. Oakland Park Blvd
 301
 Fort Lauderdale, FL 33306

Title Director

LIBOW, ANDREW
 508 ANTIOCH AVE
 10
 FORT LAUDERDALE, FL 33304

Annual Reports

Report Year	Filed Date
2017	03/18/2017
2018	03/11/2018
2019	03/07/2019

Document Images

03/07/2019 -- ANNUAL REPORT	View image in PDF format
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04/28/2013 -- ANNUAL REPORT	View image in PDF format
04/17/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format

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05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

BEACH RIDGE APARTMENTS
APPROVAL FOR RESIDENT MEMBERSHIP

Dear Teresa L. Breedlove,

The Board of Directors of Beach Ridge Apartments is happy to inform you that you have been approved for resident membership for apartment #8.

We hope you will be happy in your new surroundings.

After closing on the purchase, or all paperwork is completed on inheritance, please bring the old CERTIFICATE OF OWNERSHIP to the Management Company. A new certificate will be issued in your name after we void the old one. You need to record your new CERTIFICATE OF OWNERSHIP at the Government Center. We ask that you make a copy of the recorded certificate and forward said copy to Beach Ridge for the office file.

This approval is granted for the above named person(s) only, and is conditioned on the representation that no other person, spouse not named above, relative, partnership, corporation, trust, or other entity, will now or in the future acquire any interest in the aforementioned unit. Further, this approval is based upon the information furnished by the above named person(s) and assumes full, complete and accurate disclosure of that information.

Beach Ridge Apartments, Inc.

By: 
Secretary

10-28-02
Date

SEAL

W/C TRI-COUNTY for: -

CASORIA & GOFF, P.A.
1040 Bayview Drive, Suite 600
Ft. Lauderdale, FL 33304

PROPRIETARY LEASE

THIS INDENTURE made this 15 day of November 2002, by and between
BEACH RIDGE APARTMENTS, INC., a Delaware corporation, licensed to do business in
the State of Florida, as Lessor, and
Teresa Breedlove
as Lessee,

W I T N E S S E T H :

That in consideration of the covenants and agreements hereinafter mentioned and to be performed by the respective parties hereto, and the payment of the annual assessments hereinafter designated to be paid by the Lessee in accordance with the provisions of this Lease, the said Lessor has leased, rented, let and demised and by these presents does lease, rent, let and demise unto the said Lessee, the following described property situate, lying and being in Broward County, Florida, to-wit:

Apartment No. 8, in the apartment building known as BEACH RIDGE APARTMENTS, INC., situate, lying and being on Lots 9 and 10, Block 5, of Birch Ocean Front Subdivision, according to the Plat thereof recorded in Plat Book 19, page 26, of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the premises unto the said Lessee, his or her executors, administrators or assigns, from the first day of March, 1957, until the 28th day of February, 2056.

The terms, conditions, covenants and agreements of this Lease are as follows, to-wit:

1. Annual Assessments: No rental as such shall be payable under this proprietary lease as each of the Lessees in this apartment building have purchased the ownership of said apartment subject to the terms of this lease and of the by-laws of the corporation, BEACH RIDGE APARTMENTS, INC., and such rules and regulations as may be promulgated in the future by the Board of Directors of said BEACH RIDGE APARTMENTS, INC.

Each Lessee is subject to the payment of assessments for the upkeep and maintenance of the corporation property. The Board of Directors of the Corporation shall from time to time fix and determine the sums of money needed for the continued ownership and operation of the apartment building. They shall determine the amount required for operating items, such as ground rent, taxes, insurance, mortgage payments including principal and interest, repairs, betterments, building and yard maintenance or other operating expenses. All of these items shall be assessed as a single sum against all twenty apartments and prorated thereto among all of the Owners on a basis of the square footage of the apartment owned.

Said assessments shall be payable at least quarterly in advance to the corporation. The Board of Directors may prescribe payments in advance for a longer period of time over and above the aforesaid minimum. The Board of Directors may set up an operating fund in order to provide a reserve for the corporation which may be replenished from time to time as needed.

Special Assessments, should such be required, shall be paid and levied in the same manner as regular assessments.

The Lessee agrees to pay promptly when due all assessments assessed against his apartment unit, but no Lessee shall be personally liable for corporation debts to any extent whatsoever.

2. Possession. Lessee has inspected the leased property and will accept the same in its present condition upon the start of this lease. Lessee upon the payments of the assessments above reserved and upon the due performance of the agreements, conditions, covenants, and terms herein contained on the Lessee's part to be kept, observed and performed, shall and may at all times and in all things during the term hereby granted, peaceably and quietly have, hold and enjoy the said demised premises without any manner of lot, suit, trouble or hindrance or disturbance by said Lessor.

The Lessor shall be obliged to give the initial Lessee under this Lease peaceful and quite possession of said apartment unit but thereafter no obligation shall rest upon the Lessor to deliver possession.

Lessor further agrees that Lessee shall have the right of joint use and enjoyment in common with other Lessees of the property of the corporation not specifically leased to other Lessees, except insofar as it may be limited or restricted by this Lease by the rules and regulations and by-laws of the corporation.

3. Use: Lessee does hereby agree to promptly observe and comply with, at his, her or its own expense during the terms of said lease, all present and future by-laws and rules and regulations adopted by the corporation, statutes, ordinances, rules and regulations promulgated by any governmental body having jurisdiction over the leased premises and will abide by all rules and regulations of the Southeastern Underwriters' Association for the prevention of fire.

Lessee agrees that he, she or it will not do or suffer to be done in and upon the leased premises any act or thing which shall or may be of a disorderly or unlawful nature or nuisance, or which may cause damage to the Lessor or to its premises.

Lessee further agrees that the apartment unit shall be used only as a private residence for the use of the Lessee, his family, guests and servants, and/or his approved tenant or transferee.

4. Maintenance: Lessee agrees that he will keep the apartment unit in good order and repair at his own cost and expense, and will make no structural changes or fixture or equipment substitutions without prior approval of the corporation.

Lessee further agrees that he will make all necessary repairs to plumbing and electrical repairs for interior plumbing or electrical wiring.

That he will promptly pay, upon receiving notice of the same, the expenses of repair, damage or replacement, as determined by the Board of Directors, of any property in another Lessee's apartment unit or the common property of the corporation, caused by the negligence, carelessness or other acts of such Lessee's household, servants, tenants, visitors and invitees. In the event such Lessee fails to make such payments, the Board of Directors are authorized to assess the same against the Lessee's apartment unit and enforce payment thereof under the provisions of Paragraph No. 17 of this Agreement.

