

TitleExpress®

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 12/15/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 12/13/2020

CERTIFICATE # 2017-18505

ACCOUNT # 514226PU0310

ALTERNATE KEY # 733441

TAX DEED APPLICATION # 46483

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:

Leasehold interest in Apartment No. 131 of PASADENA GARDENS APARTMENTS, a Cooperative Apartment, which building is situated upon the following described property:

The South 1/2 of Lot 8 all of Lots 9, 10, 11, 12, 13 and the North 1/2 of Lot 14, of Block 17 of GOLDEN ISLES SECTION "D", according to the Plat thereof, as recorded in Plat Book 46, Page 41, which was replatted into the plat of a replat of GOLDEN ISLES SECTION "D", according to the Plat thereof, as recorded in Plat Book 53, Page 21, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 600 LAYNE BOULEVARD #131, HALLANDALE BEACH FL 33009-6556

OWNER OF RECORD ON CURRENT TAX ROLL:

BRYAN SALKIN EST

600 LAYNE BLVD APT 131

HALLANDALE BEACH, FL 33009-6556 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MORRIS BRAVERMAN, DECEASED OR ESTATE

OF BRYAN SALKIN, DECEASED

600 LAYNE BLVD APT #131

HALLANDALE, FL 33009 (Per Certificate)

(Property Appraiser indicates Bryan Salkin is deceased. No Death Certificate was found but Probate documents were found in the Official Records of Broward County. Morris Braverman is also deceased and was not included as an additional owner by the Property Appraiser. No Death Certificate was found in the Official Records of Broward County. Probate documents were found but not needed, as ownership was held by a Certificate and as "or"; and therefore this property is not subject to probate and automatically goes to the other owner.)

PASADENA GARDENS, INC.

600 LAYNE BLVD

HALLANDALE, FL 33009 (Per Deed. Co-op owner.)

PASADENA GARDENS, INC.
600 LAYNE BLVD MAIN OFFICE, UNIT #10
HALLANDALE BEACH, FL 33009 (Per Sunbiz)

ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT
O/B/O PASADENA GARDENS, INC.
EISINGER LAW
ATTN: ALESSANDRA STIVELMAN, ESQ.
4000 HOLLYWOOD BLVD, SUITE 265-S
HOLLYWOOD, FL 33021 (Per Sunbiz)

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

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 26 PU 0310

CURRENT ASSESSED VALUE: \$121,720

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

** Update search found no new recorded documents. Assessed value has been updated to reflect the 2020 Certified Tax Year.

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.

Suzette Servas

Title Examiner

TitleExpress®

A service of Grant Street Group

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PITTSBURGH, PA 15222**

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PROPERTY INFORMATION REPORT

ORDER DATE: 09/25/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 9/23/2020

CERTIFICATE # 2017-18505

ACCOUNT # 514226PU0310

ALTERNATE KEY # 733441

TAX DEED APPLICATION # 46483

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:

Leasehold interest in Apartment No. 131 of PASADENA GARDENS APARTMENTS, a Cooperative Apartment, which building is situated upon the following described property:

The South 1/2 of Lot 8 all of Lots 9, 10, 11, 12, 13 and the North 1/2 of Lot 14, of Block 17 of GOLDEN ISLES SECTION "D", according to the Plat thereof, as recorded in Plat Book 46, Page 41, which was replatted into the plat of a replat of GOLDEN ISLES SECTION "D", according to the Plat thereof, as recorded in Plat Book 53, Page 21, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 600 LAYNE BOULEVARD #131, HALLANDALE BEACH FL 33009-6556

OWNER OF RECORD ON CURRENT TAX ROLL:

BRYAN SALKIN EST

600 LAYNE BLVD APT 131

HALLANDALE BEACH, FL 33009-6556 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MORRIS BRAVERMAN, DECEASED OR ESTATE OR: 19893, Page: 682

OF BRYAN SALKIN, DECEASED

600 LAYNE BLVD APT #131

HALLANDALE, FL 33009 (Per Certificate)

(Property Appraiser indicates Bryan Salkin is deceased. No Death Certificate was found but Probate documents were found in the Official Records of Broward County. Morris Braverman is also deceased and was not included as an additional owner by the Property Appraiser. No Death Certificate was found in the Official Records of Broward County. Probate documents were found but not needed, as ownership was held by a Certificate and as "or"; and therefore this property is not subject to probate and automatically goes to the other owner.)

PASADENA GARDENS, INC.

OR: 3159, Page: 526

600 LAYNE BLVD

HALLANDALE, FL 33009 (Per Deed. Co-op owner.)

PASADENA GARDENS, INC.

600 LAYNE BLVD MAIN OFFICE, UNIT #10

HALLANDALE BEACH, FL 33009 (Per Sunbiz)

STIVELMAN, ALESSANDRA, ESQ., REGISTERED AGENT
O/B/O PASADENA GARDENS, INC.
EISINGER LAW
ATTN: ALESSANDRA STIVELMAN, ESQ.
4000 HOLLYWOOD BLVD, SUITE 265-S
HOLLYWOOD, FL 33021 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

HMF FL J LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630-3538 (Tax Deed Applicant)

CITY OF HALLANDALE BEACH
400 SOUTH FEDERAL HIGHWAY
(Per Lien. Document includes an incomplete address.)

Instrument: 115497321

MARK PERLMAN, P.A.
MARK PERLMAN, ESQ.
1820 EAST HALLANDALE BEACH BLVD
HALLANDALE, FL 33009 (Per Notices of Charging Lien)

Instrument: 116199577

MARK PERLMAN, P.A.
4651 SHERIDAN STREET, SUITE 200
HOLLYWOOD, FL 33021 (Per Notices of Charging Lien in 116199577 and 116199708.
Included the correct ZIP code 33021 that incorrect on the document as 333021.)

Instrument: 116199708

PASADENA GARDENS, INC.
C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD 7, SUITE 105
LAUDERDALE LAKES, FL 33319 (Per Lien)

Instrument: 116397018

CHRISTINE C. GILL
107 S.E. 10TH STREET
FORT LAUDERDALE, FL 33316 (Per Petition for Administration. Possible heir.)

Instrument: 114826781

SANDRA BERGER
3 ELBOW LANE
CHERRY HILL, NJ 08003 (Per Petition for Administration in 114826781. Possible heir.)

WENDY ENNIS-VOLCY, P.A.
P.O. BOX 822238
PEMBROKE PINES, FL 33082-2238 (Per Petition for Administration in 114826781.)

CHRISTINE C. GILL, APPOINTED AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF BRYAN
SALKIN, DECEASED (Per Letters of Administration. No address found on document.)

Instrument: 114854709

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 26 PU 0310

CURRENT ASSESSED VALUE: \$132,010

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:

Ninety-Nine Year Lease

OR: 1916, Page: 299

Amendment to Ninety-Nine Year Lease

OR: 1936, Page: 363

Assignment and Assumption of Lease

OR: 2356, Page: 921

Certificate

OR: 14178, Page: 897

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

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

Wendy Carter

Title Examiner



Site Address	600 LAYNE BOULEVARD #131, HALLANDALE BEACH FL 33009-6556
Property Owner	SALKIN, BRYAN EST
Mailing Address	600 LAYNE BLVD APT 131 HALLANDALE BEACH FL 33009-6556

ID #	5142 26 PU 0310
Millage	2513
Use	05

Abbr Legal Description	PASADENA GARDEN CO-OP UNIT 131
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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	\$13,200	\$118,810	\$132,010	\$132,010	
2018	\$13,420	\$120,810	\$134,230	\$134,230	\$3,050.59
2017	\$9,280	\$83,510	\$92,790	\$45,980	\$619.30

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$132,010	\$132,010	\$132,010	\$132,010
Portability	0	0	0	0
Assessed/SOH	\$132,010	\$132,010	\$132,010	\$132,010
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	\$132,010	\$132,010	\$132,010	\$132,010

Sales History			
Date	Type	Price	Book/Page or CIN
9/1/1992	CPT	\$100	19893 / 682
2/1/1987	CPT	\$33,000	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		794
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1965/1964		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46483

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2021, 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:

MORRIS BRAVERMAN, DECEASED 600 LAYNE BLVD APT 131 HALLANDALE BEACH, FL 33009-6556	EST OF BRYAN SALKIN 600 LAYNE BLVD APT 131 HALLANDALE BEACH, FL 33009-6556	PASADENA GARDENS, INC. 600 LAYNE BLVD HALLANDALE, FL 33009	PASADENA GARDENS, INC. 600 LAYNE BLVD MAIN OFFICE, UNIT #10 HALLANDALE BEACH, FL 33009
PASADENA GARDENS, INC. C/O PHOENIX MANAGEMENT SERVICES, INC. 4800 N. STATE ROAD 7, SUITE 105 LAUDERDALE LAKES, FL 33319	ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT O/B/O PASADENA GARDENS, INC. EISINGER LAW ATTN: ALESSANDRA STIVELMAN, ESQ. 4000 HOLLYWOOD BLVD, SUITE 265-S HOLLYWOOD, FL 33021	CHRISTINE C. GILL, APPOINTED AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRYAN SALKIN, DECEASED 107 SE 10TH ST FORT LAUDERDALE, FL 33316-1023	SANDRA BERGER 3 ELBOW LANE CHERRY HILL, NJ 08003
CHRISTINE C. GILL 107 S.E. 10TH STREET FORT LAUDERDALE, FL 33316	CITY OF HALLANDALE BEACH 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009-6433	CITY OF HALLANDALE BEACH ATTN CITY ATTORNEY 400 S FEDERAL HIGHWAY 2ND FLR HALLANDALE BEACH, FL 33009	CITY OF HALLANDALE BEACH ATTN CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009-6433
HABER, JASON HABER BLANK LLP AS REGISTERED AGENT OF PASADENA GARDENS INC 888 S ANDREWS AVE STE 201 FORT LAUDERDALE, FL 33316-1047	WENDY ENNIS-VOLCY, P.A. P.O. BOX 822238 PEMBROKE PINES, FL 33082- 2238	HOWARD L KUKER ESQ 9200 S DADELAND BLVD MIAMI, FL 33156-2723	RENEE COOPER ESQ 307 N HIGHLAND DR HOLLYWOOD, FL 33021-6705
MARK PERLMAN, P.A. 4651 SHERIDAN STREET, SUITE 200 HOLLYWOOD, FL 33021	MARK PERLMAN, P.A. MARK PERLMAN, ESQ. 1820 EAST HALLANDALE BEACH BLVD HALLANDALE, FL 33009		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**



Broward County, Florida

INSTR # 116972518

Recorded 01/07/21 at 10:58 AM

Broward County Commission

1 Page(s)

#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46483

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: 514226-PU-0310
Certificate Number: 18505
Date of Issuance: 05/24/2018
Certificate Holder: HMF FL J LLC TESCO CUSTODIAN
Description of Property: PASADENA GARDEN CO-OP
UNIT 131

Name in which assessed: SALKIN, BRYAN EST
Legal Titleholders: SALKIN, BRYAN EST
600 LAYNE BLVD APT 131
HALLANDALE BEACH, FL 33009-6556

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 21st day of April, 2021. 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:

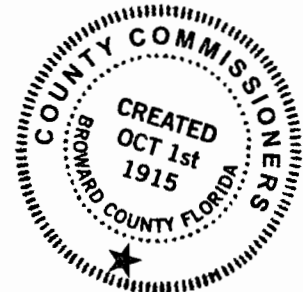
broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 4th day of January, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:

Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 03/18/2021, 03/25/2021, 04/01/2021 & 04/08/2021
Minimum Bid: 12228.94

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Number: 18505

Date of Issuance: 05/24/2018

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Name in which assessed: SALKIN,BRYAN EST

Legal Titleholders: SALKIN,BRYAN EST
600 LAYNE BLVD APT 131
HALLANDALE BEACH, FL 33009-6556

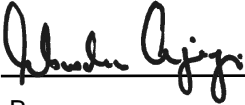
All of said property being in the County of Broward, State of Florida.

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

Dated this 11th day of January, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW

Issues: 03/18/2021, 03/25/2021, 04/01/2021 & 04/08/2021

Minimum Bid: 12614.94

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

46483

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 18505

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

03/18/2021 03/25/2021 04/01/2021 04/08/2021

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

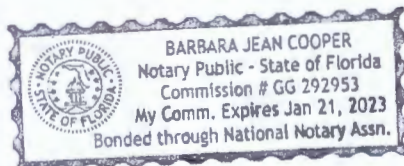
Scherrie A. Thomas

Sworn to and subscribed before me this
8 day of APRIL A.D. 2021

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 46483

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:

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UNIT 131

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Name in which assessed:

SALKIN, BRYAN EST

Legal Titleholders:

SALKIN, BRYAN EST

600 LAYNE BLVD APT 131

HALLANDALE BEACH,

FL 33009-6556

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 21st day of April, 2021. 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.

SEE ATTACHED

46483

Dated this 11th day of January,
2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

This Tax Deed is Subject to All
Existing Public Purpose Utility and
Government Easements. The suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 12614.94

401-314

3/18-25 4/1-8 21-21/0000516431B

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

Sheriff # 21008214

Broward County, FL VS Bryan Salkin Est

RETURN OF SERVICE



Court Case # TD 46483

Hearing Date: 04/21/2021

Received by CCN 16737

03/11/2021 11:00 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Bryan Salkin Est 600 Layne Boulevard #131 Hallandale Beach FL 33009**

Served:



Not Served:



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

Date: 03/11/2021 Time: 9:10 AM

On Bryan Salkin Est 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 Tax Notice

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:

L. Spivey #16737

D.S.

L. Spivey, #16737

RECEIPT INFORMATION

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

EXECUTION COSTS

DEMAND/LEVY INFORMATION

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514226-PU-0310 (TD #46483)

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 31, 2021\$9,478.92

Or

* Amount due if paid by April 20, 2021\$9,595.92

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 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

SALKIN, BRYAN EST
600 LAYNE BLVD APT 131
HALLANDALE BEACH, FL 33009-6556

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



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Detail by Entity Name

Florida Profit Corporation
PASADENA GARDENS INC

Filing Information

Document Number	235005
FEI/EIN Number	59-0931668
Date Filed	04/01/1960
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/06/2014

Principal Address

600 LAYNE BLVD.
HALLANDALE, FL 33009

Changed: 06/18/2020

Mailing Address

600 Layne Blvd
Main Office, Unit #10
Hallandale Beach, FL 33009

Changed: 06/18/2020

Registered Agent Name & Address

Stivelman, Alessandra, Esq.
Eisinger Law
ATTN: Alessandra Stivelman, Esq.
4000 Hollywood Blvd, Suite 265-S
Hollywood, FL 33021

Name Changed: 06/18/2020

Address Changed: 06/18/2020

Officer/Director Detail

Name & Address

Title Treasurer

Callaghan, Thomas
600 Layne Blvd.
Main Office, Unit #10
Hallandale Beach, FL 33009

Title Director

Pradere, Maria Teresa
600 Layne Blvd
Main Office, Unit #10
Hallandale Beach, FL 33009

Title VP

GANGAROSSA, CHARLES
600 Layne Blvd
Main Office, Unit #10
Hallandale Beach, FL 33009

Title Secretary

Belli, Antonio
600 Layne Blvd
Main Office, Unit #10
Hallandale Beach, FL 33009

Title President

Brandwine, Myron
600 Layne Blvd
Main Office, Unit #10
Hallandale Beach, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	02/19/2020
2020	06/18/2020

Document Images

06/18/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
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04/11/2018 -- ANNUAL REPORT	View image in PDF format
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[02/24/1999 -- ANNUAL REPORT](#)
[03/23/1998 -- ANNUAL REPORT](#)
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[05/01/1995 -- ANNUAL REPORT](#)

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Jason H. Haber, Esq.
Haber Blank, LLP
888 S. Andrews Avenue, Suite 201
Fort Lauderdale, FL 33316
(954) 767-0300
info@haberblank.com

CLAIM OF LIEN

PLEASE TAKE NOTICE that the undersigned corporation, Pasadena Gardens, Inc., whose mailing address is c/o Phoenix Management Services, Inc., 4800 N. State Road 7, Suite 105, Lauderdale Lakes, FL 33319, according to the lienor's governing documents recorded in the public records of Broward County, Florida and Chapter 719, Florida Statutes, does hereby its claim a lien for unpaid rents and assessments against the following described real property in Broward County, Florida:

Legal Description:

LEASEHOLD INTEREST IN APARTMENT NO. 131 IN PASADENA GARDEN APARTMENTS, A COOPERATIVE APARTMENT, BUILDING LOCATED AT 600 LAYNE BLVD., HALLANDALE BEACH, FLORIDA, AND SITUATED ON

THE SOUTH ½ OF LOT 8, ALL OF LOTS 9, 10, 11, 12, 13, AND THE NORH ½ OF LOT 14, BLOCK 17, OF GOLDEN ISLES SECTION "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 41, WHICH WAS RE-PLATTED INTO THE PLAT OF A REPLAT OF GOLDEN ISLES SECTION "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property Owners: *Estate of Bryan C. Salkin*
Property Address: 600 Layne Blvd., Unit 131, Hallandale Beach, FL, 33309

Said lien is claimed due to the failure to pay the following assessments:

Monthly Rents/Assessment/Maintenance and Special Assessment Payments Due (Delinquent rents/ assessments for the period up through February 20, 2020:	\$18,625.12
Attorney's Fees:	\$500.00
Attorney's Costs (Certified Mailing):	\$26.00
Recording Fee for Claim of Lien:	\$14.50
TOTAL AMOUNT DUE	\$19,165.62

This Claim of Lien shall secure all unpaid rents/assessments, interest, late charges, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien.

PASADENA GARDENS, INC.

BY: 
JASON H. HABER, ESQ.

STATE OF FLORIDA)

COUNTY OF BROWARD)

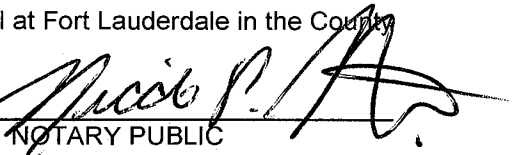
BEFORE ME, the undersigned authority, personally appeared JASON H. HABER, ESQ., well known to be agent for PASADENA GARDENS, INC., on this date executed the foregoing Claim of Lien under authority vested in him by said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Fort Lauderdale in the County and State aforesaid, this 6 day of March, 2020

My Commission Expires:



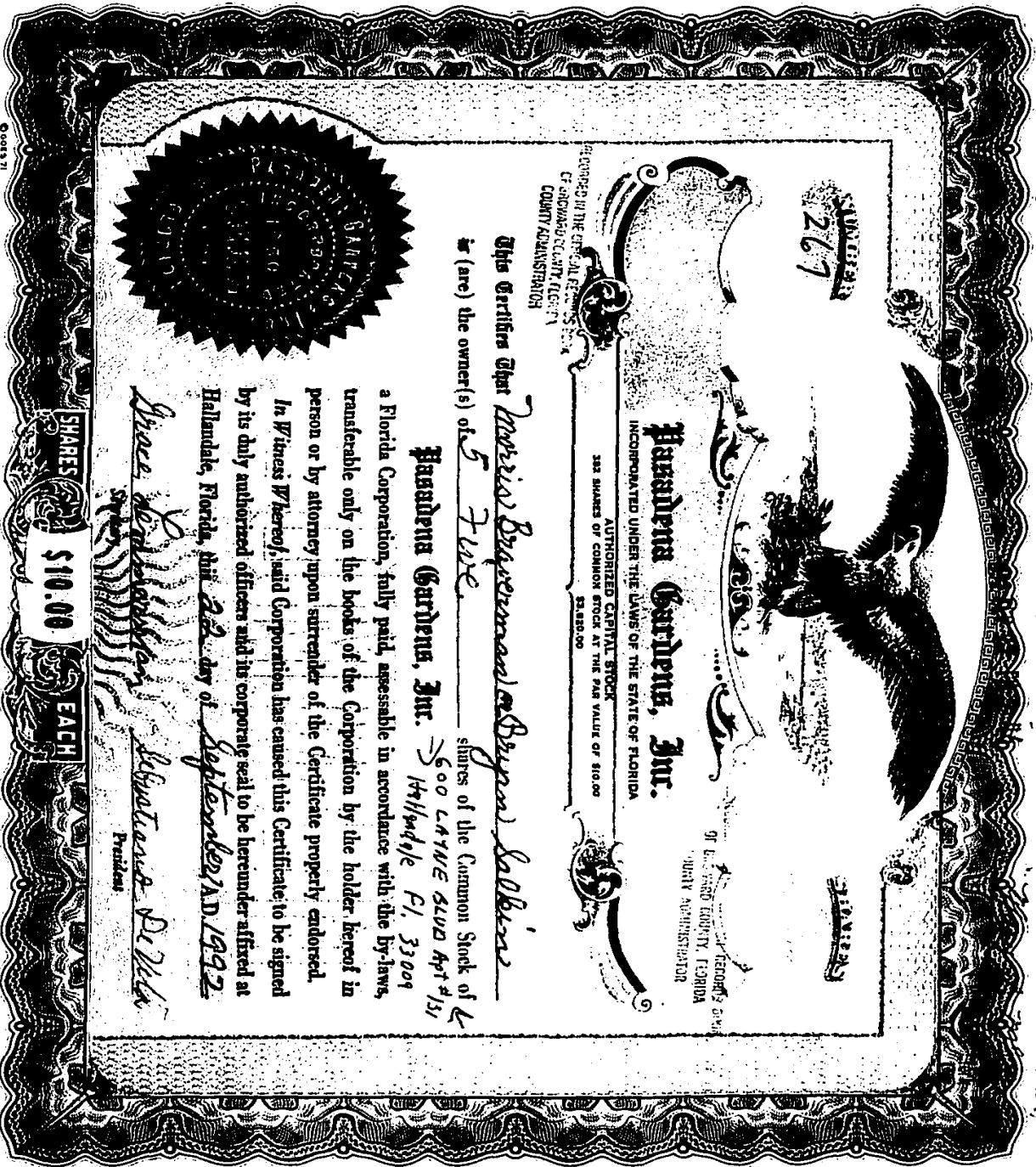
Nicole P. Netti
Comm. # GG939789
Expires: Dec. 15, 2023
Bonded Thru Aaron Notary


NOTARY PUBLIC

92A06567

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70 IN 1-0



5.00
5/1/00

What Evidence that _____
is (are) the owner(s) of _____

Pharmacia (Baird) Inc.

APT. 131 FALLON DRIVE
of the Common Stock of
FLORENCE

a Florida Corporation fully paid, organized in accordance with the by-laws, transferable only on the books of the Corporation by the holder thereof, in person or by attorney upon surrender of the Certificate properly endorsed. In Witness Whereof, said Corporation has caused this Certificate to be signed by its duly authorized officers and its corporate seal to be hereunder affixed at Tallahassee, Florida, this 17th day of February, A.D. 1957.

Entered under the Copyright of February AD 1967

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SHARES

EACH

**CITY OF HALLANDALE BEACH, FLORIDA
400 SOUTH FEDERAL HIGHWAY
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH,
FLORIDA,

NOV 5 '18 PM 3:33

CASE NO. 18-829

Petitioner,

vs.

PASADENA GARDENS INC
600 LAYNE BLVD
HALLANDALE BEACH, FL 33009

Haber, Jason
Haber Blank, LLP,
As Registered Agent of PASADENA GARDENS INC
888 South Andrews Avenue, Suite 201
Fort Lauderdale, FL 33316

Respondent.

FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 1, 2018 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on August 2, 2018 after due service and notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. The Final Order found that the Respondent(s) property contained the following violations:

WORK WITHOUT BUILDING PERMITS. OBTAIN BUILDING PERMITS AND ALL REQUIRED INSPECTION APPROVALS FOR ALL PLUMBING WORK THAT WAS DONE IN COMMON AREAS WITHIN THE WALLS AND/OR UNDER THE FLOOR OF UNIT 131. CITY CODE SECTION 8-31. FBC 105.1.

OBTAIN ALL NECESSARY PERMITS AND REQUIRED INSPECTION APPROVALS TO INSURE THAT ALL PLUMBING IS PROPERLY REPAIRED IN THE COMMON AREAS AFFECTING UNIT 131. CITY CODE SECTION 14-6 (5).

OBTAIN ALL NECESSARY PERMITS AND REQUIRED INSPECTION APPROVALS TO INSURE THAT THE WALLS AND FLOOR ARE PROPERLY REPAIRED IN UNIT 131. HOLES WERE LEFT OPEN AFER PLUMBING REPAIRS WERE DONE IN THE

COMMON AREAS WITHOUT THE REQUIRED BUILDING PERMITS AFFECTING UNIT 131. ALL WALLS AND FLOORS MUST BE IN A STRUCTURALLY SOUND CONDITION, WATERTIGHT, RODENTPROOF AND IN A GOOD STATE OF REPAIR. CITY CODE SECTION 14-6 (1).

OBTAIN THE SERVICES OF A LICENSED MOLD COMPANY TO TEST THE AIR QUALITY IN UNIT 131. PROVIDE DOCUMENTATION TO THE CODE COMPLIANCE DIVISION TO INSURE COMPLIANCE. CITY CODE SECTION 14-44.

Subject real property: 600 LAYNE BLVD, HALLANDALE BEACH FL

The subject violations occurred at the Respondent's property located at 600 Layne Blvd. The subject real property is more particularly described as follows: PASADENA GARDEN CO-OP COMMON AREAS. Folio number is 514226PU0000.

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on November 1, 2018 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an accumulated amount of \$7,000.00. The record indicates that the Respondent has been provided with proper service and notice of the proceeding. Respondent appeared at the hearing.

ACCORDINGLY, IT IS HEREBY ORDERED as follows:

1. A fine in the amount of \$7,000.00 is hereby imposed and shall continue to accrue at the rate of \$250.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.
2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

DONE AND ORDERED at Hallandale Beach, Florida, Broward County, this 5 day of November, 2018.