That the Lessor will maintain in a good state of repair all plumbing, wiring, sidewalks, swimming pools, entrances, roofs, fences and other property intended for the general use of all the Lessees provided, however, that in case any repairs shall become necessary to the roof, plumbing, electrical wiring, etc., or other parts of installations intended for the general service of all the Lessees, Lessor, except as hereinafter provided, will execute such repairs with due diligence, not being liable for interruptions not reasonably avoidable, in the supply of services or for other temporary interruptions in the proper operation of said community.

5. Insurance: Lessor agrees that it will adequately insure all of the property of the corporation against risks covered by fire, extended coverage, and public liability insurance.

Lessee agrees that he will be responsible for carrying adequate fire and extended coverage insurance upon the contents of the apartment leased to Lessee and may carry such other insurance as Lessee desires.

6. Payment of Taxes, Rental and Other Costs by Corporation: The Lessor agrees that to the limit of its resources, it will:

a. Pay the annual rental of Four Thousand Eight Hundred Dollars (\$4,800.00) per year, payable to the owners of the property on which the corporation's apartment building is located, pursuant to the terms of a 99-year lease under which the corporation is now the lessee.

b. To pay all taxes and assessments which may be levied against the property of the corporation.

c. To pay the premium on any and all necessary insurance required to be carried by the Lessor under this lease.

d. To pay any and all necessary bills which might be incurred for operation or maintenance of the corporate property.

e. To pay all principal and interest payments due and payable on existing or future mortgages.

7. Utility Charges: Lessees agree to pay promptly when due all charges for individual utilities furnished to their individual apartment, regardless whether the

same be for telephone, gas, electric, water or sewers.

The Lessor agrees to pay all utilities which may be incurred in connection with the operation of the common areas belonging to the corporation and used by all of the Lessees and holders of ownership certificates.

8. Operation and Management: Lessor agrees to provide a high standard of management for the corporation property and in connection therewith that it will do and perform all acts reasonably required to maintain a sound operation and to protect the investment of the various lessees and owners.

It agrees that it shall set up reasonable operating and maintenance reserves designed to carry the operation of the corporation for specific periods of time so as to alleviate as much as possible the necessity of a large number of special assessments.

Lessor further agrees that it will attempt to maintain and manage BEACH RIDGE APARTMENTS, INC., as a first-class apartment house keeping the lawns, landscaping, gardens, walkways, parking areas, seawalls and docks in an attractive and sanitary condition for the use and benefit of all of the Lessees and owners.

9. Sale, Lease, Exchange or Mortgage of Corporate Property: All of the proprietary leases and Ownership Certificates issued to the individual owners are and shall be subordinate to the mortgage encumbering the property to which the corporation holds a ninety-nine year lease. The ninety-nine year lease held by the corporation on the property upon which this co-operative apartment building has been erected is also subordinate to said mortgage.

The property belonging to the corporation shall not be sold, leased, exchanged or any new mortgage taken out against said property as an entirety without the approval, by vote or written consent, of three-quarters of all of the owners of the Ownership Certificates.

In the future, should three-quarters of all the owners of Ownership Certificates vote to place a new mortgage against the corporation's property, then and in that event the corporation's leasehold interest and the interest of the holders of all of the individual proprietary leases and Ownership Certificates shall be subordinate to that mortgage.

10. Inspection of Leased Property: Lessee shall permit the Lessor or its agent to enter the said demised premises at any reasonable time during daylight hours or during an emergency during the hours of darkness for the purpose of inspecting the leased property or of making repairs that the Lessee may neglect or refuse to make in accordance with the agreements, conditions and covenants of this lease.

11. Licensees: It is agreed that the Lessor shall not be liable to Lessee nor to any of Lessee's servants, patrons, guests or licensees by reason of the condition of the leased apartment premises or any fixtures or personal property located therein. It shall be the duty of the Lessee at his expense to maintain the interior of said apartment in a safe condition.

12. Ownership Certificates: There shall be two types of Ownership Certificates issued by the Corporation - Resident Ownership and Special Ownership Certificates. A "Resident Ownership" is defined as any natural person owning an Ownership Certificate under which the owner is currently entitled to full occupancy rights and carries with it full voting rights in the affairs of the corporation. "Special Ownership" is defined as any person, firm or corporation owning an Ownership Certificate without occupancy rights having been granted by the Board of Directors; Special Ownership shall carry with it the right to vote with Resident owners on all matters.

The total number of Resident and Special Owners shall be 20 in number.

In the event that this Lease is issued pursuant to a Resident Ownership Certificate, a Resident Ownership Certificate shall be issued by the corporation simultaneous with the execution of this Lease to the Lessee.

The purpose of issuing Special Ownership Certificates is to permit corporations or other persons to have Ownership Certificates issued to them with the right to have a Sublease entitling the person to whom said sublease is issued to full occupancy rights. Said sublease must be approved by the Board of Directors of the Lessor pursuant to the provisions of the rules and regulations and by-laws of Lessor in case of a sublease of more than six months. No approval shall be needed for a sublease of six months or less.

A lease shall be issued to one who qualified as a special owner but said lease shall not entitle said owner to occupancy rights, but shall permit said owner to sublet the apartment to said third persons in accordance with the terms of this lease and the by-laws and regulations of Lessor.

Said Sublease shall terminate upon the death of the sublessee in the case of a sublease of the Special Owner.

The Certificate of Ownership, either Resident or Special, shall be transferable only upon the books of the corporation pursuant to the rules and by-laws of the corporation.

13. Sale by Lessee of Apartment. In the event of the sale or transfer by the Lessee of the apartment unit, whether voluntary or involuntary (excepting, however, transfers by way of pledge only or in trust with occupancy rights retained by the Lessee) and upon due notice to the corporation of said sale or transfer, all occupancy rights of the Lessee and those in possession by virtue of his prior ownership, shall thereupon cease and terminate, and the vendee or transferee shall be deemed the owner of said apartment unit but without right of occupancy unless and until the same be duly approved by the Corporation. Approval of the right of occupancy shall not be denied any transferee or vendee who, at the time of such transfer or sale (or at the death of a Resident Lessee, if the transfer results from his death), is or was the Resident Lessee's lawful spouse or related to him by blood within the second degree.

14. Tenancy by the Entireties: In the event of the death of the Lessee, or of the surviving Lessee, should the Lessees hold such lease and ownership Certificates as tenants by the entireties, the transfer of the Ownership Certificate and this Lease shall be accomplished in the manner provided in the by-laws of the Lessor.