CITY OF HALLANDALE BEACH, FLORIDA

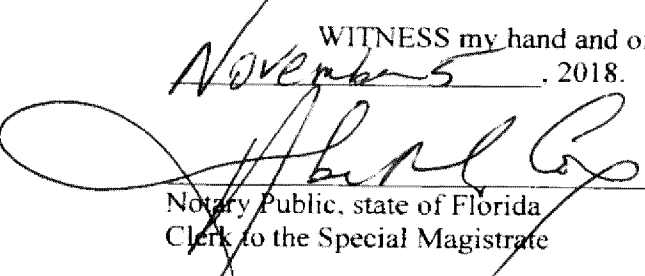
Special Magistrate

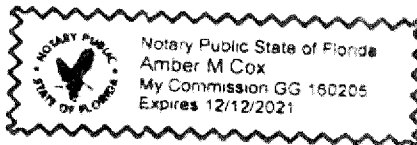
Code Compliance Official

STATE OF FLORIDA
COUNTY OF BROWARD

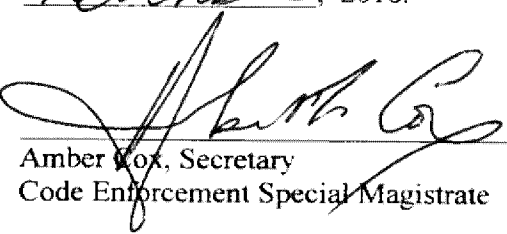
I HEREBY certify that on this day before me, an officer duly qualified to take
acknowledges, personally appeared Harry Hipler, Special Magistrate, and
JOSE Campa, Code Compliance Official, respectively, to me known to be the
persons described in and who executed the foregoing instrument and acknowledged before me
that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
November 5, 2018.


Notary Public, state of Florida
Clerk to the Special Magistrate



Filed with the Secretary of the Code Enforcement Special Magistrate this 5 day of
November, 2018.


Amber Cox, Secretary
Code Enforcement Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek
judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

WARRANTY DEED.
(From Corporation.)

66- 7942

OFF. REC. 3159 PAGE 526

This Indenture

made this 24th day of January, A. D. 19 66,
Between HUDOR REALTY CO.,
a corporation existing under the laws of the State of Ohio
having its principal place of business in the County of Marion
State of Ohio, authorized to do business in the State of Florida,
and
PASADENA GARDENS, INC., a Florida corporation,
600 Layne Boulevard, Hallandale, Florida 33009

of the County of Broward and State of Florida
part v. of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of ten dollars and other good and valuable considerations to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors, heirs and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

The South half of Lot 8, all of Lots 9, 10, 11, 12 and 13,
and the North half of Lot 14, of Block 17, of GOLDEN
ISLES SECTION "D", according to Plat thereof recorded
in Plat Book 46, page 41, of the Public Records of Broward
County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.

HUDOR REALTY CO.

By

President.

Signed, Sealed and Delivered in Presence of;

Ruth A. La Fave

State of Florida,

County of Broward

I HEREBY CERTIFY, That on this 24th day of January A. D. 1966,
before me personally appeared H. B. LAYNE and
DOROTHY LAYNE President and Secretary
respectively of HUDOR REALTY CO., a corporation
under the laws of the State of Ohio, to me known to be the
persons described in and who executed the foregoing conveyance to
PASADENA GARDENS, INC., a Florida corporation,

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Hallandale,
in the County of Broward and State of Florida, the day and
year last aforesaid.

(Notary Seal)

Ruth A. La Fave
Notary Public
My Commission Expires 9-18-67

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

60- 48018

REEL 1316 PAGE 299

NINETY-NINE YEAR LEASE

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NINETY-NINE YEAR LEASE

THIS LEASE, Made and entered into this 28th day of March, A. D., 1960, by and between HUDOR REALTY CO., a corporation organized under the laws of the State of Ohio and authorized to do business in the State of Florida, hereinafter referred to as "Lessor", and GOLDEN AGE CORPORATION, a corporation organized under the laws of the State of Florida, hereinafter referred to as "Lessee", and in each instance the term "Lessor" and the term "Lessee" shall be deemed to extend to and include and bind their representatives, successors and assigns;

WITNESSETH:

That the Lessor and the Lessee, for and in consideration of the keeping by the parties of their respective obligations hereinafter contained, as well as for One Dollar and other good and valuable considerations by each of the parties unto the other in hand paid simultaneously with the execution and delivery of these presents, the receipt whereof is hereby acknowledged, have agreed as follows:

I.

DEMISE

A. Upon the terms and conditions hereinafter set forth and in consideration of the payment from time to time by the Lessee of the rents hereinafter set forth and in consideration of the prompt performance continuously by the Lessee of each and every the covenants and agreements hereinafter contained by the Lessee to be kept and performed,

the performance of each and every one of which is declared to be an integral part of the consideration to be furnished by the Lessee, the Lessor does hereby lease, let and demise unto the Lessee, and the Lessee does hereby lease of and from the Lessor the following described premises, situate, lying and being in Broward County, Florida, to wit:

The South half (S $\frac{1}{2}$) of Lot Eight (8), all of Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), and the North half (N $\frac{1}{2}$) of Lot Fourteen (14), of Block Seventeen (17), of GOLDEN ISLES SECTION "D", according to the plat thereof recorded in Plat Book 46, page 41, of the public records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

B. This demise is likewise made subject to the following:

- (1) Conditions, restrictions and limitations, if any there be, now appearing of record; and
- (2) Applicable zoning ordinances now existing or which may hereafter exist during the life of this lease; and
- (3) The proper performance by the Lessee of all of the terms and conditions contained in this lease.

II.

DURATION OF THE TERM

A. The term and duration of this lease shall be for a period of time commencing the 1st day of April, A. D., 1960, and continuing up to and including the 31st day of March, A. D., 2059, unless this lease be sooner terminated in accordance with its terms.

III.

RENT

A. The rent which the Lessee agrees to pay unto the Lessor will be Fifteen Thousand Dollars, (\$15,000.00), per

year, payable yearly in advance commencing January 1, 1961; provided, that in the event the Lessee shall have constructed an apartment building upon the demised property and this lease assigned to a co-op corporation prior to said January 1, 1961, then said annual rental shall commence on the date of the assignment of said lease to said co-op corporation, and at its option the rent may be paid monthly in advance thereafter.

B. Rent shall be payable at 410 East Beach Boulevard, Hallandale, Florida, or at such other place as the Lessor may specify in writing from time to time, and a place once specified as the place for the payment of rent shall be such until it shall have been changed by written notice unto the Lessee by the Lessor in the manner hereinafter prescribed for the giving of notice. All rent shall be payable without notice or demand.

C. All rent shall be payable in current legal tender of the United States as the same is constituted by law at the time the said rent becomes due. If, at any time, the Lessor shall accept anything other than current legal tender as rent, such fact or such acceptance shall not be construed as varying or modifying the provisions of this paragraph as to any subsequently maturing rent, or as requiring the Lessor to make a similar acceptance or indulgence upon any subsequent occasion, and no check or draft on any person or bank shall be considered payment unless it shall be honored and paid upon presentation at any time within six (6) months after its date.

D. Whenever the Lessor consists of more than one person, then when the Lessors shall have given the Lessee written notice (in the manner prescribed in this lease as

the manner for the giving of notice) of the names of all of such Lessors and their respective proportionate interests in the lease, and, therefore, in the rent, any of the said Lessors may thenceforth require the Lessee, by appropriate written notice, to pay the rent unto such Lessor in that proportion of each rental installment which the interest of that Lessor bears to the whole interest.

IV.

LESSEE OPTION TO PURCHASE
PROVISION

The Lessee hereunder shall have the option to purchase the land hereinabove described as the subject of this lease for the sum of One Hundred Fifty Thousand Dollars, (\$150,000.00), as follows:

A. This option shall be exercised by the optionee, if at all, at any time after five (5) years from the time said apartment building is sold as a co-op and this lease assigned to the co-op corporation, or January 1, 1961, whichever time or occurrence shall first arrive or occur.

B. Lessee must notify Lessor by registered letter of its intention to exercise said option to purchase said property subject of said option, and must include its certified check or its equivalent in an amount not less than ten (10%) per cent. of the purchase price, and further, shall be prepared to immediately enter into a deposit receipt agreement confirming all details of said proposed purchase and consummate said transaction within thirty (30) days after mailing of notice of intention to purchase to said Lessor, and shall be prepared to submit the balance of said purchase price at time of said closing in cash or certified check or its equivalent. Lessor shall be obligated to convey good and marketable title at the time of

closing, and shall execute a general warranty deed to Lessee or its designee or assignee at time of closing.

V.

PROVISIONS REGARDING THE
PAYMENT OF TAXES

A. The Lessee covenants and agrees with Lessor that the Lessee will promptly pay all taxes levied or assessed at any and all times for and after the year 1960 and during the term hereby demised by any and all taxing authorities, and including not only ad valorem and personal property taxes but also special assessments and liens for public improvements and including, in general, all taxes, tax liens or liens in the nature of taxes which may be assessed or imposed against the premises (including interest, penalties, fines and costs), including the land and all buildings, furniture, fixtures and improvements which the Lessee may hereafter construct or build or bring upon the demised premises; but in the event any such taxes or assessments are payable according to their terms in installments, then the Lessee shall have the right to pay the same as such installments fall due, so long as the right to make payment of them in such installments has not been revoked or lost by reason of default in the payment of any installment.

B. Nothing in this article contained shall obligate the Lessee to pay income, inheritance, estate or succession tax, or any tax in the nature of any such described taxes, or any other tax which may be levied or assessed against the Lessor with respect to or because of the income derived from this lease; nor shall the Lessee be deemed obligated hereby to pay any corporation franchise or excise taxes which may be assessed or levied against

the Lessor or any corporate successor or successors in interest of the Lessor.

C. The parties understand and agree that the Lessee shall pay the taxes and other charges as enumerated in this article of the lease, and shall deliver official receipts evidencing such payment unto the Lessor at the place at which rental payments are required to be made, which payment of taxes shall be made and said receipts delivered at least sixty (60) days before the said tax itself would become delinquent in accordance with the law then in force governing the payment of such tax or taxes. If, however, the Lessee desires to contest the validity of any tax or tax claim, the Lessee may do so without being in default hereunder as to the Lessee's obligations to pay taxes, provided the Lessee gives the Lessor notice of the Lessee's intention to do so and furnishes the Lessor with a bond with a surety made by a surety company qualified to do business as such in Florida, in one and one-half times the amount of the tax item or items intended to be contested, conditioned to pay the tax or tax items when the validity thereof shall finally have been determined, which said written notice and bond shall be given by the Lessee unto the Lessor not later than a day which is sixty (60) days before the tax item or items proposed to be contested would otherwise become delinquent. None of the grace, notice or default periods provided for in this lease shall over-operate so as to diminish the sixty (60) day period just hereinabove specified.

D. In case the Lessee shall fail, refuse or neglect to make any or either of the payments in this article required, then the Lessor may, at its option, pay the same

and the amount or amounts of money so paid, including reasonable attorneys' fees and expenses which might have been reasonably incurred because of, or in connection with such payments, together with interest on all of such amounts at the rate of ten (10) per cent. per annum, shall be repaid by the Lessee to the Lessor upon the demand of the Lessor; and the payment thereof may be collected or enforced by the Lessor in the same manner as though said amount were an installment of rent specifically required by the terms of this lease to be paid by the Lessee unto the Lessor upon the day when the Lessor demands repayment thereof or reimbursement therefor of and from the Lessee; but the election of the Lessor to pay such taxes shall not waive the default thus committed by the Lessee.

E. In spite of all of the foregoing, however, the parties understand and agree that taxes for the year 1960 shall be prorated as of the date of execution of this lease agreement with said proration to be based on the tax assessments for the year 1959 with Lessee to receive a credit for that portion of the taxable year prior to date of execution of this agreement, and it shall then become the obligation of the Lessee to pay the entire amount of the taxes assessed against said property for the year 1960 in accordance with the hereinabove conditions and agreement. Taxes for the last year of this lease shall be prorated as of the expiration date of this lease at which time Lessor shall receive a credit for that period of said taxable year prior to said expiration date of said lease term and it shall then become the duty and obligation of Lessor to pay the total amount of said taxes assessed for that said taxable year.

VI.

LESSOR'S INTEREST NOT SUBJECT
TO MECHANICS' LIENS

A. All persons to whom these presents may come are put upon notice of the fact that the Lessee shall never, under any circumstances, have the power to subject the interest of the Lessor in the premises to any mechanics' or materialmen's lien or liens of any kind except the mortgage or mortgages which may be created pursuant to the subordination privilege hereinafter referred to and set forth in detail in this instrument.

VII.

LIEN FOR RENT

The Lessor shall have the first lien, superior to all others, on every right and interest of the Lessee in and to this lease and on the buildings hereinafter on the premises and on the furnishings and equipment, fixtures and personal property of every kind and on the equity therein brought on the premises by the Lessee as a part of the equipment used therein, which lien is granted for the purpose of securing the payment of rents, taxes, assessments, charges, liens, penalties and damages herein covenanted to be paid by the Lessee and for the purpose of securing the performance of any and all and singular the covenants, conditions and obligations of this lease to be performed and observed by the Lessee, subject only to any mortgage made by or joined in by the Lessor, at the Lessee's request, pursuant to the terms of the subordination provisions hereinafter set forth.

VIII.

INDEMNIFICATION

Lessee covenants and agrees with Lessor that dur-

ing the entire term of this lease the Lessee will indemnify and save harmless the Lessor against any and all claims, debts, demands or obligations which may be made against the Lessor or against the Lessor's title in the premises, arising by reason of or in connection with the making of this lease and the ownership by the Lessee of the interest created in the Lessee hereby; (excepting those claims, debts, demands or obligations based on or arising out of or resulting from any contracts, mortgages, liens, debts, or obligations assumed by or joined in by the Lessor under the provisions of that article of this lease agreement hereinafter set forth and designated as "Lessor's Joinder in Mortgages (Subordination Privileges)").

IX.

INSURANCE PROVISIONS

A. Lessee covenants and agrees with Lessor that Lessee will at all times during the term of this lease keep insured any and all buildings and improvements now or hereafter located upon said demised premises and all personal property which the Lessee may bring or maintain upon the premises in order to comply with the terms of this lease, in good and responsible insurance companies authorized to do business in Dade County or Broward County, Florida, or in such companies as shall have been approved by any mortgagee then holding a mortgage encumbering the fee simple title to the demised premises, for protection against all loss or damage to the said property by fire, windstorm or causes insured against by "extended coverage" and the amount of all of said insurance shall, if obtainable, be maintained at an amount equal to the highest insurable value then exist-

ing at time of obtaining or renewing said insurance and in every case if at all obtainable from a reliable company for a reasonably economical premium; the amount of said insurance should be maintained at a figure reasonably approximating the replacement cost of said building, improvements, fixtures, furnishings and other insurable items of property. If the buildings or improvements on the premises at any time contain boilers or elevators, then the Lessee will cause to be written what is generally known as boiler insurance policies and elevator insurance policies, and wherever the doctrine of co-insurance might apply to any such insurance, then the amount of the insurance so carried by the Lessee will at all times be sufficient to prevent co-insurance on the part of the Lessor and the Lessee. All such policies shall be payable, in the event of loss amounting to either partial destruction or total destruction, jointly to the Lessor and the Lessee with their respective interests in said payments or payments to be established as hereinafter set forth and with said funds made available by said payment to be distributed or disbursed as hereinafter set forth. Nothing herein contained, however, shall be construed as prohibiting the attachment to such policies of a standard mortgagee form clause, but in such event the said mortgagee clause shall identify briefly the interest of the mortgagee as such, such as, for example, stating "first mortgagee of the fee simple title" or "mortgagee of the ninety-nine year Lessee's interest in the ninety-nine year lease".

B. From the inception of any construction work which the Lessee may effect on the demised premises, and as often as the Lessee may construct a building or make

a substantial alteration in a building, the Lessee will cause builders' risk insurance policies to be written in compliance with the provisions of the preceding paragraph, as such paragraph relates to the nature, minimum amount and naming of parties assured by such coverage.

C. The Lessee covenants and agrees that, in the event of the destruction or damage of the said buildings and improvements or any part thereof, and as often as any building or improvement on said premises shall be destroyed or damaged by fire, windstorm or other casualty, that the said Lessee shall, at its own expense, rebuild and repair same as herein provided. In the event of the damage by partial or total destruction of the said building or improvements or said personal property by fire, windstorm or any other casualty for which insurance will be payable, and as often as such insurance money shall be paid to the Lessor and the Lessee, as hereinabove set forth, said sums so paid shall be deposited in a joint account of the Lessor and the Lessee, in a bank in Broward County, Florida, designated by the Lessor, and shall be available at the election of the Lessee, to the Lessee for the reconstruction or repair, as the case may be, of any building or ~~buildings~~ damaged or destroyed by fire, windstorm or other casualty for which insurance money shall be payable, and shall be by the Lessor and the Lessee paid out from said joint account from time to time on the estimates of an architect licensed as such in the State of Florida, having supervision of such construction and repair, certifying that the amount of such estimate is being applied to the payment of the reconstruction or repair and at a reasonable cost therefor; provided, however, that it shall be the duty of the Lessee, at the time of creating

such joint bank account, and from time to time thereafter until the said work of reconstruction or repair shall have been completed and paid for, to afford the Lessor adequate evidence of the fact that at all times the undisbursed portion of the fund in said joint bank account is sufficient to pay for the work of construction or repair in its entirety, and if at any time it should reasonably appear that said fund will be insufficient to pay for the full cost of the job, the Lessee shall immediately and forthwith deposit into said fund such funds as may reasonably appear to be necessary, and to procure receipted bills and full and final waivers of lien when the said work shall have been completed and done. It shall be the duty of the Lessee to cause such showing to be made and such repairs to be accomplished as often as the premises may be damaged or may need repairs, and all of such work shall be effected, completed and paid for as promptly as the exercise, by the Lessee, of due diligence makes possible, and in any event it shall be completed within nine (9) months after the time when the loss or damage first took place; but such nine (9) months period shall be enlarged by any delays caused without fault or neglect on the part of the Lessee, by Act of God, strikes, lockouts or other conditions which are not attributable to or are not caused by the Lessee's default or neglect to exercise due diligence. The work, when completed, shall restore the premises substantially to the condition in which they existed before such damage or destruction took place, and in any event they shall cause the premises, as restored, to have a value which is not less than the value which the premises had or possessed prior to the loss or damage which made such repairs or reconstruction necessary.

Should the Lessee elect not to repair damage sustained by an insured loss for which payment has been made as hereinabove set forth, then, in that case, the Lessor may demand that Lessee immediately cause said repairs to be made as hereinabove set forth, or said funds shall be forfeited to said Lessor, subject, however, to the interest of any mortgagee under any mortgage made pursuant to the subordination privilege hereinafter set forth.

D. The originals of all such policies shall be delivered to the Lessor by the Lessee along with the receipted bills evidencing the fact that the premiums therefor are paid, but nothing herein contained shall be construed as prohibiting the Lessee from financing the premiums where the terms of the policies are for three (3) years or more, and in such event the receipts shall evidence it to be the fact that the installment premiums payment or payments are paid at or before their respective maturities. Where, however, there is a mortgage on the premises created pursuant to the provisions contained in Article XIV of this lease, and if under the terms of such mortgage or mortgages, it is obligatory upon the Lessee to cause the originals of such policies to be delivered to the mortgagee, then the Lessee shall deliver such originals to the mortgagee and shall deliver to the Lessor certificates of such policies. The said policies or certificates thereof, as the case may be, together with evidence of the fact that the premiums have been paid as aforesaid, shall be delivered by the Lessee to the Lessor before the expiration of the then corresponding insurance coverage, to the end that the Lessor may be assured that such coverage is being carried by the Lessee continuously.

E. In any instance where the proceeds of insurance have been paid into the joint bank account hereinabove provided for and the Lessee has elected to use said funds for repair or replacement of damage and there remains a balance in said account after all bills and expenses of said repair or replacement have been made, said balance shall be distributed as follows: First, sufficient funds to any institutional mortgage under a mortgage provided for pursuant to the Subordination Privilege herein, that sum of money necessary to pay any mortgage payment that may be in default at that particular time, if such default does exist; second, from those remaining funds, if any, to the Lessor that amount necessary to pay such lease rental payments which may, at that time be in default; third, the remaining balance, if any, to the Lessee. If at any time while the joint bank account contains any undisbursed funds, the lease is cancelled for the Lessee's default, then the undisbursed portion of the said joint bank account shall be and become immediately the property of the Lessor as part of what will accrue to the Lessor upon the occasion of default by the Lessee and the consequent cancellation of the lease, as liquidated and agreed upon damages for such default and for such cancellation. Provided, however, in the event of dispute between Lessor and Lessee with respect to Lessee's alleged default and Lessor's justification for or right to cancellation of said lease because of said alleged default, said funds remaining in said joint bank account as hereinabove provided shall be held in escrow by the bank in which said funds are deposited upon proof being furnished to said bank of the institution of any action in a court of competent jurisdiction by either the Lessor or

the Lessee founded upon either the Lessee's alleged default or the Lessor's attempted cancellation. Said funds shall then be paid by said bank to the Clerk of the Court in which said action has been filed and are to be disbursed only by order of said Court. The above, however, is subject to the interests of any mortgagee under any mortgage obtained pursuant to the subordination privilege contained herein. Insurance mortgagee clause shall be subject to the terms of this lease.

F. It is mutually agreed that during the period that said property is unfit for occupancy for the uses and purposes for which it is employed by Lessee at the time of the damage, that the rents provided to be paid herein shall abate during said period and the obligation of Lessee to pay rent shall immediately resume one week after the property has been restored.

G. The Lessee shall carry Public and Employees' Liability Insurance, also known as Owners, Landlords and Tenants Liability Insurance, during the full term of this lease, the same to be carried in a sum not less than \$100,000.00 as to liability to one individual, and a minimum of \$300,000.00 as to liability to more than one individual, said policy or policies to be written in the usual form to protect the Lessor and the Lessee against damage by accident of any kind or character occurring on or about said real estate, or the building or improvements thereon.

X.

LESSEE'S DUTY TO PAY INSURANCE
PREMIUMS

A. Lessee covenants and agrees with Lessor

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that Lessee will pay the premiums for all insurance policies which Lessee is obligated to carry under the terms of this lease and will deliver the said policies and the evidence of payment to the Lessor within the time hereinabove limited.

B.. Nothing herein contained shall ever be construed as rendering the Lessor personally liable for the payment of any such insurance premiums, but if at any time during the continuance of this lease the Lessee shall fail, refuse or neglect to procure any of the policies of insurance required in and by this instrument to be procured by the Lessee or to keep and maintain the same in full force and effect or pay the premium therefor promptly when due, the Lessor, at its option, may procure or renew such insurance and thereupon the amount or amounts of money paid as the premium or premiums thereon, plus interest at the rate of ten (10%) per cent. per annum, plus attorney fees and court costs, if any, shall be collectible by the Lessor from the Lessee.

XI.

ASSIGNMENT

Provided that this lease is not in default and is in good standing:

A. This lease is freely assignable.

B. Upon assignment, the Lessee, assignor, and every succeeding Lessee becoming an assignee shall be relieved of all personal liability whatsoever for the obligations recited in this lease to be and become due for the unexpired remainder of the entire term of said lease, provided, however, that there shall be no such release of liability unless this lease is in good standing and all of its terms and obligations have been completely fulfilled by the Lessee up to and including the date of such assignment.

C. No assignment or transfer shall be valid unless and until the assignee shall expressly assume and agree to perform each and every the covenants of this lease, which by the terms hereof the Lessee agrees to keep and perform, and which assumption shall be evidenced by written instrument executed in such fashion as to entitle it to recording; nor shall such assignment be deemed valid unless the assignment and assumption agreement are promptly filed for record in the office of the Clerk of the Circuit Court in and for Broward County, Florida, and unless and until an executed original thereof is delivered to the Lessor, together with a reference to the book and page number of the recordation thereof.

D. Each side (Lessor the one part and Lessee of the other part) hereby covenants and agrees with the other that such side will, within fifteen (15) days after written notice shall have been given that side by the other, requiring a statement of the status of the lease, give such statement in writing and truthfully so as to show whether the lease is in good standing, and if it is not, the particulars

in which it is not; and failure within said period of fifteen (15) days so to give such written reply shall constitute a representation that the lease is in good standing, which representation any person, within fifteen (15) days after the expiration of said fifteen (15) day period, may rely upon as being true and correct. Notice and the consequent reply shall be deemed given and time shall begin to run when, respectively, the said notice and the consequent reply are deposited in the United States registered or certified mails, with sufficient postage prepaid thereon to carry them to their addressed destination, and they shall be addressed to the Lessor and the Lessee (as the case may be) at the places and in the manner prescribed as being the places and the manner for giving notice.

E. The obligations assumed hereunder by the respective sides (Lessor of the one side and Lessee of the other side) are all covenants running with the land and they shall pass successively, upon the occasion of each transfer or assignment of any interest, unto the transferee or assignee.

XII.

CONDEMNATION CLAUSE

A. It is further understood and agreed that if at any time during the continuance of this lease the legal title to the demised premises or the improvements or building or buildings located thereon or any portion thereof be taken or appropriated or condemned by reason of eminent domain and such taking or appropriation or condemnation by reason of eminent domain shall be less than a total taking,

appropriation or condemnation, then, and in that event, there shall be such division of the proceeds and awards in such condemnation proceedings and such abatement of rent and other adjustments made as shall be just and equitable under the circumstances. If the Lessor and the Lessee are unable to agree upon what division, annual abatement of rent, or other adjustments, are just and equitable, within thirty (30) days after such award has been made, then the matters in dispute shall, by appropriate proceedings, be submitted to a court having jurisdiction of the subject matter of such controversy in Broward County, Florida, for its decision and determination of the matters in dispute. If the legal title to the entire premises be wholly taken by condemnation, the lease shall be cancelled, and if the legal title to the entire premises be wholly taken or appropriated or condemned by reason of eminent domain, then and in that event the proceeds and awards in such condemnation proceedings shall be divided and disbursed as follows: First, the entire unpaid balance remaining of any mortgage obtained and existing under the subordination privilege of this lease shall be paid in full with accrued interest to said mortgagee; Second, if any remaining balance exists, the same shall be applied to the extent necessary to fully compensate the Lessor for the value of his property, said value to be determined without consideration for any improvements thereon and as though the same were unimproved. And said value shall be determined specifically in that eminent domain proceedings resulting in said condemnation or appropriation or taking of said properties; Third, any and all other recorded mortgages or liens or encumbrances of

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whatever kind or nature shall be paid in the order of their priority to the extent that the remaining funds are available; Fourth, any remaining balance shall be disbursed to the Lessor in the amount equivalent to one year's rental based on the lease rental existing in the lease rental year of said taking appropriation or condemnation; any remaining balance then to be disbursed in entirety to the Lessee.