15. Subleasing: The Lessee agrees that he shall not sublet the devised apartment premises or any part thereof, except in accordance with the provisions set forth in the by-laws of BEACH RIDGE APARTMENTS, INC. It is expressly understood that before any sublessee for a period of over six months, shall be entitled to occupancy of said apartment, that said sublessee must be approved by the Board of Directors in accordance with the by-laws of BEACH RIDGE APARTMENTS, INC. Approval of a sublease for a period of six months or less, shall not require approval of the Board of Directors, but said sublease shall be subject to the special provisions hereinafter set forth.

Approval of a sublease shall not release the Lessee from the obligations of this lease.

16. Pledge of Lease and Ownership Certificate: The corporation shall maintain a suitable register for the recording of pledged Lease and Ownership Certificates. Any pledgee of a Lease and Ownership Certificate may, but is not obliged to, notify the corporation of the pledge and the terms thereof, furnishing the Secretary of the Corporation with such information as may be required by the Board of Directors. In the event notice of default is given any Lessee under the applicable provisions of the by-laws, a copy of such notice shall likewise be mailed to the registered pledgee. In addition, in event of the sale by the corporation of its assets, and prior to the distribution of the proceeds thereof to the Lessees, suitable notice shall be given all registered pledgees. No other obligation is accepted or assumed by the corporation with respect to such registration of pledged Lease and Ownership Certificate.

17. Default: (a) In the event of default by the Lessee in the payment of any sums, charges or assessments required to be paid under the lease, the corporation may by direction of its Board of Directors terminate the Lease and Ownership Certificate on thirty days' written notice to the Lessee. Unless said default is cured within the thirty-day notice period aforesaid, the corporation may then declare this Lease and Ownership Certificate as terminated for non-payment of any sums and offer for sale a substitute Lease and Ownership Certificate for the apartment unit at an amount determined by the Board of Directors to be its fair market value. On disposal of the substitute Lease and Ownership Certificate, the corporation shall pay to the Lessee the amount of the disposal price, less any unpaid assessments or charges accrued to the date of disposition, the expenses of sale (which shall include a reasonable brokerage commission) and the estimated cost of placing the apartment unit covered by the Lease and Ownership Certificate in suitable condition for a new occupant. The offering of a substitute Lease and Ownership Certificate shall be limited to persons or entities qualified for residence or Special membership

(b) In the event of violation by the Lessee of any of the provisions of this Lease or of the Certificate of Incorporation or of the by-laws or of the Rules and Regulations of the Corporation as now or hereafter constituted, the Corporation may by direction of its Board of Directors elect to cancel and terminate the Lease and Ownership Certificate on thirty days' written notice to the Lessee. If the violation shall not be cured within the thirty-day notice period aforesaid or if the violation shall be persistently renewed, the corporation may require the Lessee and the Lessee hereby agrees to quit and surrender the apartment unit and the Lessee shall thereafter become and be a special owner, or if the corporation shall have elected, instead, to terminate the Lease and Ownership Certificate, upon the expiration of said notice period, or upon the persistent renewal of such violation, the corporation may then declare the Lease and Ownership Certificate terminated and offer for sale a substitute Lease and Ownership Certificate upon the same terms and conditions as in the case where the Lessee's default was for nonpayment of any sums, charges or assessments required to be paid under this Lease and Ownership Certificate, as hereinbefore set forth in 17 (a) hereof.

(c) In case any sublessee of a lease of less than six (6) months, or any member of his family shall violate any of the by-laws or rules and regulations adopted by the corporation or any statute, ordinance, rule or regulation promulgated by any governmental body, or the rules and regulations of Southeastern Underwriter's Association for the prevention of fire or he or any member of his family shall do or suffer to be done upon the leased premises or the corporation property, any action or thing which shall or may be of a disorderly or unlawful manner or consequence or which may cause damage to the Lessor or to its premises, the Board of Directors shall have the right to terminate said sublease by giving to the occupant written notice, either through the United States Mails direct to said occupant at the apartment occupied, or by personal delivery of said notice in writing to the occupant or any member of his family to vacate said premises within five (5) days.

Said sublessee shall forthwith vacate the leased premises within five (5) days as set forth in said notice. In the event that said sublessee should fail to vacate said premises within five (5) days, the corporation may bring supplementary proceedings as provided by the laws of the State of Florida to evict said sublessee.

The decision to oust said sublessee shall be in the sole discretion of the Board of Directors as the purpose back of this provision is to insure that occupants of the apartment building owned by the corporation conduct themselves and their households in a manner which will maintain the high standards of a first class apartment building.

Any sublessee for under six (6) months accepting a sublease to any apartment unit shall be bound by these provisions as though the same were fully set forth in said sublease and shall have no defense either in law or in equity to said eviction proceedings.

18. Surrender of Premises: In the event of termination of this Lease and Ownership Certificate or termination of the occupancy rights thereunder, the Lessee, or any other person or persons in possession by or through the right of the Lessee, shall promptly quit and surrender the apartment unit to the corporation in good repair, ordinary wear and tear and damage by fire or other casualty excepted, and the corporation shall have the right to re-enter and to re-possess the apartment unit. The Lessee, for himself and any successor in interest by operation of law or otherwise, hereby waives any and all notice and demand for possession if such be required by the laws of the State of Florida.

19. Provisions of Certificate of Incorporation, By-Laws, etc.: It is mutually agreed that this Lease and Ownership Certificate is subject to, and the Lessor and the Lessee hereby agree to consult and abide by the provisions of the Certificate of Incorporation, the by-laws (now existing and hereafter adopted), and the Rules and Regulations (now existing or hereafter established) of RIDGE APARTMENTS, INC. which said Certificate of Incorporation, By-Laws, Rules and Regulations and any amendments made thereto in the future are hereby expressly referred to and made a part hereof. The Lessee and the Lessor agree to consult, abide by and obey all such rules and regulations so established, and the Lessee shall require that the same be faithfully observed by his family, guest, employees and tenants.

20. Waiver: That the waiver of a breach of any covenant, conditions or agreement herein contained shall not be construed as a waiver of the covenant, condition or agreement itself, nor of any subsequent breach thereof, nor affect the validity of this agreement.

21. Notice: Any notice required to be served hereunder on the Lessee may be served by delivery of a copy thereof to the Lessee at the Lessee's apartment unit in BEACH RIDGE APARTMENT, INC. or may be served upon the Lessee by mailing of a copy of such notice to the Lessee by United States Mail addressed to the Lessee at said building or to such address as the Lessee may have given to the Lessor in writing.