B. Although the title to the building or buildings and improvements placed by the Lessee upon the demised premises will pass to the Lessor, nevertheless, for purposes of condemnation, the fact that the Lessee placed such buildings on the demised premises shall be taken into account and the deprivation of the Lessee of the use of such buildings and improvements shall, pro tanto, be an item of damage in determining the portion of the condemnation award to which the Lessee is entitled. In general, it is the intent of this paragraph that upon condemnation the parties hereto shall share in their awards to the extent that their interests, respectively, are depreciated, damaged or destroyed by the exercise of the right of eminent domain.

C. As aforesaid, all of the provisions of this article relate only to circumstances under which the legal title to the real property, or a part of it, may be taken through the exercise of the power of eminent domain.

XIII.

BUILDING PROVISIONS

A. This lease is made with the understanding and agreement that the Lessee may construct upon the premises, in accordance with the terms now about to be set forth, a

building, and accordingly, the Lessee covenants and agrees with Lessor:

1. That the plans for the building must disclose it to be the fact, and it must be the fact, that the building, as designed and as constructed, complies fully with all relevant laws, regulations, ordinances and building code provisions and that the said building, as completed, will be wholly within the lot lines of the demised premises; and

2. That the building must be constructed and installed and paid for wholly at the expense of the Lessee; and

3. That the plans must be prepared by an architect who is licensed to practice as such and who actually practices as such in Dade County or Broward County, Florida; and

4. Once construction is commenced, it shall be carried through continuously until completion and only delays occasioned by general strikes in the Broward County area, Government acts or fire, or other Acts of God may delay the continuous from day to day construction of said improvements.

B. Before commencing the building, the Lessee must:

1. Deliver to the Lessor a complete set of the plans and specifications pursuant to which it is proposed to construct the building; and

2. Deliver to the Lessor, if requested, evidence of the cost of constructing the proposed building, which cost shall be evidenced either through the bona fide bid of a general or prime contractor to whom it is proposed to

award the job, or, if the job is not to be awarded to a general or prime contractor, then by the sum total of the allowance for sub-contractors, laborers and materialmen, attested by the architect who prepared the plans as being a bona fide and fair estimate of the cost of the proposed building; and

3. Create a building fund into which the Lessee must first deposit the initial \$10,000.00 and further, said Lessee must furnish to the institutional mortgagee paid bills evidencing labor and/or materials in the total value of \$90,000.00 actually used on the building construction before said institutional mortgagee shall be obligated to release any mortgage funds for deposit in said building fund. The provisions of this paragraph, however, shall be read in conjunction with the relevant provisions of Article XIV, in determining the propriety and sufficiency of the building fund. If, in connection with the creation of an institutional first mortgage account consisting of the proceeds of any mortgage loan made by any institutional lender, then such institutional lender shall have the privilege of designating the disbursing agent, who will thereupon be the disbursing agent of the account; and so long as the disbursing agent assumes the responsibility for the administration of the account, then such disbursing agent so designated by the institutional lender (the said institutional lender may itself be the disbursing agent) may hold and disburse the account without the necessity for disbursement instructions from the Lessor or the Lessee, irrespective of the provisions relating thereto hereinafter contained in Article XIV of this lease.

If any of the provisions of this lease are found

to be inconsistent with the terms and conditions of any agreement between an institutional mortgagee and the parties to this lease, then, and in that event, the said inconsistent terms of this lease shall be considered subordinate and the terms of said agreement with said institutional mortgagee shall in every such instance be controlling.

Insofar as the provisions of this lease which relate to building are concerned, the parties mean and intend that when the words "cost of construction" are used, they mean the actual cost of work, labor, services and/or materials performed upon and incorporated in the building by contractors, sub-contractors, laborers and materialmen. It shall not include any item of compensation to the Lessee or any of its officers, stockholders, directors or employees (other than contractors, sub-contractors or materialmen in the building trades) either directly or indirectly, and it shall not include the cost of any furniture, furnishings, fixtures, or equipment which is brought upon or affixed to or is incorporated in the premises and remains personal property, as distinguished from being real property and part of the building.

XIV.

LESSOR'S JOINDER IN MORTGAGES
(SUBORDINATION PRIVILEGES)

A. Upon the circumstances and subject to the terms contained in this paragraph, the Lessee may, in conjunction with the doing of the construction work required by the terms hereof of the Lessee, require the Lessor to join with the Lessee in the execution of either or both

of the following two mortgages; (1) a "temporary construction mortgage", or, (2) a "permanent mortgage".

B. The "temporary construction mortgage" will be the mortgage which the Lessee obtains in order to provide funds to be and become a part of a building fund or an institutional first mortgage account and to be used in conjunction with the making of payments for the work as it progresses, but the Lessee may require the joinder by the Lessor in the temporary construction mortgage only if:

1. Such requirement is made in writing by the Lessee of the Lessor before any work of construction is started; and

2. The proceeds of the temporary construction mortgage are paid into a building fund; and

3. The building fund itself is completed simultaneously with the creation of the temporary construction mortgage; and

4. The Lessee shall have first procured a commitment from an institutional lender to make the permanent mortgage and shall, simultaneously with the joinder by the Lessor in the temporary construction mortgage, assign the commitment to the Lessor upon the condition that, if the Lessee defaults in the building obligation the Lessor may have the benefit of the permanent mortgage committed to be made; and

5. The amount of the "temporary construction mortgage" shall not exceed the amount of the commitment for the "permanent mortgage"; and

6. The maturity of the temporary construction mortgage is such that it is sufficiently remote to permit time for the completion of the construction and the closing

of the permanent mortgage, and its maturity is such that it may be paid off and retired out of the proceeds of the closing of the permanent mortgage; and

7. The commitment to make the permanent mortgage itself permits a sufficient length of time before the time when the commitment obligates the Lessee to close the loan or else close the commitment to accomplish the completion of the construction work; and

8. The temporary construction mortgagee must be an institutional lender, as the term is defined in Paragraph C (1) of this articles; and

9. The Lessee shall pay into a building fund out of its own funds, such sums as may be required by the institutional mortgagee, over and above the mortgage which may be procured pursuant to the terms of this article, and the same shall be paid prior to the disbursement of any mortgage funds; and

10. Any mortgage which the Lessee fails to characterize in writing as a temporary construction mortgage before the commencement of the work or which fails to comply with any and all of the foregoing conditions shall be deemed to be the permanent mortgage, and thereupon the Lessee shall be conclusively presumed to have waived the right to require the joinder by the Lessor in the temporary construction mortgage.

C. The "permanent mortgage" is the mortgage which will accomplish the Lessee's "permanent financing", as distinguished from the temporary construction mortgage, and in order to require the Lessor to join in the execution of the permanent mortgage, the Lessee must comply with the following requirements with reference to

such permanent mortgage, towit:

1. The lender-mortgagee must be an institutional lender; and the term "institutional lender" means a bank, a trust company, a life insurance company, or a state or Federal savings and loan association; and

2. The said permanent mortgage shall bear interest at a rate not to exceed six (6) per cent. per annum, payable monthly, and it must provide for obligatory amortization of not less than three (3) nor more than ten (10) per cent. of the original face or principal of the mortgage in any one year of the mortgage term in advance of the final payment, and the final payment shall not mature sooner than ten (10) years after the date of the mortgage nor later than sixteen (16) years from the date of the execution and delivery of this lease; and in this connection a constant or level payment mortgage which is payable in level payments which do not exceed the equivalent of Ten Dollars, (\$10.00), per thousand, per month (the payments being applicable first to interest and afterwards to principal) shall be deemed within the pattern of the mortgage prescribed in this paragraph; and

3. The amount of the mortgage shall be such as the institutional lender is willing to make, but in any event in an amount not in excess of seventy-five per cent. (75%) of the cost of construction of the building or buildings to be erected on the premises.

D. Both the temporary construction mortgage and the permanent mortgage shall contain a provision that the mortgagee recognizes it to be the fact that the jointer by the Lessor in the mortgage is purely for the pur-

pose of creating a mortgage lien against the property encumbered by it, and that no personal liability shall ever attach to or personal judgment be sought against the Lessor by reason of the Lessor's joinder in the mortgage.

Once the Lessor has been called upon to execute or join in the permanent mortgage, the parties understand and agree that it, its successors or assigns, will never be called upon again, nor will it ever be required to again join in the execution of, or subordination to, any further construction or permanent mortgages.

E. The building fund hereinabove referred to shall be deemed complete when it contains enough money to satisfy the requirements of any institutional mortgagee under the provisions of this article.

F. After the building fund or institutional mortgage account shall have been created and completed, then the work of construction by the Lessee shall commence and with reference to the administration and disbursement of the building fund or institutional mortgage account the parties understand and agree with each other as follows:

1. Simultaneously with the final payments to each sub-portion of the job, the Lessee must procure and deliver to the Lessor a duplicate original or the original of the final waiver and contractor's affidavit and final release acknowledging payment in full and waiving any lien which might otherwise have existed against the job to the end that when payments shall have been completed, the Lessor may be in possession of evidences that there are no lien claims or potential lien claims outstanding.

2. Unless a completion bond is furnished, the Lessee and disbursing agent shall hold back a sufficient amount of the contract price or building cost to assure completion of construction and payment of all bills.

G. If the Lessee should default in this lease after creating the building fund or first mortgage account and before the entire fund or account itself shall have been disbursed, and if by reason of such default the Lessor cancels the lease (and "cancellation" means the extinguishment of the lease by adjudication of a court of competent jurisdiction), then not only all improvements theretofore placed on the premises by the Lessee but also the then undisbursed balance of the building fund and benefits of the commitment for the permanent mortgage shall all be and become the property of the Lessor as part of the building, said fund being hereby agreed to be attached to the land as if the same were already expended for improvements within the scope of the improvements upon which the subordination of the Lessor's title was based.

XV.

DEFAULT CLAUSE

A. It is further covenanted and agreed by and between the parties hereto that, in case at any time default shall be made by the Lessee in the payment of any of the rent herein provided for upon the day the same becomes due and payable, or in case of default in relation to liens, as hereinabove provided for, or if the Lessee shall fail to pay any of the taxes or assessments herein provided for, or in case of the sale or forfeiture of said demised premises or any part thereof during the said demised term for non-payment of any tax or assessment, or in case the Les-

see shall fail to keep insured any building or improvements which may at any time hereafter be upon the said premises, as herein provided for, or shall fail to spend insurance money, as herein provided for, or shall fail to keep any mortgage having a priority over this lease in good standing in the manner herein provided for, or if the Lessee shall fail to perform any of the covenants of this lease by it to be kept and performed, then, in any of such events, it shall and may be lawful for the Lessor, at its election, to declare said demised term ended and to re-enter forthwith upon said premises and the building and improvements situated thereon or any part thereof, either with or without process of law, the said Lessee hereby waiving any demand for possession of said premises and any and all buildings and improvements then situated thereon.

Or the Lessor may have such other remedies as the law and this instrument afford, and the Lessee covenants and agrees that upon the termination of said demised term, at such election of the said Lessor, as hereinabove provided, or in any other way, the Lessee will surrender and deliver up the premises and property (real and personal) peaceably to the Lessor, its agents or attorneys, immediately upon the termination of the said demised term.

B. Nothing herein contained shall be construed as authorizing the Lessor to declare this lease in default; however, where the default consists in the non-payment of rent or taxes or mortgage payments required by the mortgage which is made under Article XIV hereof, until such non-payment shall, in violation of the terms of this lease, have continued for fifteen (15) days after written

notice of such default shall have been given by the Lessor to the Lessee, and where the alleged default consists of some violation other than the foregoing, the Lessor may not declare this lease in default until such violation shall have continued for thirty (30) days after the Lessor shall have given the Lessee written notice of such violation and Lessee shall not have undertaken, during said thirty (30) day notice period to cure said violation by vigorous and affirmative action; provided, however, that nothing herein contained shall be construed as precluding the Lessor from having such remedy as may be and become necessary in order to preserve the Lessor's right and the interest of the Lessor in the premises and in this lease, even before the expiration of the grace or notice periods, provided for in this paragraph, if, under particular circumstances then existing, the allowance of such grace or the giving of such notice would prejudice or endanger the rights and estate of the Lessor in this lease and in the demised premises.

C. All default and grace periods shall be deemed to run concurrently and not consecutively.

D. It is mutually covenanted and agreed that the various rights, powers, options, elections, privileges and remedies of the Lessor contained in this lease shall be construed as cumulative, and no one of them shall be construed as being exclusive of the other or exclusive of any rights or priorities allowed by law.

E. It is further covenanted and agreed by and between the parties hereto that the right given to the Lessor in this lease to collect the rent that may be due

under the terms of this lease by any proceedings under the same or the right to collect any additional rent, money or payments due under the terms of this lease by any proceedings under the same or the right given the Lessor to enforce any of the terms and provisions of this lease, shall not in any way affect the right of such Lessor to declare this lease void and the term created hereby ended, as herein provided, when default is made in the payment of said rent, or when default is made by the Lessee in any of the terms and provisions of this lease.

F. If, at any time, by reason of the failure of the Lessee to keep and perform any covenant of agreement which, under the terms of this lease, the Lessee is bound and obligated to keep and perform, it becomes necessary for the Lessor to employ an attorney at law to protect the rights and interests of the Lessor in the property demised, or to enforce the lease or proceed under it in any particular, then, in any of such events, the Lessee will owe and pay unto the Lessor all costs of court and reasonable attorneys' fees incurred or expended by the Lessor in taking such actions.

G. If, at any time, by reason of the failure of the Lessor to keep and perform any covenant of agreement which, under the terms of this lease, the Lessor is bound and obligated to keep and perform, it becomes necessary for the Lessee to employ an attorney at law to protect the rights and interests of the Lessee in the property demised, or to enforce the lease or proceed under it in any particular, then, in any of such events, the Lessor will owe and pay unto the Lessee all costs of court and reasonable attorneys' fees incurred or expended by the Lessee in taking such actions.

H. It is further covenanted and agreed by and between the parties hereto, in the event of the termination of this lease at any time before the expiration of the term of ninety-nine (99) years hereby created, for the breach of by the Lessee of any of the covenants herein contained, that in such case, except as otherwise specifically provided elsewhere in this lease, the cash escrow deposit and all of the right, estate and interest of the Lessee in and under this indenture and in the demised premises hereinabove described, and all improvements, buildings and the Lessee's interest in all furniture, furnishings, fixtures and equipment then situated in the said demised premises, together with all rents, issues and profits of said premises and the improvements thereon, whether then accrued or to accrue, and all insurance policies and all insurance monies paid or payable thereunder, and the then entire undisbursed balance of any building escrow fund and the entire undisbursed balance of any then existing joint bank account which may have been created in connection with the collection of insurance, and all of them shall, without any compensation made therefor unto the Lessee, at once pass to and become the property of the Lessor, not as a penalty for forfeiture, but as liquidated damages to the Lessor because of such default by the Lessee and the consequent cancellation of the lease, each of the parties acknowledging it to be the fact that for breach and consequent cancellation of a long-term lease of this character, the Lessor will sustain substantial damage, being damage of such character as to make it most burdensome and tedious, if not actually impossible, to ascertain with mathematical precision, and

each of the parties, therefore, having agreed upon this provision for liquidated damages in the interests of obviating what would otherwise be burdensome and difficult litigation to maintain or to defend, as the case may be; and this provision for liquidated damages has been taken into account by both parties in fixing the terms of and the consideration for the making of this lease.

XVI.

LESSEE'S DUTY TO KEEP PREMISES
IN GOOD REPAIR

A. Lessee covenants and agrees with the Lessor that during the continuance of this lease, the Lessee will keep in good state of repair in and first class condition any and all buildings constructed and all furnishings brought or placed upon the demised premises; nor will the Lessee suffer or permit any strip, waste or neglect of any building or personal property to be committed; and the Lessee will repair, replace and renovate the said real and personal property as often as it may be necessary in order to keep the building or buildings and the personal property which is subject to the Lessor's lien in first class repair and condition.

XVII.

DEMOLITION CLAUSE

A. Although it is the Lessee's duty under the terms hereof to keep and maintain any buildings and improvements on the demised premises in good repair, this shall not be construed as empowering the Lessee to tear down and destroy any building or buildings hereafter on the demised premises or any substantial part thereof or to cause any

item of major repair and reconstruction to be made, unless and until the Lessee:

1. Causes plans for the new building or the new construction to be prepared in full accordance with all applicable laws, building codes, zoning ordinances, statutes and regulations, and delivers the plans to the Lessor at least thirty (30) days before the work proposed to be done pursuant thereto is actually commenced; and

2. Furnishes the Lessor with what is generally known as a completion bond with corporate surety, guaranteeing the doing and completion of said work; or

3. Creates an escrow fund with any bank or trust company then doing business in Dade County or Broward County, Florida, selected by the Lessee, into which there shall be paid by the Lessee the full cost of the work or repair and replacement, which cost shall be evidenced by the bona fide bid of a general contractor or the aggregate of the bona fide bids and estimates of sub-contractors and materialmen, all of which evidence must be submitted by the Lessee to the Lessor not later than thirty (30) days before the work itself starts, which escrow fund will be utilized to pay for the work as it progresses upon the requisition of the contractor and the certificate of an architect supervising the work, so long as the balance remaining in the escrow fund is sufficient to cause the work to be carried through to completion and paid for and full and final waivers and releases procured from all persons who furnish work, labor, services and/or materials to the job.

B. The foregoing escrow fund shall be maintained in the same manner as is provided for in Article XIV, Paragraph F (1) and (2) on pages 27 and 28 hereof.

C. In any event, the work of reconstruction, repair and replacement must have a value of not less than the value of the building or the portion thereof then being demolished and replaced and repaired.

D. For the purpose of this section of the lease, no work will be deemed a "demolition" or a "major repair" so as to bring it within the terms of this section of the lease unless it constitutes either the actual destruction of a building or a substantial part thereof, or unless it constitutes a remodeling which, in substance, requires the tearing down of a substantial part of a building, or wherever the work which the Lessee proposes to do is of such nature that the doing of the work necessitates a substantial improvement of the then existing building.

E. The expense of demolition shall be no part of the cost of any subsequent replacement or rebuilding; but by the same token, any salvage resulting from the demolition shall belong to the Lessee.

XVIII.

ADDITIONAL COVENANTS OF LESSEE

A. Lessee covenants and agrees with Lessor that the premises will be used for legal purposes only.

B. Lessee covenants and agrees with Lessor that no damage or destruction to any building or improvement by fire, windstorm or any other casualty shall be deemed to entitle the Lessee to surrender possession of the premises or to terminate this lease, or to violate any of its provisions, or to cause any abatement or rebate in the rent then due or thereafter becoming due under the terms hereof, and if the lease be cancelled for the Lessee's default at any time while there remains outstand-

ing any obligation from any insurance company to pay for the damage or any part thereof, then the claim against the insurance company shall, upon the cancellation of the within lease, be deemed immediately to become the absolute and unconditional property of the Lessor; the provisions of this article as hereinabove set forth are specifically limited and subject to the terms and conditions and provisions of Article IX hereinabove and Article X hereinabove.

C. Lessee covenants and agrees with Lessor that nothing in this lease contained shall ever be construed as empowering the Lessee to encumber or cause the Lessor to encumber the title or interest of the Lessor except as hereinabove specifically provided within that article of this lease entitled "Lessor's Joinder in Mortgages ("Subordination Privileges").

D. Lessee covenants and agrees with Lessor that at the termination of this lease, the Lessee will peaceably and quietly deliver possession of the premises and all improvements, including the furniture, furnishings, fixtures and equipment thereof, unto the Lessor.

E. Lessee covenants and agrees with Lessor that the Lessor may encumber the fee-simple title to the premises with a mortgage or mortgages, irrespective of the existence of this lease, but such mortgage shall be subject in all respects to the terms of this lease and its lien may never be so enforced as to render this lease inferior to, and therefore, subject to extinguishment by such enforcement, nor may its lien ever be rendered superior to the mortgage made or to be made pursuant to the

terms of Article numbered XIV of this lease. Although the Lessee has the power itself of mortgaging or otherwise encumbering the Lessee's interest in this lease, any such mortgage or encumbrance shall be subject in all respects to the rights and claims of the Lessor and all persons claiming under, by or through the Lessor, by reason of, or in connection with, this lease, and the extinguishment of this lease shall, ipso facto, extinguish any of the mortgages or encumbrances placed on the Lessee's interest in this lease by the Lessee; provided, however, that nothing in this sentence contained shall be deemed to extend to or affect any mortgage created pursuant to and in accordance with the subordination privilege referred to in Article XIV.

XIX.

COVENANT OF QUIET ENJOYMENT

A. Lessor covenants and agrees with Lessee that so long as the Lessee keeps and performs all of the covenants and conditions by the Lessee to be kept and performed, the Lessee shall have quiet and undisturbed and continuous possession of the premises, freed from any claims by the Lessor and all persons claiming under, by or through the Lessor; but this undertaking shall not extend to any interruption in the possession of the Lessee occasioned by the failure of the Lessee to keep in good standing and to pay, in accordance with their terms, any mortgage or mortgages, which may be created pursuant to the subordination privileges contained in Article XIV.

XX.

LESSOR'S RIGHT OF ENTRY

A. The Lessor, or its agents, shall have the

right to enter upon the premises at all reasonable times to examine the condition and use thereof; provided, only that such right shall be exercised in such manner as not to interfere with the Lessee in the conduct of the Lessee's business on said premises; and if the said premises are damaged by fire, windstorm or by other casualty which caused the premises to be exposed to the elements, then the Lessor may enter upon the premises to make emergency repairs; but, if the Lessor exercises its option to make emergency repairs, such act or acts shall not be deemed to excuse the Lessee from its obligation to keep the premises in repair; and the Lessee shall, upon the demand of the Lessor, reimburse the Lessor for the cost and expense of such emergency repairs.

XXI.

MISCELLANEOUS PROVISIONS

It is mutually covenanted and agreed by and between the parties as follows:

A. That no waiver of a breach of any of the covenants in this lease contained shall be construed to be a waiver of any succeeding breach of the same covenant.

B. That time is of the essence in every particular and particularly where the obligation to pay money is involved.

C. That all arrearages in the payment of rent or in the repayment to the Lessor of any sums which the Lessor may have paid in order to cure a default of the Lessee (as elsewhere herein provided for) shall bear interest from the date when due and payable at the rate of ten per cent. (10%) per annum until paid.

D. That no modification, release, discharge or waiver of any provision hereof shall be of any force, effect or value unless in writing and signed by the persons who are then Lessor and Lessee.

E. That all covenants, promises, conditions and obligations herein contained or implied by law are covenants running with the land and shall attach to and be binding upon the heirs, executors, administrators, successors, legal representatives and assigns, of each of the parties to this lease.

F. The covenant on the part of the Lessee to pay rent and the covenant on the part of the Lessor to join in the mortgage or mortgages referred to in Article XIV hereof are mutually dependent covenants.

G. That this instrument contains the entire agreement between the parties as of this date, and that the execution hereof has not been induced by either of the parties by representations, promises or understandings not expressed herein, and that there are no collateral agreements, stipulations, promises or understandings whatsoever between the respective parties in any way touching the subject matter of this instrument which are not expressly contained in this instrument.

H. That when either of the parties desires to give notice unto the other or others in connection with and according to the terms of this lease, such notice shall be given by registered mail or certified mail, and it shall be deemed given when it shall have been deposited in the United States Registered or Certified mails with sufficient postage prepaid thereon to carry it to its addressed destination.

ation; and the said notice shall be addressed as follows:

FOR THE LESSOR: Hudor Realty Co.
410 East Beach Boulevard
Hallandale, Florida

FOR THE LESSEE: Golden Age Corporation
c/o Mr. Samuel Ross
1820 East Beach Boulevard
Hallandale, Florida

Where the parties on either side (Lessor or Lessee) consist of more than one person, notice unto or notice from or default by one of the persons on that side shall constitute notice to or notice from or default by all of the persons on that side.

I. That all references to the Lessor and the Lessee mean thereby the persons jointly or collectively who from time to time occupy the positions respectively of Lessor and Lessee.

XXII.

MORTGAGE TO BE PAID BY LESSEE

Any mortgage or mortgages placed upon the premises with subordination by Lessor shall be paid by the Lessee, promptly and in accordance with the terms of said mortgage or mortgages. The obligation and covenant of Lessee to pay said mortgage or mortgages, together with interest thereon and without delinquency, is as binding an obligation upon Lessee as any other covenant and condition in this indenture.

IN WITNESS WHEREOF the LESSOR and LESSEE have

signed, and sealed this instrument on the day and year
first above written.

Signed, sealed and delivered
in the presence of:

L. L. Smith

Rich A. La France
As to Lessor

HUDOR REALTY CO.

BY *Leon B. Mendenhall*
Vice-President

ATTEST *Worothy L. Lamm*
Secretary
(Lessor)

Kim P. Phillips
Donald J. Taylor
As to Lessee

GOLDEN AGE CORPORATION

BY *Lawrence W. Bell*
President

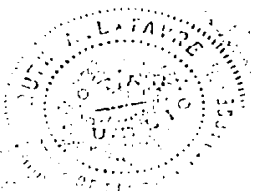
ATTEST *Leah J. Bell*
Secretary
(Lessee)

REC. 1916 PAGE 341

STATE OF FLORIDA
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this 28th day of March, A. D., 1960, before me personally appeared LEON G. YEUELL and DOROTHY LAYNE, as Vice-President and Secretary, respectively, of HUDOR REALTY CO., an Ohio corporation, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the State and County aforesaid, the day and year above written.



Ruth A. LaFare
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Sept. 18, 1963
Bonded by American Surety Co. of N.Y.

STATE OF FLORIDA
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this 28th day of March, A. D., 1960, before me personally appeared SAMUEL ROSS and LEWIS WELL, as President and Secretary, respectively, of GOLDEN AGE CORPORATION, a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the State and County aforesaid, the day and year above written.

[Signature]
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Sept. 18, 1963
Bonded by American Surety Co. of N.Y.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

62- 25553

ASSIGNMENT AND ASSUMPTION
OF LEASE

62-2556-921

THIS INSTRUMENT, Made and entered into this 29th day of June, A. D., 1961, by and between GOLDEN AGE CORPORATION, a Florida corporation, hereinafter referred to as Party of the first part, and PASADENA GARDENS, INC., a Florida corporation, hereinafter referred to as Party of the second part,

WITNESSETH AS FOLLOWS:

1. That party of the first part, for and in consideration of the Sum of Ten Dollars and other good and valuable considerations, to it in hand paid by party of the second part as hereinafter set forth, does hereby grant, bargain, sell, assign, set over and deliver unto party of the second part all of its rights as Lessee in and to that certain ninety-nine year lease dated the 28th day of March, A. D., 1960, by and between Hudor Realty Co., an Ohio corporation authorized to do business in the State of Florida, referred to as Lessor, and Golden Age Corporation, a Florida corporation, referred to as Lessee, recorded in Official Records Book 1916, page 299, Broward County Records, together with that certain Amendment to Lease between Hudor Realty Co., Lessor, and Golden Age Corporation, Lessee, dated May 24, 1960 and recorded in Official Records Book 1936, page 363, Broward County Records, pursuant to option agreement heretofore entered into between the parties hereto.