Any notice to be served hereunder on the Lessor may be served by mailing the same to BEACH RIDGE APARTMENTS, Fort Lauderdale, Florida, by United States Mail or by serving the same personally upon one of the officers of the corporation.

22. Bankruptcy of Lessee: Should the Lessee be adjudged bankrupt, or make voluntary assignment for the benefit of creditors, or if a receiver or trustee in bankruptcy be appointed for the property of the Lessee and such receiver or trustee is not discharged within thirty (30) days after date of appointment, then the Lessor herein shall have the right, at its option, of terminating the lease upon giving to the Lessee fifteen (15) days written notice of Lessor's election to exercise said option, and upon the expiration of such period of fifteen (15) days this lease shall cease and terminate.

23. Signs: The Lessee agrees that the apartment building of which this apartment is a part is to be maintained as a high-class residential apartment and accordingly, Lessee agrees that no sign, advertisement or notice shall be painted, affixed, or otherwise inscribed on any part of the outside or inside of the building except as authorized by the Lessor.

24. Relationship of Ownership Certificate to Lease: No person shall be entitled to a lease on the apartment described herein unless said person is also the owner and holder of the Ownership Certificate. Transfer of the Ownership Certificate automatically terminates all occupancy rights to the assigned apartment. The apartment may be subleased by the owner of said Ownership Certificate without voiding or terminating the owner's rights in the lease, of said sub-lease is in accordance with the terms of this lease and the charter, by-laws and rules and regulations of the corporation.

25. Gender: The term "Lessee" shall, when used in this instrument, refer to the singular as well as the plural, and to both masculine and feminine as the context may require, and shall be read according to the real number and gender of said parties.

26. Invalidity Clause: That is any clause or covenant herein contained shall be adjudged invalid, the same shall not affect the validity of the other clauses, or covenants of this agreement, or of the agreement itself, or constitute any cause of action in favor of either party as against the other. Any rights and remedies herein given the corporation and the Lessee shall be in addition to any and all rights and remedies provided by law; and the corporation and the Lessee shall specifically have the right to prevent or enjoin any breach or threatened breach by the Lessee or the corporation of any of the covenants and provisions herein contained. All remedies herein provided for shall be cumulative.

27. Binding of Heirs, Successors and Assigns: That this agreement shall be binding upon and inure to the benefit of, respectively, the corporation and its successors and assigns, and the Lessee, his executors, administrators, legal representatives and assigns, subject to the conditions and limitations herein specified.

28. Amendments to By-Laws and Charter: That no amendment, alteration or addition to the By-Laws or Certificate of Incorporation of the corporation, Lessor, shall be valid, if it shall be inconsistent with or adversely affect the equity rights contained in this Lease.

29. Destruction of Building: In case said building shall be partly damaged by fire, the same shall be repaired as speedily as possible at the expense of the Lessor, so as to conform substantially to the plans and specifications of said building, and, that in case the damage shall be so extensive as to render the apartment hereby demised untenable, the rent shall cease until such time as said apartment shall be put in repair as aforesaid; and that in case of the total destruction of said building by fire or otherwise, the rent shall be paid up to the time of such destruction, and thereupon this lease shall cease, unless the insurers shall elect to rebuild said building under the terms of any provisions which may be contained in their policies of insurance, in which case this lease shall not terminate but shall continue and apply in respect to the premises in said building so rebuilt, which shall correspond with the premises hereby demised, but in case of such election, all rents hereby reserved shall cease from the time of such

destruction until the time such rebuilding shall be completed; provided, however, that either in the event of partial or total destruction as aforesaid the Lessee may be required by the Board of Directors of the Lessor to pay his proportionate share of the carrying charges of the Lessor until such rebuilding shall be completed.

30. Attorney's Fees: That the Lessee shall pay and discharge all reasonable costs, expenses and attorney's fees which shall be incurred and expended by Lessor as a result of default by Lessee in the obligations required by this Lease, whether such are incurred by the institution of litigation, or in obtaining advice of counsel or otherwise.

IN WITNESS WHEREOF, the Lessor has caused this instrument to be signed in its name by its president and its corporate seal to be affixed, attested by its secretary, and the Lessee has hereunto set his hand and seal the day and year first above written.

Witnesses:

BEACH RIDGE APARTMENTS, INC.

Jane S. Wasserman
As to Lessor

By [Signature]
President

Jane S. Wasserman
As to Lessor

Attest: [Signature]
Secretary
Lessor

As to Lessee

Lessee

As to Lessee

Lessee

STATE OF FLORIDA)

COUNTY OF BROWARD)

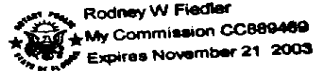
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgment, personally appeared as President and Secretary respectively of BEACH RIDGE APARTMENTS, INC. to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same as such officers of said corporation.

WITNESS my hand and official seal at Fort Lauderdale, Florida, this 15 day of November, 2003

SEAL:

Rodney W. Fiedler
Notary Public, State of Florida
at Large

My Commission Expires:



PROPRIETARY LEASE

THIS INDENTURE made this 29 day of May, ~~19~~ 2003, by and between BEACH RIDGE APARTMENTS, INC., a Delaware corporation, licensed to do business in the State of Florida, as Lessor, and JAY M. CARNEY as Lessee,

W I T N E S S E T H :

That in consideration of the covenants and agreements hereinafter mentioned and to be performed by the respective parties hereto, and the payment of the annual assessments hereinafter designated to be paid by the Lessee in accordance with the provisions of this Lease, the said Lessor has leased, rented, let and demised and by these presents does lease, rent, let and demise unto the said Lessee, the following described property situate, lying and being in Broward County, Florida, to-wit:

Apartment No. 8, in the apartment building known as BEACH RIDGE APARTMENTS, INC., situate, lying and being on Lots 9 and 10, Block 5, of Birch Ocean Front Subdivision, according to the Plat thereof recorded in Plat Book 19, page 26, of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the premises unto the said Lessee, his or her executors, administrators or assigns, from the first day of March, 1957, until the 28th day of February, 2056.

The terms, conditions, covenants and agreements of this Lease are as follows, to-wit:

1. Annual Assessments: No rental as such shall be payable under this proprietary lease as each of the Lessees in this apartment building have purchased the ownership of said apartment subject to the terms of this lease and of the by-laws of the corporation, BEACH RIDGE APARTMENTS, INC., and such rules and regulations as may be promulgated in the future by the Board of Directors of said BEACH RIDGE APARTMENTS, INC.