Said lease is for the term beginning the 1st day of April, A. D., 1960 and continuing up to and including the 31st day of March, A. D., 2059, and is upon the following described property, towit:

62 MAR 13 PM 2:57

250

REC 2356 JAN 9 1922

The South half (S $\frac{1}{2}$) of Lot Eight (8), all of Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), and the North half (N $\frac{1}{2}$) of Lot Fourteen (14), of Block Seventeen (17), of GOLDEN ISLES SECTION "D", according to the plat thereof recorded in Plat Book 46, page 41, of the public records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

2. The above option price has been paid by party of the second part, assignee herein, to party of the first part, assignor herein, by the transferral of all escrow funds held by First National Bank of Hollywood, Hollywood, Florida, for and in behalf of Pasadena Gardens, Inc., a Florida corporation, and all notes payable to Pasadena Gardens, Inc., a Florida corporation, which are being collected by the Collection Department of said First National Bank of Hollywood, Hollywood, Florida.

3. Party of the second part expressly assumes and agrees to perform each and every covenant of said ninety-nine year lease, and amendment thereto, and party of the first part expressly represents that each and every term and obligation of said lease has been performed and fulfilled up to and including the date hereof.

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

Signed, sealed and delivered in the presence of:

GOLDEN AGE CORPORATION.

BY James J. Carr
President

Joseph H. Stearns
William J. Carr

ATTEST Louis C. Wall
Secretary

John J. Powell
Joseph H. Stearns

PASADENA GARDENS, INC.

BY Leonard J. Powell
President

ATTEST Harold E. Williams
Secretary

STATE OF FLORIDA }
COUNTY OF BROWARD }

Before me personally appeared SAMUEL ROSS and LEWIS WELL, as President and Secretary, respectively, of GOLDEN AGE CORPORATION, a corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and said instrument is the act and deed of said corporation.

WITNESS my hand and official seal this 29th day of June, A. D., 1961.



Notary Public

Notary Public, State of Florida at Large
My Commission Expires Feb. 25, 1964
Residence: New York City, N.Y.

STATE OF FLORIDA }
COUNTY OF BROWARD }

Before me personally appeared LEON G. YEUELL and HAROLD E. WILSON, as President and Secretary, respectively, of PASADENA GARDENS, INC., a corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and said instrument is the act and deed of said corporation.

WITNESS my hand and official seal this 29th day of June, A. D., 1961.



Notary Public

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

Case Number: PR-C-18-0000128 Division: 62J
Filing # 66197600 E-Filed 01/07/2018 11:30:58 AM

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT IN AND FOR
BROWARD COUNTY, FLORIDA

IN RE: ESTATE OF

CASE NO:

BRYAN SALKIN,

PROBATE DIVISION

Deceased.
_____ /

PETITION FOR ADMINISTRATION
(Intestate Florida resident, single petitioner)

Petitioner, CHRISTINE C. GILL, alleges:

1. Petitioner has an interest in the above estate as the person chosen by the sole beneficiary and heir of the Decedent, BRYAN SALKIN, whose last known address was 600 Layne Blvd # 131 (131) Hallandale Beach, FL 33009 and, if known, whose age was [REDACTED] and who had a social security number of [REDACTED] who died on [REDACTED] in his home in Hallandale Beach, Florida and on the date of death, the decedent was domiciled in Broward County.

2. So far as is known, the names of the beneficiaries of this estate and of the decedent's surviving spouse, if any, their addresses and relationships to decedent, and the dates of birth of any who are minors are:

NAME	ADDRESS	RELATIONSHIP
Sandra Berger	3 Elbow Lane Cherry Hill, NJ 08003	Aunt

3. Venue of this proceeding is in this county because upon information and belief, this was the county of his last known residence.

4. Christine C. Gill , whose address is 107 S.E. 10th Street, Fort Lauderdale, FL 33316 and who is qualified under the laws of the State of Florida to serve as personal representative of the

decedent's estate is entitled to preference in appointment as personal representative as the personal chosen by the sole heir and beneficiary.

5. The nature and approximate value of the assets in this estate are believed to be the proceeds of a commercial dispute for real property which value is presently unknown and homestead real property with a value of approximately \$90,000.00 but which value may have been diminished due to damages which are the subject of the commercial lawsuit.


6. This estate will not be required to file a federal estate tax return.

7. Domiciliary probate proceedings are not known to be pending in another state or country.

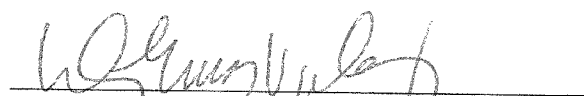
8. After exercise of reasonable diligence, petitioner is unaware of any unrevoked wills or codicils of decedent.

Petitioner requests that CHRISTINE C. GILL be appointed personal representative of the estate of the decedent, asserts that she has read the foregoing and that the same is true to the best of her knowledge under penalties of perjury.

Dated this 29th day of December, 2017.


CHRISTINE C. GILL

Wendy Ennis-Volcy, P.A.,
Attorney for Personal Representative
P.O. Box 822238
Pembroke Pines, FL 33082-2238
(954) 436-2003
WEVolcy@aol.com


By: Wendy Ennis-Volcy, Esquire
Florida Bar No: 0883440

*** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/23/2018 9:31:00 AM.***

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT IN AND FOR
BROWARD COUNTY, FLORIDA

IN RE: ESTATE OF

CASE NO: **18 - - 0128**

BRYAN SALKIN,

PROBATE DIVISION

Deceased.
_____ /

LETTERS OF ADMINISTRATION
(single personal representative)

Filed in Open Court,
BRENDA D. FORMAN,
CLERK

ON 1-23-18
BY [Signature]

TO ALL WHOM IT MAY CONCERN

WHEREAS, BRYAN SALKIN, a resident of Broward County, Florida, died on [REDACTED]
[REDACTED] owning assets in the State of Florida, and

WHEREAS, CHRISTINE C. GILL has been appointed personal representative of the estate of the decedent and have performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare CHRISTINE C. GILL duly qualified under the laws of the State of Florida to act as personal representative of the estate of BRYAN SALKIN, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on JAN 23 2018

[Signature]
Circuit Judge



Filing # 99434296 E-Filed 11/25/2019 04:36:32 PM

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

PASADENA GARDENS, INC.,

CASE NO.: 10-042023 CA (03)

CASE NO.: 19-005672 CA (13)

Plaintiff,

vs.

EYAL SADE and NATHAN SADE,
Defendants.

NOTICE OF CHARGING LIEN

TO: PASADENA GARDENS, INC.
c/o Jason H. Haber, Esq.
Haber Blank, LLP
888 South Andrews Avenue, Suite 201
Ft. Lauderdale, FL 33316

PLEASE TAKE NOTICE that **MARK PERLMAN, P.A.**, hereby gives notice that a charging lien is hereby imposed against Plaintiff, PASADENA GARDENS, INC., for the payment of legal fees and costs.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing document was electronically filed with the Clerk of the Court using Florida e-filing portal and is being served on ROBERT L. TEITLER, Esq., *Attorney for Plaintiff, Broward County, a Political Subdivision of the state of Florida*, Governmental Center, Suite 43, 115 S Andrews, Ave., Ft. Lauderdale, FL 33301; Jason H. Haber, Esq., *Attorney for Plaintiff, Pasadena Gardens, Inc.*, 888 S. Andrews Ave., Suite 201, Ft. Lauderdale, FL, 33316, eservice@haberblank.com; rteitler@broward.org ; HOWARD L. KUKER, ESQ., *Attorney for Counter-Defendants*, Seth and Galite Kuker, 508 Dadeland Towers North, 9200 S Dadeland Blvd, Miami, Florida 33156-2723, hkkuker@kwglawoffices.com, RENAE COOPER, ESQ., successor to

Marilyn Zeiger, 307 N Highland Dr., Hollywood, Florida 33021-6705, rccooperlaw@gmail.com,
EYAL SADE & NATHAN SADE, 600 Hallandale Beach Boulevard, Apt 208, Hallandale, FL
33009, eyalsadegc@gmail.com by transmission of Notices of Electronic Filing generated by Florida
e-filing portal on this 25th day of November 2019.

MARK PERLMAN, P.A.
Attorney for Plaintiff
1820 East Hallandale Beach Boulevard
Hallandale, FL 33009
Telephone: (954) 456-1333
Facsimile: (954) 454-5081
Email: MPerلمان@bellsouth.net

By: _____



MARK PERLMAN, ESQ.
Florida Bar No. 256714

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Filing # 99434434 E-Filed 11/25/2019 04:37:27 PM

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

PASADENA GARDENS, INC.,

CASE NO.: 10-042023 CA (03)

CASE NO.: 19-005672 CA (13)

Plaintiff,

vs.

EYAL SADE and NATHAN SADE,
Defendants.

NOTICE OF CHARGING LIEN

TO: PASADENA GARDENS, INC.
c/o Jason H. Haber, Esq.
Haber Blank, LLP
888 South Andrews Avenue, Suite 201
Ft. Lauderdale, FL 33316

PLEASE TAKE NOTICE that **MARK PERLMAN, P.A.**, hereby gives notice that a charging lien is hereby imposed against Plaintiff, PASADENA GARDENS, INC., for the payment of legal fees and costs.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing document was electronically filed with the Clerk of the Court using Florida e-filing portal and is being served on ROBERT L. TEITLER, Esq., *Attorney for Plaintiff, Broward County, a Political Subdivision of the state of Florida*, Governmental Center, Suite 43, 115 S Andrews, Ave., Ft. Lauderdale, FL 33301; Jason H. Haber, Esq., *Attorney for Plaintiff, Pasadena Gardens, Inc.*, 888 S. Andrews Ave., Suite 201, Ft. Lauderdale, FL, 33316, eservice@haberblank.com; rteitler@broward.org ; HOWARD L. KUKER, ESQ., *Attorney for Counter-Defendants*, Seth and Galite Kuker, 508 Dadeland Towers North, 9200 S Dadeland Blvd, Miami, Florida 33156-2723, hkuker@kwglawoffices.com, RENAE COOPER, ESQ., successor to

Marilyn Zeiger, 307 N Highland Dr., Hollywood, Florida 33021-6705, rccooperlaw@gmail.com,
EYAL SADE & NATHAN SADE, 600 Hallandale Beach Boulevard, Apt 208, Hallandale, FL
33009, eyalsadegc@gmail.com by transmission of Notices of Electronic Filing generated by Florida
e-filing portal on this 25th day of November 2019.

MARK PERLMAN, P.A.
Attorney for Plaintiff
1820 East Hallandale Beach Boulevard
Hallandale, FL 33009
Telephone: (954) 456-1333
Facsimile: (954) 454-5081
Email: MPerلمان@bellsouth.net

By: _____


MARK PERLMAN, ESQ.
Florida Bar No. 256714

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OFF. REC. 1936 PAGE 363

60- 54910

AMENDMENT TO NINETY-NINE YEAR LEASE

THIS AMENDMENT to Ninety-nine Year Lease, made and entered into this 24th day of May, A. D. 1960, by and between HUDOR REALTY CO., a corporation existing under the laws of the State of Ohio, hereinafter referred to as "Lessor", and GOLDEN AGE CORPORATION, a corporation under the laws of the State of Florida, hereinafter referred to as "Lessee", and in each instance the term "Lessor" and the term "lessee" shall be deemed to extend to and include and bind their representatives, successors and assigns;

WITNESSETH:

That the Lessor and the Lessee heretofore on the 28th day of March, A. D. 1960, entered into a certain Ninety-nine Year Lease which said lease creates a ninety-nine year leasehold in Lessee from Lessor upon the following described property, situate, lying and being in Broward County, Florida, to-wit:

The South half ($S\frac{1}{2}$) of Lot Eight (8), all of Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), and the North half ($N\frac{1}{2}$) of Lot Fourteen (14), of Block Seventeen (17), of GOLDEN ISLES SECTION "D", according to the Plat thereof recorded in Plat Book 46, Page 41, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

Said lease was recorded on the 4th day of May, A. D. 1960, in Official Records Book 1916, Page 299, of the Broward County Records.

1. The parties hereto hereby amend Paragraph III A, commencing on Page 2 of said Ninety-nine Year Lease, so that said Paragraph shall be and shall read as follows, to-wit:

III.

RENT

A. The rent which the Lessee agrees to pay unto the Lessor will be Twelve Thousand Dollars (\$12,000.00) per

60 MAY 26 PM 1:22

year, payable monthly in advance to said Lessor the sum of One Thousand Dollars (\$1,000.00) for each month, commencing January 1, 1961; provided, that in the event Lessee shall have constructed an apartment building upon the demised property and this lease shall have been assigned to a co-op corporation prior to said January 1, 1961, then said rent shall commence on the date of the assignment of said lease to said co-op corporation. At its option Lessee may pay the rent hereunder in advance annually.

2. Each and every term, provision and clause of said Ninety-nine Year Lease, dated the 28th day of March, A. D. 1960, hereby is ratified, confirmed and approved by the parties hereto, except as expressly amended and changed as set forth above.

IN WITNESS WHEREOF Lessor and Lessee have each signed and sealed this instrument on the day and year first above written.

HUDOR REALTY CO.

Signed, sealed and delivered in the presence of:

BY Leas B. Young
Vice - President

Ruth A. LaFare

ATTEST

Dorothy Lays
Secretary

(Lessor)

Leonora L. Fernandez
AS to Lessor

GOLDEN AGE CORPORATION

BY James H. Brown
President

ATTEST

Louis C. Well
Secretary

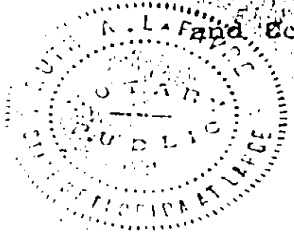
(Lessee)

Alvin E. Valley
AS to Lessee

STATE OF FLORIDA
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this 24th day of May, A. D. 1960, before me personally appeared LEON G. YEUELL and DOROTHY LAYNE, as Vice President and Secretary, respectively, of HUDOR REALTY CO., an Ohio corporation, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the State and County aforesaid, the day and year above written.



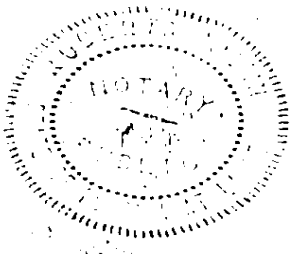
Ruth H. La Jare
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Sept. 18, 1962
Bonded by American Surety Co. of N.Y.

STATE OF FLORIDA
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this 24th day of May, A. D. 1960, before me personally appeared SAMUEL ROSS and LEWIS C. WELL, as President and Secretary, respectively, of GOLDEN AGE CORPORATION, a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation.

WITNESS my hand and official seal in the State and County aforesaid, the day and year above written.



Robert Brown
Notary Public

Notary Public, State of Florida at Large
My Commission Expires May 4, 1964
Bonded by American Surety Co. of N.Y.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

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

DATE: March 1st, 2021

PROPERTY ID # 514226-PU-0310 (TD # 46483)

WARNING

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

SALKIN, BRYAN EST
600 LAYNE BLVD APT 131
HALLANDALE BEACH, FL 33009-6556

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 600 LAYNE BLVD, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by March 31, 2021\$9,478.92

Or

* Estimated Amount due if paid by April 20, 2021\$9,595.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2021

PROPERTY ID # 514226-PU-0310 (TD # 46483)

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MORRIS BRAVERMAN, DECEASED
600 LAYNE BLVD APT 131
HALLANDALE BEACH, FL 33009-6556

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2021

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PASADENA GARDENS, INC.
600 LAYNE BLVD
HALLANDALE, FL 33009

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

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PASADENA GARDENS, INC.
600 LAYNE BLVD MAIN OFFICE, UNIT #10
HALLANDALE BEACH, FL 33009

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

DATE: March 1st, 2021

PROPERTY ID # 514226-PU-0310 (TD # 46483)

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CITY OF HALLANDALE BEACH
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009-6433

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DATE: March 1st, 2021

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MARK PERLMAN, P.A.
4651 SHERIDAN STREET, SUITE 200
HOLLYWOOD, FL 33021

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2021

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MARK PERLMAN, P.A. MARK PERLMAN, ESQ.
1820 EAST HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

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

DATE: March 1st, 2021

PROPERTY ID # 514226-PU-0310 (TD # 46483)

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PASADENA GARDENS, INC. C/O PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD 7, SUITE 105
LAUDERDALE LAKES, FL 33319

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ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT O/B/O PASADENA GDNS, INC.
EISINGER LAW ATTN: ALESSANDRA STIVELMAN, ESQ.
4000 HOLLYWOOD BLVD, SUITE 265-S
HOLLYWOOD, FL 33021

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CHRISTINE C. GILL
107 S.E. 10TH STREET
FORT LAUDERDALE, FL 33316

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 600 LAYNE BLVD, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by March 31, 2021\$9,478.92

Or

* Estimated Amount due if paid by April 20, 2021\$9,595.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 21, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2021
PROPERTY ID # 514226-PU-0310 (TD # 46483)

WARNING

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

CHRISTINE C. GILL, APPOINTED AS PERSONAL REPRESENTATIVE OF THE ESTATE OF
BRYAN SALKIN, DECEASED
107 SE 10TH ST
FORT LAUDERDALE, FL 33316-1023

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

DATE: March 1st, 2021

PROPERTY ID # 514226-PU-0310 (TD # 46483)

WARNING

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SANDRA BERGER
3 ELBOW LANE
CHERRY HILL, NJ 08003

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

DATE: March 1st, 2021

PROPERTY ID # 514226-PU-0310 (TD # 46483)

WARNING

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

WENDY ENNIS-VOLCY, P.A.
P.O. BOX 822238
PEMBROKE PINES, FL 33082-2238

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

DATE: March 1st, 2021

PROPERTY ID # 514226-PU-0310 (TD # 46483)

WARNING

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

CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

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

DATE: March 1st, 2021
PROPERTY ID # 514226-PU-0310 (TD # 46483)

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CITY OF HALLANDALE BEACH
ATTN CRA DEPT
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009-6433

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

DATE: March 1st, 2021

PROPERTY ID # 514226-PU-0310 (TD # 46483)

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HABER, JASON HABER BLANK LLP
AS REGISTERED AGENT OF PASADENA GARDENS INC
888 S ANDREWS AVE STE 201
FORT LAUDERDALE, FL 33316-1047

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DATE: March 1st, 2021

PROPERTY ID # 514226-PU-0310 (TD # 46483)

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HOWARD L KUKER ESQ
9200 S DADELAND BLVD
MIAMI, FL 33156-2723

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RENEE COOPER ESQ
307 N HIGHLAND DR
HOLLYWOOD, FL 33021-6705

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City, St.

TD 46483 APRIL 2021 WARNING
MORRIS BRAVERMAN, DECEASED
600 LAYNE BLVD APT 131
HALLANDALE BEACH, FL 33009-6556

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TD 46483 APRIL 2021 WARNING
EST OF BRYAN SALKIN
600 LAYNE BLVD APT 131
HALLANDALE BEACH, FL 33009-6556

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

See Reverse for Instructions

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TD 46483 APRIL 2021 WARNING
PASADENA GARDENS, INC.
600 LAYNE BLVD
HALLANDALE, FL 33009

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

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TD 46483 APRIL 2021 WARNING
PASADENA GARDENS, INC.
600 LAYNE BLVD MAIN OFFICE, UNIT #10
HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

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City, State, ZIP+4[®]

TD 46483 APRIL 2021 WARNING
PASADENA GARDENS, INC. C/O PHOENIX
MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD 7, SUITE 105
LAUDERDALE LAKES, FL 33319

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

See Reverse for Instructions

7017 2680 0000 4978 6753

7017 2680 0000 4978 6760

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TD 46483 APRIL 2021 WARNING

ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT O/B/O

PASADENA GARDENS, INC.

EISINGER LAW ATTN: ALESSANDRA STIVELMAN, ESQ.

4000 HOLLYWOOD BLVD, SUITE 265-S

HOLLYWOOD, FL 33021

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

See Reverse for Instructions

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TD 46483 APRIL 2021 WARNING
CHRISTINE C. GILL, APPOINTED AS PERSONAL REP
OF THE ESTATE OF BRYAN SALKIN, DECEASED
107 SE 10TH ST
FORT LAUDERDALE, FL 33316-1023

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

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

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Total

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Sent

Street

City, _____

TD 46483 APRIL 2021 WARNING
SANDRA BERGER
3 ELBOW LANE
CHERRY HILL, NJ 08003

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

See Reverse for Instructions

7017 2680 0000 4978 6784

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

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

TD 46483 APRIL 2021 WARNING
CHRISTINE C. GILL
107 S.E. 10TH STREET
FORT LAUDERDALE, FL 33316

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

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

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|--------------------------------------------------------------|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
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TD 46483 APRIL 2021 WARNING
CITY OF HALLANDALE BEACH
400 S FEDERAL HWY
HALLANDALE BEACH, FL 33009-6433

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

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7017 2680 0000 4978 6807

7017 2680 0000 4978 6814

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

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

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Postage

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Total

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Sent

Street

City, State, ZIP+4[®]

TD 46483 APRIL 2021 WARNING

CITY OF HALLANDALE BEACH

ATTN CITY ATTORNEY

400 S FEDERAL HIGHWAY 2ND FLR

HALLANDALE BEACH, FL 33009

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

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

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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TD 46483 APRIL 2021 WARNING

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Sent To

CITY OF HALLANDALE BEACH

Street a

ATTN CRA DEPT

City, Sta

400 S FEDERAL HWY

HALLANDALE BEACH, FL 33009-6433

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

See Reverse for Instructions

7017 2680 0000 4978 6821

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

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

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Sent To

Street

City, St.

TD 46483 APRIL 2021 WARNING

HABER, JASON HABER BLANK LLP

AS REGISTERED AGENT OF PASADENA GARDENS INC

888 S ANDREWS AVE STE 201

FORT LAUDERDALE, FL 33316-1047

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

See Reverse for Instructions

7017 2680 0000 4978 6838

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TD 46483 APRIL 2021 WARNING
WENDY ENNIS-VOLCY, P.A.
P.O. BOX 822238
PEMBROKE PINES, FL 33082-2238

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

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| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

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TD 46483 APRIL 2021 WARNING
HOWARD L KUKER ESQ
9200 S DADELAND BLVD
MIAMI, FL 33156-2723

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

See Reverse for Instructions

7017 2680 0000 4978 6852

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

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

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Total Pk

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City, Sta...

TD 46483 APRIL 2021 WARNING
RENEE COOPER ESQ
307 N HIGHLAND DR
HOLLYWOOD, FL 33021-6705

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

See Reverse for Instructions

7017 2680 0000 4978 6669

7017 2680 0000 4978 6876

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Certified Mail Fee	Postmark Here
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TD 46483 APRIL 2021 WARNING	
MARK PERLMAN, P.A.	
4651 SHERIDAN STREET, SUITE 200	
HOLLYWOOD, FL 33021	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Certified Mail Fee

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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
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Postage

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Total

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Sent

Street

City, State

TD 46483 APRIL 2021 WARNING
MARK PERLMAN, P.A. MARK PERLMAN, ESQ.
1820 EAST HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

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

See Reverse for Instructions

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. **SM**
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Address

TD 46483 APRIL 2021 WARNING
HOWARD L KUKER ESQ
9200 S DADELAND BLVD
MIAMI, FL 33156-2723



9590 9402 6182 0220 7066 00

2 Article Number (Transfer from service label)

7017 2680 0000 4978 6852

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Veronica Rojano

C. Date of Delivery

3-4-21

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery (00)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

SM

1 Article Addressed to:

TD 46483 APRIL 2021 WARNING
ALESSANDRA STIVELMAN, ESQ., REGISTERED AGENT O/B/O
PASADENA GARDENS, INC.
EISINGER LAW ATTN: ALESSANDRA STIVELMAN, ESQ.
4000 HOLLYWOOD BLVD, SUITE 265-S
HOLLYWOOD, FL 33021



9590 9402 6182 0220 7066 17

2 Article Number (Transfer from service label)

7017 2680 0000 4978 6760

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

Marta Battle

C. Date of Delivery

3/4/21

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

3. Service Type

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

SM

TD 46483 APRIL 2021 WARNING
PASADENA GARDENS, INC.
600 LAYNE BLVD MAIN OFFICE, UNIT #10
HALLANDALE BEACH, FL 33009



9590 9402 6182 0220 7073 55

2 Article Number (Transfer from service label)

7017 2680 0000 4978 6746

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x 1105909 C19

☐ Agent☒ Addressee

B. Received by (Printed Name)

PASADENA GARDENS

C. Date of Delivery

3/4/21

D. Is delivery address different from item 1?

☒ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

all

all Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46483 APRIL 2021 WARNING
 MARK PERLMAN, P.A.
 4651 SHERIDAN STREET, SUITE 200
 HOLLYWOOD, FL 33021



9590 9402 6182 0220 7059 17

2. Article Number

7017 2680 0000 4978 6876

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C19 2138

C. Date of Delivery

3/4/21

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

☒ Yes☐ No

3. Service Type

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Insured Mail

- ☐ Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46483 APRIL 2021 WARNING
PASADENA GARDENS, INC.
600 LAYNE BLVD
HALLANDALE, FL 33009



9590 9402 6182 0220 7072 18

2. Article Number (Transfer from service label)

7017 2680 0000 4978 6739

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 1/0909 C14

☐ Agent☐ Addressee

B. Received by (Printed Name)

P G ARDENS

C. Date of Delivery

3/4/21

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation☐ Restricted Delivery☐ Signature Confirmation Restricted Delivery
(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Address

TD 46483 APRIL 2021 WARNING
WENDY ENNIS-VOLCY, P.A.
P.O. BOX 822238
PEMBROKE PINES, FL 33082-2238



9590 9402 6182 0220 7064 26

2. Article Number (Transfer from service label)

7017 2680 0000 4978 6845

(over \$500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Delivery Restricted Delivery☐ II Restricted Delivery

SPS

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46483 APRIL 2021 WARNING
SANDRA BERGER
3 ELBOW LANE
CHERRY HILL, NJ 08003



9590 9402 6182 0220 7065 94

2. Article Number (Transfer from service label)

7017 2680 0000 4978 6784

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
 Restricted Delivery