Each Lessee is subject to the payment of assessments for the upkeep and maintenance of the corporation property. The Board of Directors of the Corporation shall from time to time fix and determine the sums of money needed for the continued ownership and operation of the apartment building. They shall determine the amount required for operating items, such as ground rent, taxes, insurance, mortgage payments including principal and interest, repairs, betterments, building and yard maintenance or other operating expenses. All of these items shall be assessed as a single sum against all twenty apartments and prorated thereto among all of the Owners on a basis of the square footage of the apartment owned.

Said assessments shall be payable at least quarterly in advance to the corporation. The Board of Directors may prescribe payments in advance for a longer period of time over and above the aforesaid minimum. The Board of Directors may set up an operating fund in order to provide a reserve for the corporation which may be replenished from time to time as needed.

Special Assessments, should such be required, shall be paid and levied in the same manner as regular assessments.

The Lessee agrees to pay promptly when due all assessments assessed against his apartment unit, but no Lessee shall be personally liable for corporation debts to any extent whatsoever.

2. Possession. Lessee has inspected the leased property and will accept the same in its present condition upon the start of this lease. Lessee upon the payments of the assessments above reserved and upon the due performance of the agreements, conditions, covenants, and terms herein contained on the Lessee's part to be kept, observed and performed, shall and may at all times and in all things during the term hereby granted, peaceably and quietly have, hold and enjoy the said demised premises without any manner of lot, suit, trouble or hindrance or disturbance by said Lessor.

The Lessor shall be obliged to give the initial Lessee under this Lease peaceful and quite possession of said apartment unit but thereafter no obligation shall rest upon the Lessor to deliver possession.

Lessor further agrees that Lessee shall have the right of joint use and enjoyment in common with other Lessees of the property of the corporation not specifically leased to other Lessees, except insofar as it may be limited or restricted by this Lease by the rules and regulations and by-laws of the corporation.

3. Use: Lessee does hereby agree to promptly observe and comply with, at his, her or its own expense during the terms of said lease, all present and future by-laws and rules and regulations adopted by the corporation, statutes, ordinances, rules and regulations promulgated by any governmental body having jurisdiction over the leased premises and will abide by all rules and regulations of the Southeastern Underwriters' Association for the prevention of fire.

Lessee agrees that he, she or it will not do or suffer to be done in and upon the leased premises any act or thing which shall or may be of a disorderly or unlawful nature or nuisance, or which may cause damage to the Lessor or to its premises.

Lessee further agrees that the apartment unit shall be used only as a private residence for the use of the Lessee, his family, guests and servants, and/or his approved tenant or transferee.

4. Maintenance: Lessee agrees that he will keep the apartment unit in good order and repair at his own cost and expense, and will make no structural changes or fixture or equipment substitutions without prior approval of the corporation.

Lessee further agrees that he will make all necessary repairs to plumbing and electrical repairs for interior plumbing or electrical wiring.

That he will promptly pay, upon receiving notice of the same, the expenses of repair, damage or replacement, as determined by the Board of Directors, of any property in another Lessee's apartment unit or the common property of the corporation, caused by the negligence, carelessness or other acts of such Lessee's household, servants, tenants, visitors and invitees. In the event such Lessee fails to make such payments, the Board of Directors are authorized to assess the same against the Lessee's apartment unit and enforce payment thereof under the provisions of Paragraph No. 17 of this Agreement.

That the Lessor will maintain in a good state of repair all plumbing, wiring, sidewalks, swimming pools, entrances, roofs, fences and other property intended for the general use of all the Lessees provided, however, that in case any repairs shall become necessary to the roof, plumbing, electrical wiring, etc., or other parts of installations intended for the general service of all the Lessees, Lessor, except as hereinafter provided, will execute such repairs with due diligence, not being liable for interruptions not reasonably avoidable, in the supply of services or for other temporary interruptions in the proper operation of said community.

5. Insurance: Lessor agrees that it will adequately insure all of the property of the corporation against risks covered by fire, extended coverage, and public liability insurance.

Lessee agrees that he will be responsible for carrying adequate fire and extended coverage insurance upon the contents of the apartment leased to Lessee and may carry such other insurance as Lessee desires.

6. Payment of Taxes, Rental and Other Costs by Corporation: The Lessor agrees that to the limit of its resources, it will:

a. Pay the annual rental of Four Thousand Eight Hundred Dollars (\$4,800.00) per year, payable to the owners of the property on which the corporation's apartment building is located, pursuant to the terms of a 99-year lease under which the corporation is now the lessee.

b. To pay all taxes and assessments which may be levied against the property of the corporation.

c. To pay the premium on any and all necessary insurance required to be carried by the Lessor under this lease.

d. To pay any and all necessary bills which might be incurred for operation or maintenance of the corporate property.

e. To pay all principal and interest payments due and payable on existing or future mortgages.

7. Utility Charges: Lessees agree to pay promptly when due all charges for individual utilities furnished to their individual apartment, regardless whether the

same be for telephone, gas, electric, water or sewers.

The Lessor agrees to pay all utilities which may be incurred in connection with the operation of the common areas belonging to the corporation and used by all of the Lessees and holders of ownership certificates.

8. Operation and Management: Lessor agrees to provide a high standard of management for the corporation property and in connection therewith that it will do and perform all acts reasonably required to maintain a sound operation and to protect the investment of the various lessees and owners.

It agrees that it shall set up reasonable operating and maintenance reserves designed to carry the operation of the corporation for specific periods of time so as to alleviate as much as possible the necessity of a large number of special assessments.

Lessor further agrees that it will attempt to maintain and manage BEACH RIDGE APARTMENTS, INC., as a first-class apartment house keeping the lawns, landscaping, gardens, walkways, parking areas, seawalls and docks in an attractive and sanitary condition for the use and benefit of all of the Lessees and owners.

9. Sale, Lease, Exchange or Mortgage of Corporate Property: All of the proprietary leases and Ownership Certificates issued to the individual owners are and shall be subordinate to the mortgage encumbering the property to which the corporation holds a ninety-nine year lease. The ninety-nine year lease held by the corporation on the property upon which this co-operative apartment building has been erected is also subordinate to said mortgage.

The property belonging to the corporation shall not be sold, leased, exchanged or any new mortgage taken out against said property as an entirety without the approval, by vote or written consent, of three-quarters of all of the owners of the Ownership Certificates.

In the future, should three-quarters of all the owners of Ownership Certificates vote to place a new mortgage against the corporation's property, then and in that event the corporation's leasehold interest and the interest of the holders of all of the individual proprietary leases and Ownership Certificates shall be subordinate to that mortgage.

10. Inspection of Leased Property: Lessee shall permit the Lessor or its agent to enter the said demised premises at any reasonable time during daylight hours or during an emergency during the hours of darkness for the purpose of inspecting the leased property or of making repairs that the Lessee may neglect or refuse to make in accordance with the agreements, conditions and covenants of this lease.

11. Licensees: It is agreed that the Lessor shall not be liable to Lessee nor to any of Lessee's servants, patrons, guests or licensees by reason of the condition of the leased apartment premises or any fixtures or personal property located therein. It shall be the duty of the Lessee at his expense to maintain the interior of said apartment in a safe condition.

12. Ownership Certificates: There shall be two types of Ownership Certificates issued by the Corporation - Resident Ownership and Special Ownership Certificates. A "Resident Ownership" is defined as any natural person owning an Ownership Certificate under which the owner is currently entitled to full occupancy rights and carries with it full voting rights in the affairs of the corporation. "Special Ownership" is defined as any person, firm or corporation owning an Ownership Certificate without occupancy rights having been granted by the Board of Directors; Special Ownership shall carry with it the right to vote with Resident owners on all matters.

The total number of Resident and Special Owners shall be 20 in number.

In the event that this Lease is issued pursuant to a Resident Ownership Certificate, a Resident Ownership Certificate shall be issued by the corporation simultaneous with the execution of this Lease to the Lessee.

The purpose of issuing Special Ownership Certificates is to permit corporations or other persons to have Ownership Certificates issued to them with the right to have a Sublease entitling the person to whom said sublease is issued to full occupancy rights. Said sublease must be approved by the Board of Directors of the Lessor pursuant to the provisions of the rules and regulations and by-laws of Lessor in case of a sublease of more than six months. No approval shall be needed for a sublease of six months or less.

A lease shall be issued to one who qualified as a special owner but said lease shall not entitle said owner to occupancy rights, but shall permit said owner to sublet the apartment to said third persons in accordance with the terms of this lease and the by-laws and regulations of Lessor.

Said Sublease shall terminate upon the death of the sublessee in the case of a sublease of the Special Owner.

The Certificate of Ownership, either Resident or Special, shall be transferable only upon the books of the corporation pursuant to the rules and by-laws of the corporation.

13. Sale by Lessee of Apartment. In the event of the sale or transfer by the Lessee of the apartment unit, whether voluntary or involuntary (excepting, however, transfers by way of pledge only or in trust with occupancy rights retained by the Lessee) and upon due notice to the corporation of said sale or transfer, all occupancy rights of the Lessee and those in possession by virtue of his prior ownership, shall thereupon cease and terminate, and the vendee or transferee shall be deemed the owner of said apartment unit but without right of occupancy unless and until the same be duly approved by the Corporation. Approval of the right of occupancy shall not be denied any transferee or vendee who, at the time of such transfer or sale (or at the death of a Resident Lessee, if the transfer results from his death), is or was the Resident Lessee's lawful spouse or related to him by blood within the second degree.

14. Tenancy by the Entireties: In the event of the death of the Lessee, or of the surviving Lessee, should the Lessees hold such lease and ownership Certificates as tenants by the entireties, the transfer of the Ownership Certificate and this Lease shall be accomplished in the manner provided in the by-laws of the Lessor.

15. Subleasing: The Lessee agrees that he shall not sublet the devised apartment premises or any part thereof, except in accordance with the provisions set forth in the by-laws of BEACH RIDGE APARTMENTS, INC. It is expressly understood that before any sublessee for a period of over six months, shall be entitled to occupancy of said apartment, that said sublessee must be approved by the Board of Directors in accordance with the by-laws of BEACH RIDGE APARTMENTS, INC. Approval of a sublease for a period of six months or less, shall not require approval of the Board of Directors, but said sublease shall be subject to the special provisions hereinafter set forth.

Approval of a sublease shall not release the Lessee from the obligations of this lease.

16. Pledge of Lease and Ownership Certificate: The corporation shall maintain a suitable register for the recording of pledged Lease and Ownership Certificates. Any pledgee of a Lease and Ownership Certificate may, but is not obliged to, notify the corporation of the pledge and the terms thereof, furnishing the Secretary of the Corporation with such information as may be required by the Board of Directors. In the event notice of default is given any Lessee under the applicable provisions of the by-laws, a copy of such notice shall likewise be mailed to the registered pledgee. In addition, in event of the sale by the corporation of its assets, and prior to the distribution of the proceeds thereof to the Lessees, suitable notice shall be given all registered pledgees. No other obligation is accepted or assumed by the corporation with respect to such registration of pledged Lease and Ownership Certificate.

17. Default: (a) In the event of default by the Lessee in the payment of any sums, charges or assessments required to be paid under the lease, the corporation may by direction of its Board of Directors terminate the Lease and Ownership Certificate on thirty days' written notice to the Lessee. Unless said default is cured within the thirty-day notice period aforesaid, the corporation may then declare this Lease and Ownership Certificate as terminated for non-payment of any sums and offer for sale a substitute Lease and Ownership Certificate for the apartment unit at an amount determined by the Board of Directors to be its fair market value. On disposal of the substitute Lease and Ownership Certificate, the corporation shall pay to the Lessee the amount of the disposal price, less any unpaid assessments or charges accrued to the date of disposition, the expenses of sale (which shall include a reasonable brokerage commission) and the estimated cost of placing the apartment unit covered by the Lease and Ownership Certificate in suitable condition for a new occupant. The offering of a substitute Lease and Ownership Certificate shall be limited to persons or entities qualified for residence or Special membership

(b) In the event of violation by the Lessee of any of the provisions of this Lease or of the Certificate of Incorporation or of the by-laws or of the Rules and Regulations of the Corporation as now or hereafter constituted, the Corporation may by direction of its Board of Directors elect to cancel and terminate the Lease and Ownership Certificate on thirty days' written notice to the Lessee. If the violation shall not be cured within the thirty-day notice period aforesaid or if the violation shall be persistently renewed, the corporation may require the Lessee and the Lessee hereby agrees to quit and surrender the apartment unit and the Lessee shall thereafter become and be a special owner, or if the corporation shall have elected, instead, to terminate the Lease and Ownership Certificate, upon the expiration of said notice period, or upon the persistent renewal of such violation, the corporation may then declare the Lease and Ownership Certificate terminated and offer for sale a substitute Lease and Ownership Certificate upon the same terms and conditions as in the case where the Lessee's default was for nonpayment of any sums, charges or assessments required to be paid under this Lease and Ownership Certificate, as hereinbefore set forth in 17 (a) hereof.

(c) In case any sublessee of a lease of less than six (6) months, or any member of his family shall violate any of the by-laws or rules and regulations adopted by the corporation or any statute, ordinance, rule or regulation promulgated by any governmental body, or the rules and regulations of Southeastern Underwriter's Association for the prevention of fire or he or any member of his family shall do or suffer to be done upon the leased premises or the corporation property, any action or thing which shall or may be of a disorderly or unlawful manner or consequence or which may cause damage to the Lessor or to its premises, the Board of Directors shall have the right to terminate said sublease by giving to the occupant written notice, either through the United States Mails direct to said occupant at the apartment occupied, or by personal delivery of said notice in writing to the occupant or any member of his family to vacate said premises within five (5) days.

Said sublessee shall forthwith vacate the leased premises within five (5) days as set forth in said notice. In the event that said sublessee should fail to vacate said premises within five (5) days, the corporation may bring supplementary proceedings as provided by the laws of the State of Florida to evict said sublessee.

The decision to oust said sublessee shall be in the sole discretion of the Board of Directors as the purpose back of this provision is to insure that occupants of the apartment building owned by the corporation conduct themselves and their households in a manner which will maintain the high standards of a first class apartment building.

Any sublessee for under six (6) months accepting a sublease to any apartment unit shall be bound by these provisions as though the same were fully set forth in said sublease and shall have no defense either in law or in equity to said eviction proceedings.

18. Surrender of Premises: In the event of termination of this Lease and Ownership Certificate or termination of the occupancy rights thereunder, the Lessee, or any other person or persons in possession by or through the right of the Lessee, shall promptly quit and surrender the apartment unit to the corporation in good repair, ordinary wear and tear and damage by fire or other casualty excepted, and the corporation shall have the right to re-enter and to re-possess the apartment unit. The Lessee, for himself and any successor in interest by operation of law or otherwise, hereby waives any and all notice and demand for possession if such be required by the laws of the State of Florida.

19. Provisions of Certificate of Incorporation, By-Laws, etc.: It is mutually agreed that this Lease and Ownership Certificate is subject to, and the Lessor and the Lessee hereby agree to consult and abide by the provisions of the Certificate of Incorporation, the by-laws (now existing and hereafter adopted), and the Rules and Regulations (now existing or hereafter established) of RIDGE APARTMENTS, INC. which said Certificate of Incorporation, By-Laws, Rules and Regulations and any amendments made thereto in the future are hereby expressly referred to and made a part hereof. The Lessee and the Lessor agree to consult, abide by and obey all such rules and regulations so established, and the Lessee shall require that the same be faithfully observed by his family, guest, employees and tenants.

20. Waiver: That the waiver of a breach of any covenant, conditions or agreement herein contained shall not be construed as a waiver of the covenant, condition or agreement itself, nor of any subsequent breach thereof, nor affect the validity of this agreement.

21. Notice: Any notice required to be served hereunder on the Lessee may be served by delivery of a copy thereof to the Lessee at the Lessee's apartment unit in BEACH RIDGE APARTMENT, INC. or may be served upon the Lessee by mailing of a copy of such notice to the Lessee by United States Mail addressed to the Lessee at said building or to such address as the Lessee may have given to the Lessor in writing.

Any notice to be served hereunder on the Lessor may be served by mailing the same to BEACH RIDGE APARTMENTS, Fort Lauderdale, Florida, by United States Mail or by serving the same personally upon one of the officers of the corporation.

22. Bankruptcy of Lessee: Should the Lessee be adjudged bankrupt, or make voluntary assignment for the benefit of creditors, or if a receiver or trustee in bankruptcy be appointed for the property of the Lessee and such receiver or trustee is not discharged within thirty (30) days after date of appointment, then the Lessor herein shall have the right, at its option, of terminating the lease upon giving to the Lessee fifteen (15) days written notice of Lessor's election to exercise said option, and upon the expiration of such period of fifteen (15) days this lease shall cease and terminate.

23. Signs: The Lessee agrees that the apartment building of which this apartment is a part is to be maintained as a high-class residential apartment and accordingly, Lessee agrees that no sign, advertisement or notice shall be painted, affixed, or otherwise inscribed on any part of the outside or inside of the building except as authorized by the Lessor.

24. Relationship of Ownership Certificate to Lease: No person shall be entitled to a lease on the apartment described herein unless said person is also the owner and holder of the Ownership Certificate. Transfer of the Ownership Certificate automatically terminates all occupancy rights to the assigned apartment. The apartment may be subleased by the owner of said Ownership Certificate without voiding or terminating the owner's rights in the lease, of said sub-lease is in accordance with the terms of this lease and the charter, by-laws and rules and regulations of the corporation.

25. Gender: The term "Lessee" shall, when used in this instrument, refer to the singular as well as the plural, and to both masculine and feminine as the context may require, and shall be read according to the real number and gender of said parties.

26. Invalidity Clause: That is any clause or covenant herein contained shall be adjudged invalid, the same shall not affect the validity of the other clauses, or covenants of this agreement, or of the agreement itself, or constitute any cause of action in favor of either party as against the other. Any rights and remedies herein given the corporation and the Lessee shall be in addition to any and all rights and remedies provided by law; and the corporation and the Lessee shall specifically have the right to prevent or enjoin any breach or threatened breach by the Lessee or the corporation of any of the covenants and provisions herein contained. All remedies herein provided for shall be cumulative.

27. Binding of Heirs, Successors and Assigns: That this agreement shall be binding upon and inure to the benefit of, respectively, the corporation and its successors and assigns, and the Lessee, his executors, administrators, legal representatives and assigns, subject to the conditions and limitations herein specified.

28. Amendments to By-Laws and Charter: That no amendment, alteration or addition to the By-Laws or Certificate of Incorporation of the corporation, Lessor, shall be valid, if it shall be inconsistent with or adversely affect the equity rights contained in this Lease.

29. Destruction of Building: In case said building shall be partly damaged by fire, the same shall be repaired as speedily as possible at the expense of the Lessor, so as to conform substantially to the plans and specifications of said building, and, that in case the damage shall be so extensive as to render the apartment hereby demised untenable, the rent shall cease until such time as said apartment shall be put in repair as aforesaid; and that in case of the total destruction of said building by fire or otherwise, the rent shall be paid up to the time of such destruction, and thereupon this lease shall cease, unless the insurers shall elect to rebuild said building under the terms of any provisions which may be contained in their policies of insurance, in which case this lease shall not terminate but shall continue and apply in respect to the premises in said building so rebuilt, which shall correspond with the premises hereby demised, but in case of such election, all rents hereby reserved shall cease from the time of such

destruction until the time such rebuilding shall be completed; provided, however, that either in the event of partial or total destruction as aforesaid the Lessee may be required by the Board of Directors of the Lessor to pay his proportionate share of the carrying charges of the Lessor until such rebuilding shall be completed.

30. Attorney's Fees: That the Lessee shall pay and discharge all reasonable costs, expenses and attorney's fees which shall be incurred and expended by Lessor as a result of default by Lessee in the obligations required by this Lease, whether such are incurred by the institution of litigation, or in obtaining advice of counsel or otherwise.

IN WITNESS WHEREOF, the Lessor has caused this instrument to be signed in its name by its president and its corporate seal to be affixed, attested by its secretary, and the Lessee has hereunto set his hand and seal the day and year first above written.

Witnesses:

BEACH RIDGE APARTMENTS, INC.

Jane S. Walker
As to Lessor

By Phillip Sheridan
President

Jane S. Walker
As to Lessor

Attest: Robert Owen
Secretary
Lessor

As to Lessee

Lessee

As to Lessee

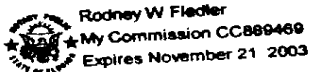
Lessee

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 acknowledgment, personally appeared Phillip Sheridan (5/29/03) and Robert Owen (6-27-03) as President and Secretary respectively of BEACH RIDGE APARTMENTS, INC. to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same as such officers of said corporation.

WITNESS my hand and official seal at Fort Lauderdale, Florida, this day of 5/29 2003
6/27

SEAL:



Rodney W. Fiedler
Notary Public, State of Florida
at Large

My Commission Expires:

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

DATE: April 1st, 2020
PROPERTY ID # 504201-NP-0080 (TD # 44750)

WARNING

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

BEACH RIDGE APARTMENTS INC.
PO BOX 39752
FT. LAUDERDALE, FL 33339-9752

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 508 ANTIOCH AVE APT 8 FORT LAUDERDALE, FL 33304-3967 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\$15,969.81
- Or
- * Estimated Amount due if paid by May 19, 2020\$16,168.99

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 # 504201-NP-0080 (TD # 44750)

WARNING

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

BEACH RIDGE APARTMENTS, INC.
508 ANTIOCH AVE
FT LAUDERDALE, FL 33304

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DATE: April 1st, 2020
PROPERTY ID # 504201-NP-0080 (TD # 44750)

WARNING

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JAY M. CARNEY
508 ANTIOCH AVE #8
FORT LAUDERDALE, FL 33304

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

DATE: April 1st, 2020
PROPERTY ID # 504201-NP-0080 (TD # 44750)

WARNING

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

CABOT MGMT. & MARKETING, INC., REGISTERED AGENT
O/B/O BEACH RIDGE APARTMENTS INC.
2727 E. OAKLAND PARK BLVD #301
FORT LAUDERDALE, FL 33306

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 508 ANTIOCH AVE APT 8 FORT LAUDERDALE, FL 33304-3967 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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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 # 504201-NP-0080 (TD # 44750)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 508 ANTIOCH AVE APT 8 FORT LAUDERDALE, FL 33304-3967 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestresury

7019 0700 0000 6276 3288

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	
\$	

Sent To _____
Street and Ap. _____
City, State, Zip _____

TD 44750 MAY 2020 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FORT LAUDERDALE, FL 33301

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
\$ _____
Sent To
Street and Apt
City, State, Z

TD 44750 MAY 2020 WARNING
CABOT MGMT. & MARKETING, INC., REGISTERED AGENT
O/B/O BEACH RIDGE APARTMENTS INC.
2727 E. OAKLAND PARK BLVD #301
FORT LAUDERDALE, FL 33306

7019 0140 0000 6249 6667

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

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

OFFICIAL USE

7019 0140 0000 6249 6654

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
\$ _____

Sent To _____

Street and Apt. _____

City, State, & ZIP _____

TD 44750 MAY 2020 WARNING
JAY M. CARNEY
508 ANTIOCH AVE #8
FORT LAUDERDALE, FL 33304

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

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OFFICIAL USE

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage
\$ _____

Total Postage
\$ _____

Sent To _____

Street and _____

City, State, _____

TD 44750 MAY 2020 WARNING
BEACH RIDGE APARTMENTS, INC.
508 ANTIOCH AVE
FT LAUDERDALE, FL 33304

7019 0140 0000 6249 6647

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 Post

\$ _____

Sent To

Street and

City, State

TD 44750 MAY 2020 WARNING
BEACH RIDGE APARTMENTS INC.
PO BOX 39752
FT. LAUDERDALE, FL 33339-9752

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

See Reverse for Instructions

7019 0140 0000 6249 6630

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 44750 MAY 2020 WARNING
 BEACH RIDGE APARTMENTS INC.
 PO BOX 39752
 FT. LAUDERDALE, FL 33339-9752



9590 9402 4472 8248 7499 40

2. Article Number (transfer from service label)

7019 0140 0000 6249 6630
 Restricted Delivery

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
[Handwritten Signature]

B. Received by (Printed Name) C. Date of Delivery
Raney W. Fowler / 4-9-20

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
 - Insured Mail
 - 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 44750 MAY 2020 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FORT LAUDERDALE, FL 33301



9590 9402 4472 8248 7499 02

2. Article Number (Transfer from service label)

7019 0700 0000 6276 3288

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X City of Fort Lauderdale Agent
 Mailroom/Receiving Addressee
 B. Received by (Printed Name) Date of Delivery
 100 N Andrews Ave 4/12/20
 Ft. Lauderdale, FL 33301
 D. Is delivery address different from item label? Yes No
 If YES, enter delivery address below:

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	

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 44750 MAY 2020 WARNING
 CABOT MGMT. & MARKETING, INC., REGISTERED AGENT
 BEACH RIDGE APARTMENTS INC.
 7727 E. OAKLAND PARK BLVD #301
 FORT LAUDERDALE, FL 33306



2. Article Number (Transfer from service label)

7019 0140 0000 6249 6661

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Money W Fiedler

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®
 - Return Receipt for Merchandise
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt