

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

PROPERTY INFORMATION REPORT

ORDER DATE: 04/28/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/25/2021

CERTIFICATE # 2018-8355

ACCOUNT # 494213060580

ALTERNATE KEY # 313067

TAX DEED APPLICATION # 46968

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:

Lot 31, Block 2, Coral Ridge Addition "B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2101 NE 55 COURT, FORT LAUDERDALE FL 33308-3111

OWNER OF RECORD ON CURRENT TAX ROLL:

A J R HOME IMPROVEMENTS INC

1954 THOMAS ST

HOLLYWOOD, FL 33020 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

AJR HOME IMPROVEMENTS, INC.

Instrument: 115854153

1954 THOMAS STREET

HOLLYWOOD, FL 33020 (Per Deed and Sunbiz)

IRIS THOMAS, REGISTERED AGENT

O/B/O AJR HOME IMPROVEMENTS, INC.

1472 NW 38 STREET

MIAMI, FL 33142 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

CFRE INVESTMENT FLIPS I

Instrument: 115340221

CORPORATION, LOAN #0004

Instrument: 115340223

1055 PIPERCOVE WAY

BEL AIR, MD 21014

(Per Mortgages for Prior owner(s). No satisfaction or release found of record. No Sunbiz record found.)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ELEVENTH TALENT, LLC

PO BOX 769

PALM CITY, FL 34991 (Tax Deed Applicant)

CFRE INVESTMENT FLIPS I

Instrument: 115340224

CORPORATION, LOAN #0004

1055 PIPERCOVE WAY

BEL AIR, MD 21014 (Per UCC)

CFRE INVESTMENT FLIPS I CORPORATION
LINSEY M. LOVELL, ESQUIRE
PARDO JACKSON GAINSBURG, PL
200 SE FIRST STREET, SUITE 700
MIAMI, FL 33131 (Per Lis Pendens)

Instrument: 116127913

CFRE INVESTMENT FLIPS I CORPORATION
741 DOWERS ROAD
ABINGDON, MD 21009 (Per Final Judgment of Foreclosure)

Instrument: 116294403

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE
100 NORTH ANDREWS AVE
FORT LAUDERDALE, FL 33301 (Per Order)

Instrument: 116411823

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311 (Per Order 116411823)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 13 06 0580

CURRENT ASSESSED VALUE: \$512,400

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 25082, Page: 137
Quit Claim Deed	Instrument: 113119217
Divorce Judgment	Instrument: 113126386
Order	Instrument: 115130798
Warranty Deed	Instrument: 115160376
Warranty Deed	Instrument: 115160837
Order	Instrument: 115340216
Affidavit	Instrument: 115340219
Warranty Deed	Instrument: 115340220
Assignment of Leases and Rents	Instrument: 115340222

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

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

Christina Young

Title Examiner



Site Address	2101 NE 55 COURT, FORT LAUDERDALE FL 33308-3111	ID #	4942 13 06 0580
Property Owner	A J R HOME IMPROVEMENTS INC	Millage	0312
Mailing Address	1954 THOMAS ST HOLLYWOOD FL 33020	Use	01
Abbr Legal Description	CORAL RIDGE ADD B 41-47 B LOT 31 BLK 2		

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)**.

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$75,010	\$437,390	\$512,400	\$512,400	
2019	\$75,010	\$312,020	\$387,030	\$387,030	\$7,503.84
2018	\$75,010	\$379,760	\$454,770	\$202,970	\$3,193.17

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$512,400	\$512,400	\$512,400	\$512,400
Portability	0	0	0	0
Assessed/SOH	\$512,400	\$512,400	\$512,400	\$512,400
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	\$512,400	\$512,400	\$512,400	\$512,400

Sales History			
Date	Type	Price	Book/Page or CIN
6/6/2019	QCD-T	\$100	115854153
9/17/2018	WD-Q	\$399,000	115340220
6/21/2018	WD-D	\$345,000	115160837
6/22/2018	WD-D	\$320,000	115160376
7/8/2015	QCD-T	\$100	113119217

Land Calculations		
Price	Factor	Type
\$10.00	7,501	SF
Adj. Bldg. S.F. (Card, Sketch)		1893
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1963/1958		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #46968

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of August 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:

CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FORT LAUDERDALE, FL 33301	A J R HOME IMPROVEMENTS INC 2101 NE 55 CT FORT LAUDERDALE, FL 33308- 3111	A J R HOME IMPROVEMENTS INC 1954 THOMAS ST HOLLYWOOD, FL 33020	CFRE INVESTMENT FLIPS I CORPORATION, LOAN #0004 1055 PIPERCOVE WAY BEL AIR, MD 21014
CFRE INVESTMENT FLIPS I CORPORATION 741 DOWERS ROAD ABINGDON, MD 21009	CFRE INVESTMENT FLIPS I CORPORATION PARDO JACKSON GAINSBURG, PL 200 SE FIRST STREET, SUITE 700 MIAMI, FL 33131	CFRE INVESTMENT FLIPS I CORPORATION, LINSEY M. LOVELL, ESQUIRE, PARDO JACKSON GAINSBURG, PL 200 SE FIRST STREET, SUITE 700 MIAMI, FL 33131	VEIN HOLDINGS, INC 1954 THOMAS ST HOLLYWOOD, FL 33020
CITY OF FORT LAUDERDALE SPECIAL MAGISTRATE 100 NORTH ANDREWS AVE FORT LAUDERDALE, FL 33301	IRIS THOMAS, REGISTERED AGENT O/B/O AJR HOME IMPROVEMENTS, INC. 1472 NW 38 STREET MIAMI, FL 33142	CITY OF FORT LAUDERDALE, CODE ENFORCEMENT DIVISION, DEPARTMENT OF SUSTAINABLE DEVELOPMENT 700 NW 19TH AVE FORT LAUDERDALE, FL 33311	*MANCHEC, VERONIQUE 2111 NE 55 CT FORT LAUDERDALE, FL 33308
*CROWTHER, G E & ROSE M 2071 NE 55 CT FORT LAUDERDALE, FL 33308- 3160	*TWENTY EIGHT BLDG LLC 4201 NE 12 TER FORT LAUDERDALE, FL 33334		

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 2nd day of August 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 # 117332118
Recorded 06/09/21 at 08:54 AM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46968

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: 494213-06-0580
Certificate Number: 8355
Date of Issuance: 05/23/2019
Certificate Holder: ELEVENTH TALENT, LLC
Description of Property: CORAL RIDGE ADD B 41-47 B
LOT 31 BLK 2

Name in which assessed: A J R HOME IMPROVEMENTS INC
Legal Titleholders: A J R HOME IMPROVEMENTS INC
1954 THOMAS ST
HOLLYWOOD, FL 33020

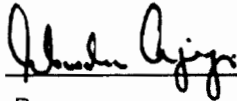
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of September, 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.deeduction.net
**Pre-registration is required to bid.*

Dated this 1st day of June, 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: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021
Minimum Bid: 24562.92

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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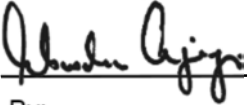
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broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 15th day of June, 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: 08/12/2021, 08/19/2021, 08/26/2021 & 09/02/2021
Minimum Bid: 24960.92

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

46968
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 8355

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

08/12/2021 08/19/2021 08/26/2021 09/02/2021

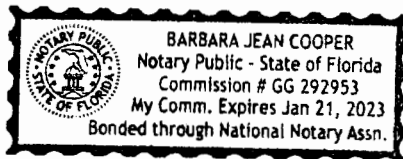
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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
2 day of SEPTEMBER, 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 46968**

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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Date of Issuance: 05/23/2019

Certificate Holder:
ELEVENTH TALENT, LLC

Description of Property:
CORAL RIDGE ADD B 41-47 B
LOT 31 BLK 2

Name in which assessed:
A J R HOME IMPROVEMENTS INC

Legal Titleholders:
A J R HOME IMPROVEMENTS INC
1954 THOMAS ST
HOLLYWOOD, FL 33020

All of said property being in the County of Broward, State of Florida. Unless such certificate shall be redeemed according to law the property

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broward.deedauction.net
*Pre-registration is required to bid.
Dated this 15th day of June, 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 successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 24960.92
401-314
8/12-19-26 9/2 21-03/0000543770B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21035474

Broward County, FL VS A J R Home Improvements Inc

RETURN OF SERVICE



Court Case # TD 46968

Hearing Date:09/15/2021

Received by CCN 17912

08/05/2021 7:18 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **A J R Home Improvements Inc 2101 NE 55 Court Fort Lauderdale FL 33308**

Served:

Not Served:

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

Date: 08/05/2021 Time: 1:33 PM

On A J R Home Improvements Inc 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:

INDIVIDUAL SERVICE

COMMENTS: Posted Tax Notice

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

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

By: 

D.S.

J. Palermo, #17912

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494213-06-0580 (TD #46968)

RECORDED
INDEXED
SEP 15 2021
11:28 AM
TAX DEED SECTION

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 August 31, 2021\$24,618.26

Or

* Amount due if paid by September 14, 2021\$24,960.92

*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 September 15, 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

A J R HOME IMPROVEMENTS INC

2101 NE 55 CT

FORT LAUDERDALE, FL 33308-3111

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21035474

Broward County, FL VS A J R Home Improvements Inc

RETURN OF SERVICE



Court Case # TD 46968

Hearing Date:09/15/2021

Received by CCN 12628

08/04/2021 10:45 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **A J R Home Improvements Inc 1954 Thomas Street Hollywood FL 33020**

Served:

X

Not Served:

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

Date: 08/04/2021 Time: 11:47 AM

On A J R Home Improvements Inc 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:

Other Returns: Other Returns

/

COMMENTS: Posted tax notice on door.

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

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

By: *Annette Shannon*

D.S.

A. Shannon, #12628

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

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 # 494213-06-0580 (TD # 46968)

RECORDED
INDEXED
SEP 15 2021 10:33 AM

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

ORIGINAL DOCUMENT

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www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**A J R HOME IMPROVEMENTS INC
1954 THOMAS ST
HOLLYWOOD, FL 33020**

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

Instrument Prepared by and Return to:
Rick Schaffer
All Florida Title Company of Broward, LLC
4577 Nob Hill Road
Suite 202
Sunrise, Florida 33351
Property Appraisers Parcel Identification (Folio) Number(s):
494213-06-0580

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF BROWARD

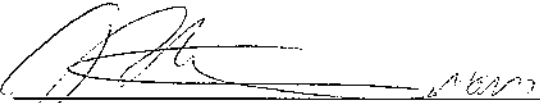
Before ME, the undersigned authority, personally appeared **Andrew Paleias**, who being first duly sworn depose(s) and state(s):

1. He has personal knowledge of all matters set forth in this affidavit
2. That He is the **Managing Member of Parklane Equity, LLC, a Nevada Limited Liability Company** which owns in fee simple title that certain real property (hereinafter referred to as the "property") situated in Broward County, Florida, and more particularly described as:

Lot 31, Block 2, Coral Ridge Addition "B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.
3. Parklane Equity, LLC, is a Nevada Limited Liability Company organized in the state of Nevada and is in good standing under the laws of the State of Nevada from the date of acquisition through the present time.
4. Parklane Equity, LLC, a Nevada Limited Liability Company is Managing Member-managed.
5. Andrew Paleias is the Managing Member that is authorized to execute the settlement statements and any and all other papers necessary to sell the property located at 2101 NE 55 Court, Ft. Lauderdale, FL 33308.
6. That Parklane Equity, LLC, a Nevada Limited Liability Company nor any of the Managing Members of the LLC have filed bankruptcy since acquiring title to the property.


THIS AFFIDAVIT IS MADE WITH THE FULL KNOWLEDGE THAT ALL FLORIDA TITLE COMPANY OF BROWARD, LLC WILL RELY ON THE TRUTH OF THE STATEMENTS MADE IN THIS AFFIDAVIT TO INDUCE SAID COMPANY TO CLOSE THE SALE OF THE PROPERTY.
FURTHER AFFIANT SAYETH NAUGHT.

Parklane Equity, LLC, a Nevada Limited Liability Company

BY: 
Andrew Paleias, Managing Member

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 17 day of September, 2018, by **Andrew Paleias** as Managing Member of **Parklane Equity, LLC**. He is personally known to me or who has/have produced driver license(s) as identification.

 Frederick Schaffer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG088476
Expires 7/25/2021

Printed Name: _____
Notary Public
Serial Number _____
My Commission expires: _____

96-319550 T#004
07-02-96 09:18AM

\$ 1000.00
DOCU. STAMPS-DEED

RECV. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

H
Return to
PARADY & ZIKAKIS, P.A.
307 S.E. 14TH STREET
FORT LAUDERDALE, FL 33316
↑

INSTRUMENT PREPARED BY:
CARLSON & SASADU, P.A.
CHESTER J. SASADU, JR., ESQ.
2826 EAST OAKLAND PARK BOULEVARD
SUITE #200
FORT LAUDERDALE, FLORIDA 33306

Grantee S.S. No: RT: _____
Grantee S.S. No:DT: _____
Tax Folio No.: 9213-06-058

WARRANTY DEED

THIS INDENTURE, made this 28 day of June, 1996, between TERRILYNN DOTSON a/k/a TERRILYN DOTSON, a single woman, whose post office address is 2760 Yacht Club Boulevard, Unit G-10, Coral Cove, Fort Lauderdale, Florida, 33304, grantor, and RODERICK TIRRELL and DEBRA J. TIRRELL, husband and wife, whose post office address is 2101 Northeast 55 Court, Fort Lauderdale, Florida, 33308 grantees,

WITNESSETH that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 31, BLOCK 2 of CORAL RIDGE ADDITION "B" according to the Plat thereof, recorded in Plat Book 41, at Page 47 of the Public Records of Broward County, Florida.

SUBJECT TO taxes for the year 1996 and subsequent years, easements, restrictions, limitations and conditions of record.

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

("Grantor" and "Grantee" are used for singular or plural, as context requires.)

BK 25082PG0137

2125

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

Signed, sealed and delivered
in the presence of:

WITNESSES:

Sign *Chester J. Sasadu, Jr.*
Print CHESTER J. SASADU, JR

Terrilynn Dotson
TERRILYNN DOTSON a/k/a TERRILYN
DOTSON

Sign *Rita Ellen Harting*
Print RITA ELLEN HARTING

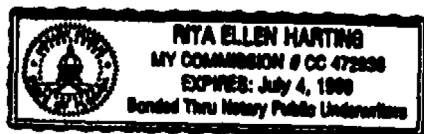
STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of JUNE, 1996, by TERRILYNN DOTSON a/k/a TERRILYN DOTSON, who is personally known to me or who has produced _____ as identification who did take an oath.

NOTARY PUBLIC:

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Sign *Rita Ellen Harting*
Print RITA ELLEN HARTING
State of Florida at Large (Seal)
My Commission Expires:



BR25082PG0138



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

A. J. R. HOME IMPROVEMENTS, INC.

Filing Information

Document Number	P18000091583
FEI/EIN Number	APPLIED FOR
Date Filed	11/07/2018
Effective Date	11/01/2018
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION
FOR ANNUAL REPORT	
Event Date Filed	09/25/2020
Event Effective Date	NONE

Principal Address

1954 THOMAS STREET
HOLLYWOOD, FL 33020 UN

Mailing Address

1954 THOMAS STREET
HOLLYWOOD, FL 33020

Registered Agent Name & Address

THOMAS, IRIS
1472 NW 38 STREET
MIAMI, FL 33142

Officer/Director Detail

Name & Address

Title P

THOMAS, IRIS
1472 NW 38 STREET
MIAMI, FL 33142

Title SEC

THOMAS, IRIS
1472 NW 38 STREET

Annual Reports

Report Year	Filed Date
2019	04/30/2019

Document Images

[04/30/2019 -- ANNUAL REPORT](#)

View image in PDF format

[11/07/2018 -- Domestic Profit](#)

View image in PDF format

This Instrument Prepared by
And return to:
Iris Thomas
1954 Thomas Street
Hollywood, FL 33020

Property Appraisers Parcel I.D. (Folio) Number(s):
494213-06-0580

QUITCLAIM DEED

THIS INDENTURE, Made this 6th day of **June, 2019**, by and between **Vein Holdings, Inc., a Florida Corporation**, hereinafter called the Grantor, whose post office address is: **1954 Thomas Street, Hollywood, FL 33020**

To

A.J.R. Home Improvements, Inc., a Florida Corporation, hereinafter called the Grantee, whose post office address is: **1954 Thomas Street, Hollywood, FL 33020**.

WITNESSETH: That Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in **Broward County, Florida**, to wit:

Lot 31, Block 2, Coral Ridge Addition "B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.

To Have and to Hold, the above described premises, with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantee, either in law or in equity, to the only proper use and benefit of the Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Vein Holdings, Inc., a Florida Corporation

Witness Signature: [Signature]
Printed Name: Aaron Alexander By: [Signature]
By: Iris Thomas, President

Witness Signature: [Signature]
Printed Name: Mather Miquite

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6th day of June 2019, by **Iris Thomas as President of Vein Holdings, Inc., a Florida Corporation**, who is/are personally known to me or who has/have produced driver license(s) as identification.



DEREK C. BROWN
Commission # GG 284549
Expires April 14, 2023
Bonded Thru Budget Notary Services

[Signature]
Printed Name: Derek C. Brown
Notary Public
My Commission Expires: 4/14/2023

Case Number: CACE-19-021162 Division: 05
Filing # 97073870 E-Filed 10/10/2019 04:40:03 PM

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

CFRE INVESTMENT FLIPS I
CORPORATION, a Maryland corporation,

GENERAL JURISDICTION DIVISION

Plaintiff,

v.

CASE NO.

VEIN HOLDINGS, INC., a Florida
corporation, IRIS THOMAS, an individual,
ALBERTO RODRIGUEZ, an individual,
A.J.R. HOME IMPROVEMENTS, INC., a
Florida Corporation, UNKNOWN TENANT
#1 AND #2, as unknown tenants in
possession; and all known and unknown
tenants, all other unknown parties claiming
interests by, through or under named
defendant to this action, or having any right,
title or interest in the property herein
described,

Defendants.

NOTICE OF LIS PENDENS

TO THE DEFENDANTS, VEIN HOLDINGS, INC., a Florida corporation, IRIS THOMAS, an individual, ALBERTO RODRIGUEZ, an individual, A.J.R. HOME IMPROVEMENTS, INC., a Florida Corporation, UNKNOWN TENANT #1 AND #2, as unknown parties, all known and unknown Tenants, all other unknown parties claiming by, through or under named defendants, and any other parties in possession of the subject property

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING:

Plaintiff, CFRE INVESTMENT FLIPS I CORPORATION, has instituted this action against you seeking to foreclose a mortgage and security interests given by VEIN HOLDINGS, INC., a Florida corporation, with respect to the following property in Broward County, Florida:

Lot 31, Block 2, "CORAL RIDGE ADDITION B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.

a/k/a 2101 NE 55 Court, Fort Lauderdale, Florida 33308

Lis Pendens
page 2

Dated this 10th day of October, 2019.

PARDO JACKSON GAINSBURG, PL
Attorneys for Plaintiffs
200 S.E. First Street, Suite 700
Miami, FL 33131
Phone: (305) 358-1001
Fax: (305) 358-2001

By: /s/ Linsey M. Lovell
Linsey M. Lovell, Esquire
Fla. Bar No. 121581
llovell@pardojackson.com

Filing # 101808211 E-Filed 01/16/2020 06:34:18 PM

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

CASE NO. CACE19021162 DIVISION 05 JUDGE Martin Bidwill

CFRE Investment Flips I Corporation

Plaintiff(s) / Petitioner(s)

v.

Alberto Rodriguez, et al

Defendant(s) / Respondent(s)

_____ /

FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE came on for hearing on the presentation of Plaintiff's Motion for Order to Show Cause Why Final Judgment of Foreclosure should not be entered, and the Court having reviewed the Motion, heard argument of counsel, considered any affidavits, testimony or other evidence presented at the hearing, and being otherwise duly advised in the premises, it is hereby

ORDERED AND ADJUDGED:

1. Final Judgment of Foreclosure is hereby Granted, as provided herein, in favor of Plaintiff whose address is 741 Dowers Road, Abingdon, Maryland 21009 against Vein Holdings, Inc., a Florida corporation, Iris Thomas, an individual, Alberto Rodriguez, an individual, A.J.R. Home Improvements, Inc., a Florida Corporation, UNKNOWN TENANT #1 AND #2 (collectively, the "Defendants").
2. The Defendants were served with the Complaint by publication.
3. The Defendants either failed to appear at the hearing to show cause and failed to file defenses by motion or by a verified or sworn answer; or any defense raised by the Defendants at such hearing was insufficient.

4. The mortgage provides for a reasonable attorney's fee and the requested attorney's fees do not exceed three percent (3%) of the principal amount owed at the time of filing the Complaint. Therefore, it is unnecessary for the Court to hold a hearing to determine whether the requested attorney's fees are reasonable.
5. The following amounts are due from Defendants to Plaintiff pursuant to the Loan Documents as defined in the Verified Complaint:

Note Principal	\$376,950.00
Balloon Note Principal	\$88,730.29
Guaranteed Return on Balloon Note	\$35,000.00
Late Fees on Note	\$2,261.70
Interest (12%) on Note from September 17, 2018 through September 17, 2019	\$45,234.00
Default Interest (18%) on Note from September 18, 2019 through October 9, 2019	\$4,089.65
TOTAL	\$552,265.64

plus pre-judgment interest from October 10, 2019, to the date of the entry of this Final Judgment of Foreclosure, in the sum of \$17,845.74, for a Total Sum of \$570,111.38 (the "Total Sum"). Interest on the Total Sum shall accrue on the Total Sum at the statutory rate until fully paid. The Court reserves ruling on the award to Plaintiff for additional attorney's fees and costs incurred after the entry of Final Judgment.

6. Plaintiff holds a lien for the Total Sum superior to any claim of Defendants on the real and personal property in Broward County, Florida described as follows

Lot 31, Block 2, "CORAL RIDGE ADDITION B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.

a/k/a 2101 NE 55 Court, Fort Lauderdale, Florida 33308

and the building and improvements located thereon.

7. If the Total Sum, together with interest at the legal rate described in Paragraph 5 and all costs accrued subsequent to this Final Summary Judgment of Foreclosure are not paid at or before the time scheduled for the public sale as set forth herein, the Clerk of this Court shall sell the real property identified in Paragraph 6 above at Public Sale on the 20th day of February, 2020, at 10:00 a.m. to the highest bidder for cash, except as prescribed in Paragraph 8, via **public auction on the Internet in accordance with Florida Statutes**.
8. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property for sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this Final Judgment of Foreclosure, or such part of it as is necessary to pay the bid in full. If the Plaintiff is not the highest bidder at the time of the sale, the highest bidder shall be required to pay, in addition to such highest bid, the State of Florida documentary stamps to be affixed to the Certificate of Title, the Clerk's sale fee and any registry fees charged by the Clerk. Should Plaintiff or an agent of Plaintiff fail to appear at the foreclosure sale, the Clerk is ordered to cancel the sale with jurisdiction being reserved by this Court to reset the foreclosure sale for another date. Should the highest bidder at the sale fail to tender the full bid amount in a timely manner, the property shall be sold to the next highest bidder timely tendering said next highest bidder's full bid amount, without the necessity of any further sale or advertising.
9. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, plus interest at the rate prescribed in Paragraph 5 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court.

10. On filing the Certificate of Title, Defendants, and all persons claiming under or against them since the filing of the Notice of Lis Pendens shall be foreclosed of all estates or claims in the property and the purchaser at the sale shall be let into possession of the property.
11. On filing the Certificate of Title, Defendants, and all persons claiming under or against them since the filing of the Notice of Lis Pendens shall remove all possessions from said property and if said Defendants or such other persons fail to do so, upon application to the Clerk of the above-entitled court, said Clerk of the Court shall issue a Writ of Possession commanding the Sheriff of Broward County, Florida to remove all persons from the above-described property and to put said title holder in possession of said property.
12. Jurisdiction of this action is retained to enter further Orders that are proper, including, but not limited to, award to Plaintiff of attorney's fees, writs of possession and deficiency judgments.
13. The Court retains jurisdiction for the enforcement of any of the provisions of this Final Judgment.

DONE and **ORDERED** in Chambers, at Broward County, Florida on 01-16-2020.



CACE19021162 01-16-2020 3:10 PM

Hon. Martin Bidwill

CIRCUIT JUDGE

Electronically Signed by Martin Bidwill

Copies Furnished To:

Linsey Lovell , E-mail : mfuentes@pardojackson.com

Linsey Lovell , E-mail : vcerra@pardojackson.com

Linsey Lovell , E-mail : llovell@pardojackson.com

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE19080573

vs.

A J.R HOME IMPROVEMENTS INC
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9213060580

Legal: CORAL RIDGE ADD B 41-47 B LOT 31 BLK 2

More commonly known as: 2101 NE 55 CT

2. That the Special Magistrate did issue on the 19th day of September 2019 a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 29th day of September 2019 or pay a fine in the amount of \$50.00 per day for the violation of 9-313.(a).
3. On February 6, 2020, the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 6th day of February 2020, did impose a fine in the amount of \$6,500.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County 30 days from the above date of the Special Magistrate Hearing. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

Case No: CE19080573
Property: 2101 NE 55 CT

LIEN AND FORECLOSURE NOTICE:

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 6th day of February 2020.

ATTEST:



Clerk, Special Magistrate

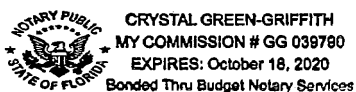


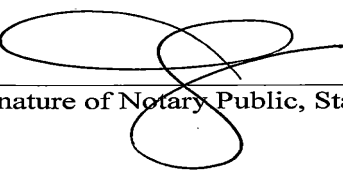
Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Mark Purdy, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of February 2020, by Mark Purdy, as Special Magistrate, of the City of Fort Lauderdale, and Mary Allman, as Clerk of the Special Magistrate for the City of Fort Lauderdale.





(Signature of Notary Public, State of Florida)

(Printed, Typed, or Stamped Commissioned Name of Notary)

Personally Known OR Produced Identification _____

Type of Identification Produced _____

This instrument prepared by and returns to:

Crystal Green-Griffith
Code Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-4608

This Instrument Prepared by:
Frederick A. Schaffer, Esq.
All Florida Title Company of Broward, LLC
4577 Nob Hill Road, Suite 202
Sunrise, FL 33351
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
494213-06-0580
File No.: 101732

WARRANTY DEED

This Warranty Deed, Made the 17 day of September, 2018, by Parklane Equity, LLC, a Nevada Limited Liability Company, having its place of business at 120 E. Oakland Park Blvd., #107, Fort Lauderdale, FL 33334, hereinafter called the "Grantor", to Vein Holdings, Inc, a Florida Corporation, whose post office address is: 1472 NW 38 Street, Miami, FL 33142, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Ninety Nine Thousand Dollars and No Cents (\$399,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Broward County, Florida**, to wit:

Lot 31, Block 2, Coral Ridge Addition "B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of LLC)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Frederick Schaffer

PARKLANE EQUITY, LLC, A NEVADA LIMITED LIABILITY COMPANY
[Signature]

Witness Signature: [Signature]
Printed Name: Monica Alvarez

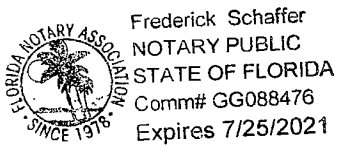
Andrew Paleias
Managing Member

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 17 day of September, 2018 by Andrew Paleias as Managing Member of Parklane Equity, LLC, a Nevada Limited Liability Company, on behalf of the LLC. He/She is personally known to me or has produced driver license(s) as identification.

Notary Public Signature: [Signature]
Printed Name: _____

My Commission Expires: _____
(SEAL)



After Recording Return to:

CFRE Investment Flips I Corporation
1055 Piper Cove Way
Bel Air, MD 21014

Vein Holdings, Inc
\$376,950.00
September 17, 2018

OPEN-END COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

KNOW ALL MEN BY THESE PRESENTS that **Vein Holdings, Inc**, a Florida Corporation having its principal place of **1954 Thomas St, Hollywood, FL 33020** ("Mortgagor" or "Borrower", as the case maybe), for the consideration of **Three Hundred Seventy Six Thousand Nine Hundred Fifty and 00/100 dollars (\$376,950.00)** and other good and valuable consideration, received to its full satisfaction from **CFRE Investment Flips I Corporation, Loan #0004**, a Maryland corporation having its principal place of business at **1055 Piper Cove Way, Bel Air, MD 21014** ("Mortgagee" or "Lender", as the case maybe) does hereby give, grant, bargain, sell, and confirm unto the said Mortgagee, its successors and assigns forever, the following:

- (A) All right, title and interest in and to those premises more commonly known as **2101 NE 55 Court, Fort Lauderdale, FL 33142** (the "Property") which is more particularly described in **SCHEDULE A** (the "Premises") which is attached hereto and made a part hereof;
- (B) TOGETHER WITH (1) all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Premises, and (2) all building materials, supplies and other property stored at or delivered to the Premises or any other location for incorporation into the improvements located or to be located on the Premises, and all fixtures, machinery, appliances, equipment, furniture and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, and used or intended to be used in connection with, or with the operation of, or the occupancy of, the Premises, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, and all extensions, additions, improvements, betterments, renewals, substitutions and replacements to any of the foregoing, and all of the right, title and interest of Mortgagor in and to such personal property which, to the fullest extent permitted by law, shall be conclusively deemed fixtures and a part of the real property encumbered hereby (the "Improvements");
- (C) TOGETHER WITH (1) all estate, right, title and interest of Mortgagor, of whatever character, whether now owned or hereafter acquired, in and to (a) all streets, roads and public places, open or proposed, in front of or adjoining the Premises, and the land lying in the bed of such streets, roads and public places, and (b) all other sidewalks, alleys, ways, passages, strips and gores of land adjoining or used or intended to be used in connection with any of the property described in **paragraphs (A) and (B)** hereof, or any part thereof; and (2) all water courses, water rights, easements, rights-of-way and rights of use or passage, public or private, and all estates, interest,

benefits, powers, rights (including, without limitation, any and all lateral support, drainage, slope, sewer, water, air, mineral, oil, gas and subsurface rights), privileges, licenses, profits, rents, royalties, tenements, hereditaments, reversions and subreversions, remainders and subremainders and appurtenances whatsoever in any way belonging, relating or appertaining to any of the property described in **paragraphs (A) and (B)** hereof, or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor; and

(D) TOGETHER WITH **(a)** all estate, right, title and interest of Mortgagor of, in and to all judgments, insurance proceeds, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the property described in **paragraphs (A), (B) and (C)** hereof or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the property described in **paragraphs (A), (B) or (C)** hereof or any part thereof, or to any rights appurtenant thereto, and all proceeds of any sales or other dispositions of the property described in **paragraphs (A), (B) or (C)** hereof, or any part thereof; and Mortgagee is hereby authorized to collect and receive said awards and proceeds and to give proper receipts and acquitances therefor, and (if it so elects) to apply the same, after deducting therefrom any expenses incurred by Mortgagee in the collection and handling thereof, toward the payment of the indebtedness and other sums secured hereby, notwithstanding the fact that the amount owing thereon may not then be due and payable; and **(b)** all contract rights, general intangibles, governmental permits, licenses and approvals, actions and rights in action, including without limitation all rights to insurance proceeds and unearned premiums, arising from or relating to the property described in **paragraphs (A), (B) and (C)** above; and **(c)** all proceeds, products, replacements additions, substitutions, renewals and accessions of and to the property described in **paragraphs (A), (B) and (C)**.

All of the property described in **paragraphs (A), (B), (C) and (D)** above, and each item of property therein described, is herein referred to as the "Mortgaged Property".

TO HAVE AND TO HOLD the above granted and bargained Premises, with the appurtenances thereof, unto it, the said Mortgagee, its successors and assigns forever, to it and their own proper use and behoof. And also, the said Mortgagor does for itself, its successors and assigns, covenant with the said Mortgagee, its successors and assigns, that at and until the ensembling of these presents, they are well seized of the Premises as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free and clear of all encumbrances whatsoever.

AND FURTHERMORE, Mortgagor does by these presents bind itself, its legal representatives and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained Mortgaged Property to Mortgagee, its successors and assigns, against all claims and demands whatsoever.

THE CONDITION OF THIS MORTGAGE IS SUCH THAT:

WHEREAS, Mortgagor is indebted to Mortgagee by virtue of a commercial loan transaction (the "Loan") in the sum of **Three Hundred Seventy Six Thousand Nine Hundred Fifty and 00/100 dollars (\$376,950.00)** as evidenced by (1) a certain Commercial Non-Revolving Line of Credit Promissory Note in the principal amount of **Three Hundred Seventy Six Thousand Nine Hundred Fifty and 00/100 dollars (\$376,950.00)** (as same may be amended, restated, or modified from time to time, the "Note") dated **September 17, 2018** executed by Mortgagor and delivered to Mortgagee, with all amounts remaining

unpaid thereon being finally due and payable on **September 17, 2018** and (2) that certain Loan Agreement (as same may be amended, restated, or modified from time to time, "Loan Agreement") of even date herewith;

WHEREAS, the terms and repayment of such obligations of the Mortgagor are set forth in the Note; WHEREAS, to secure payment and performance of the indebtedness and obligations represented by the Note, the Mortgagor is hereby executing this Mortgage in favor of the Mortgagee; WHEREAS, Mortgagee has agreed to provide financing for the purchase and renovations of the premises located at: **2101 NE 55 Court, Fort Lauderdale, FL 33142**; and

WHEREAS, Mortgagor has agreed to grant Mortgagee a mortgage in the Premises as collateral for the refinancing of the premises located at: **2101 NE 55 Court, Fort Lauderdale, FL 33142**; and

WHEREAS, at closing, the Mortgagee initially advanced the sum of **Three Hundred Sixteen Thousand Six Hundred Thirty Eight and 45/100 dollars (\$316,638.45)** to Mortgagor on the date hereof and may make further advances of an additional **Seventeen Thousand Eight Hundred Fifty and 00/100 dollars (\$17,850.00)** for a total loan in the amount of **Three Hundred Seventy Six Thousand Nine Hundred Fifty and 00/100 dollars (\$376,950.00)**; and

WHEREAS, buildings and/or improvements on the Mortgaged Property are in the process of construction or repair, or are to be constructed, erected or repaired; and

WHEREAS, Mortgagee has agreed to make the Loan to Mortgagor, the balance of which is to be paid to Mortgagor in installments, provided Mortgagor is not in default hereunder, the time and amount of each advancement to be at the sole discretion of Mortgagee, up to **Three Hundred Seventy Six Thousand Nine Hundred Fifty and 00/100 dollars (\$376,950.00)** and

WHEREAS, Mortgagor represents and warrants that it has full power and authority to execute and deliver the Note, this Mortgage, and all other documents, agreements and instruments required of it by Mortgagee in connection with the making of the Loan (the Note, this Mortgage, and all such other documents, agreements and instruments executed and delivered by Mortgagor in connection with the Loan being sometimes collectively referred to herein as the "Loan Documents").

NOW, THEREFORE, Mortgagor hereby covenants and agrees with Mortgagee as follows:

ARTICLE ONE: COVENANTS OF MORTGAGOR

1.01 Performance of Loan Documents. Mortgagor shall cause to be performed, observed and complied with all provisions hereof, of the Note and each of the Loan Documents, and will promptly pay to Mortgagee the principal, with interest thereon, and all other sums required to be paid by Mortgagor under the Note and pursuant to the provisions of this Mortgage and of the Loan Documents when payment shall become due (the entire principal amount of the Note, all accrued interest thereon and all obligations and indebtedness thereunder and hereunder and under all of the Loan Documents described being referred to herein as the "Indebtedness").

1.02 General Representations, Covenants and Warranties. Mortgagor represents and covenants that (a) Mortgagor is now able to meet its debts as they mature, the fair market value of its assets exceeds its liabilities and no bankruptcy or insolvency case or proceeding is pending or contemplated by or against

Mortgagor; **(b)** all reports, statements and other data furnished by Mortgagor to Mortgagee in connection with the Loan are true, correct and complete in all material respects and do not omit to state any fact or circumstance necessary to make the statements contained therein not misleading; **(c)** this Mortgage, the Note and all other Loan Documents are legal, valid and binding obligations of Mortgagor enforceable in accordance with their respective terms and the execution and delivery thereof do not contravene any contract or agreement to which Mortgagor is a party or by which Mortgagor may be bound and do not contravene any law, order, decree, rule or regulation to which Mortgagor is subject; **(d)** there are no actions, suits or proceedings pending, or to the knowledge of Mortgagor threatened, against or affecting Mortgagor or any part of the Mortgaged Property; **(e)** all costs arising from construction of any improvements and the purchase of all equipment located on the Mortgaged Property which have been incurred prior to the date of this Mortgage have been paid; **(f)** the Mortgaged Property has frontage on, and direct access for, ingress and egress to the street(s) described in any survey submitted to Mortgagee; **(g)** electric, sewer, water facilities and any other necessary utilities are, or will be, available in sufficient capacity to service the Mortgaged Property satisfactorily during the term of the Note, and any easements necessary to the furnishing of such utility service by Mortgagor have been or will be obtained and duly recorded (evidence satisfactory to Mortgagee that all utility services required for the use, occupancy and operations of the Mortgaged Property shall be provided to Mortgagee immediately upon Mortgagee's request); **(h)** there has not been, is not presently and will not in the future be any activity conducted by Mortgagor or any tenant at or upon any part of the Mortgaged Property that has given or will give rise to the imposition of a lien on any part of the Mortgaged Property; **(i)** Mortgagor is not in default under the terms of any instrument evidencing or securing any indebtedness of Mortgagor, and there has occurred no event which would, if uncured or uncorrected, constitute a default under any such instrument with the giving of notice, or the passage of time or both; and **(j)** Mortgagee has legal capacity to enter into the Loan and to execute and deliver the Loan Documents, and the Loan Documents have been duly and properly executed on behalf of Mortgagee.

1.03 Compliance with Laws; Permits; Notice. Mortgagor covenants and warrants that the Mortgaged Property presently complies with and shall continue to comply with all applicable restrictive covenants, applicable zoning, wetlands and subdivision ordinances and building codes, all applicable health and environmental laws and regulations and all other applicable laws, statutes, rules, ordinances, codes, and regulations, and Mortgagor has not received any notice that the Mortgaged Property is not in compliance with any such laws, statutes, rules, ordinances, codes and regulations. If Mortgagor receives notice from any federal, state or other governmental body that it is not in compliance with any such laws, statutes, rules, ordinances, codes and regulations, Mortgagor shall provide Mortgagee with a copy of such notice promptly. Mortgagor agrees to comply with all federal, state and municipal local laws, statutes, rules, ordinances, codes and regulations in connection with the construction and development of the Mortgaged Property. Mortgagor has obtained all licenses, permits, authorizations, consents and approvals necessary for the construction and development of the Mortgaged Property, and all such licenses, permits, authorizations, consents and approvals are in full force and effect and all appeal periods have expired. Unless required by applicable law or unless Mortgagee has otherwise agreed in writing, Mortgagor shall not allow changes in the nature of the occupancy for which the Premises were intended at the time this Mortgage was executed. Mortgagor shall not initiate or acquiesce in a change in the zoning classification of the Mortgaged Property without Mortgagee's prior written consent. Mortgagor warrants and represents that its use, and the use by any of its tenants, of the Mortgaged Property is in accordance and compliance with the terms and conditions of any and all rules, regulations, and laws that may be applicable to the Mortgaged Property, including, without limitation, all federal, state and local laws, ordinances, rules and regulations regarding hazardous and toxic materials and that Mortgagor shall maintain and continue such compliance and shall require and ensure its tenants' compliance with the same. Mortgagor shall maintain or shall cause their agent to maintain in its possession, available for the inspection of the Mortgagee, and shall deliver to the Mortgagee, upon

three (3) business days' request, evidence of compliance with all such requirements. Mortgagor hereby indemnifies and holds Mortgagee free of and harmless from and against any and all claims, demands, damages or liabilities that Mortgagee may incur with regard thereto.

1.04 Taxes and Other Charges.

1.04.1 Impositions. Subject to the provisions of this **Section 1.04**, Mortgagor shall pay, at least five (5) days before the date due, all real estate taxes, personal property taxes, assessments, water and sewer rates and charges, license fees, all charges which may be imposed for the use of vaults, chutes, areas and other space beyond the lot line and abutting the public sidewalks in front of or adjoining the Premises, and all other governmental levies and charges (collectively, the "Impositions"), of every kind and nature whatsoever, general and special, ordinary and extraordinary, foreseen and unforeseen, which shall be assessed, levied, confirmed, imposed or become a lien upon or against the Mortgaged Property or any part thereof, or which shall become payable with respect thereto. Mortgagor shall deliver to Mortgagee, within twenty (20) days after the due date of each payment in connection with the Impositions or any assessment for local improvements ("Assessment"), the original or a true Photostatic copy of the official receipt evidencing such payment or other proof of payment satisfactory to Mortgagee.

1.04.2 Insurance.

(a) Mortgagor shall keep all buildings erected on or to be erected on the Mortgaged Property insured against loss by fire and such other hazards as the Mortgagee may require and Mortgagor shall obtain and maintain insurance with respect to other insurable risks and coverage relating to the Mortgaged Property including, without limitation, fire, builder's risk, worker's compensation, physical damages, loss of rentals or business interruption, earthquake (if applicable), and liability insurance, all such insurance to be in such sums and upon such terms and conditions as Mortgagee reasonably may require, with loss proceeds by the terms of such policies made payable to the Mortgagee as its interest may appear. Mortgagor covenants that all insurance premiums shall be paid not later than fifteen (15) days prior to the date on which such policy could be cancelled for non-payment. If, to Mortgagor's knowledge, any portion of the Mortgaged Property is in an area identified by any federal governmental authority as having special flood hazards, and flood insurance is available, a flood insurance policy meeting the current guidelines of FEMA's Federal Insurance and Mitigation Administration is in effect with a generally acceptable insurance carrier, in an amount representing coverage not less than the least of (1) the outstanding principal balance of the Loan, (2) the full insurable value of the Mortgaged Property, and (3) the maximum amount of insurance available under the Flood Disaster Protection Act of 1973, as amended. All such insurance policies (collectively, the "hazard insurance policy") shall contain a standard mortgagee clause naming the Mortgagee and its successors and assigns as beneficiary, and may not be reduced, terminated, or canceled without thirty (30) days' prior written notice to the Mortgagee.

(b) Such insurance companies shall be duly qualified as such under the laws of the states in which the Mortgaged Property is located, duly authorized and licensed in such states to transact the applicable insurance business and to write the insurance provided, and companies whose claims paying ability is rated in the two highest rating categories by A.M. Best with respect to hazard and flood insurance. Such insurance shall be in amounts not less than the greater of: (i) the outstanding principal balance of the Loan, or (ii) the amount necessary to avoid the operation of any co-insurance provisions with respect to the Premises.

(c) All such policies shall provide for a minimum of thirty (30) days prior written cancellation notice to Mortgagee. Mortgagee, upon its request to Mortgagor, shall have the custody of all such policies and all other policies which may be procured insuring said Mortgaged Property, the same to be delivered, to Mortgagee at its office and all renewal policies to be delivered and premiums paid to Mortgagee at its office at least twenty (20) days before the expiration of the old policies; and Mortgagor agrees that upon failure to maintain the insurance as above stipulated or to deliver said renewal policies as aforesaid, or to pay the premiums therefor, Mortgagee may, without obligation to do so, procure such insurance and pay the premiums therefor and all sums so expended shall immediately be paid by Mortgagor and unless so paid, shall be deemed part of the debt secured hereby and shall bear interest at the rate set forth in the Note, and thereupon the entire principal sum unpaid, including such sums as have been paid for premiums of insurance as aforesaid, and any and all other sums which shall be payable hereunder shall become due and payable forthwith at the option of Mortgagee, anything herein contained to the contrary notwithstanding. In case of loss and payment by any insurance Corporation, the amount of insurance money received shall be applied either to the Indebtedness secured hereby, or in rebuilding and restoring the damaged property, as Mortgagee may elect.

(d) Mortgagor has not engaged in and shall not engage in any act or omission which would impair the coverage of any such policy, the benefits of the endorsement provided for herein, or the validity and binding effect of either including, without limitation, no unlawful fee, commission, kickback, or other unlawful compensation or value of any kind has been or will be received, retained, or realized by any attorney, firm, or other person, and no such unlawful items have been received, retained, or realized by Mortgagor.

(e) No action, inaction, or event has occurred and no state of facts exists or has existed that has resulted or will result in the exclusion from, denial of, or defense to coverage under any applicable special hazard insurance policy or bankruptcy bond, irrespective of the cause of such failure of coverage.

1.04.3 Deposits for Impositions and Insurance. Notwithstanding anything to the contrary contained in any of the Loan Documents, upon demand by Mortgagee, after failure by Mortgagor to pay any of the amounts specified in **Sections 1.04.1 or 1.04.2**, Mortgagor shall deposit with Mortgagee on the first day of each month an amount equal to one twelfth (1/12th) of the sum of: **(i)** the aggregate annual payments for the Impositions; **(ii)** the annual insurance premiums on the policies of insurance required to be obtained and kept in force by Mortgagor under this Mortgage; and **(iii)** all other periodic charges (other than interest and principal under the Note) arising out of the ownership of the Mortgaged Property or any portion thereof which are or with notice or the passage of time or both will become a lien against the Mortgaged Property or any part thereof **((i), (ii), and (iii), collectively, the "Annual Payments"**). Such sums will not bear interest and are subject to adjustment or additional payments in order to assure Mortgagee that it will have the full amount of any payment on hand at least one (1) month prior to its due date. Mortgagee shall hold said sums in escrow to pay said Annual Payments in the manner and to the extent permitted by law when the same become due and payable. Notwithstanding anything herein to the contrary, however, such deposits shall not be, nor be deemed to be, trust funds but may be commingled with the general funds of Mortgagee. If the total payments made by Mortgagor to Mortgagee, on account of said Annual Payments up to the time when the same become due and payable, shall exceed the amount of payment for said Annual Payments actually made by Mortgagee, such excess shall be credited by Mortgagee against the next payment or payments due from Mortgagor to Mortgagee on account of said Annual Payments. If, however, said payments made by Mortgagor shall not be sufficient to pay said Annual Payments when the same become

due and payable, Mortgagor agrees to promptly pay to Mortgagee the amount necessary to make up any deficiency. In case of default in the performance of any of the agreements or provisions contained in the Note, Mortgagee may, at its option, at any time after such default, apply the balance remaining of the sums accumulated, as a credit against the principal or interest of the mortgage Indebtedness, or both.

1.04.4 Late Charge. Mortgagee may collect a "late charge" of ten percent (10%) on any payment or installment due or required to be paid pursuant to the terms of this Mortgage or the Note which is not paid within five (5) days of when the same is required to be paid to cover the extra expenses involved in handling such delinquent payment.

1.04.5 Proof of Payment. Upon request of Mortgagee, Mortgagor shall deliver to Mortgagee, within twenty (20) days after the due date of any payment required in this **Section 1.04**, proof of payment satisfactory to Mortgagee.

1.05 Condemnation. Mortgagee shall be entitled to all compensation awards, damages, claims, rights of action and proceeds of, or on account of, any damage or taking through condemnation, eminent domain or the like, and Mortgagee is hereby authorized, at its option, to commence, appear in and prosecute in its own or Mortgagor's name any action or proceeding relating to any such condemnation, taking or the like and to settle or compromise any claim in connection therewith.

1.06 Care of Mortgaged Property; Demolition and Alteration. Mortgagor shall maintain the Mortgaged Property in good condition and repair, shall not commit or suffer any waste of the Mortgaged Property, and shall comply with or cause to be complied with, all statutes, laws, rules, ordinances and requirements of any governmental authority relating to the Mortgaged Property; and Mortgagor shall promptly repair, restore, replace or rebuild any part of the Mortgaged Property now or hereafter subject to the lien of this Mortgage which may be damaged or destroyed by any casualty whatsoever or which may be affected by any proceeding of the character referred to in **Section 1.05**. Mortgagor shall complete and pay for, within a reasonable time, any structure in the process of construction on the Mortgaged Property at any time during the term of the Loan; and Mortgagor shall not initiate, join in, or consent to any change in any private restrictive covenants, or private restrictions, limiting or defining the uses which may be made of the Mortgaged Property or any part thereof, without the written consent of Mortgagee. Mortgagor agrees that no building or other property now or hereafter covered by the lien of this Mortgage shall be removed, demolished, or materially altered, without the prior written consent of Mortgagee, except that Mortgagor shall have the right, without such consent, to remove and dispose of, free from the lien of this Mortgage, such equipment as from time to time may become worn out or obsolete, provided that simultaneously with or prior to such removal any such equipment shall be replaced with other equipment of value at least equal to that of the replaced equipment and free from any title retention or security agreement or other encumbrance, and by such removal and replacement Mortgagor shall be deemed to have subjected such equipment to the lien of this Mortgage.

1.07 Transfer and Encumbrance of Mortgaged Property.

(a) Mortgagor shall not sell, convey, transfer, suffer any type of change in title or ownership, lease, assign or further encumber any interest in any part of the Mortgaged Property, without the prior written consent of Mortgagee. Any such sale, conveyance, transfer, pledge, lease, assignment or encumbrance made without Mortgagee's prior written consent shall be null and void and shall constitute a default hereunder. Mortgagor shall not, without the prior written consent of Mortgagee, permit any further

assignment of the rents, royalties, issues, revenues, income, profits or other benefits from the Mortgaged Property, or any part thereof, and any such assignment without the prior written consent of Mortgagee shall be null and void and shall constitute a default hereunder. Mortgagor agrees that in the event the ownership of the Mortgaged Property or any part thereof is permitted by Mortgagee to be vested in a person other than Mortgagor, Mortgagee may, without notice to Mortgagor, deal in any way with such successor or successors in interest with reference to this Mortgage and the Note and other sums hereby secured without in any way vitiating or discharging Mortgagor's liability hereunder or upon the Note and other sums hereby secured. No sale of the Mortgaged Property and no forbearance to any person with respect to this Mortgage and no extension to any person of the time for payment of the Note and other sums hereby secured given by Mortgagee shall operate to release, discharge, modify, change or affect the original liability of Mortgagor either in whole or in part.

(b) If Mortgagor shall sell, convey, assign or transfer all or any part of the Mortgaged Property or any interest therein or any beneficial interest in Mortgagor without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, without demand, presentment, protest, notice of protest, notice of intent to accelerate, notice of acceleration or other notice, or any other action, all of which are hereby waived by Mortgagor and all other parties obligated in any manner on the Indebtedness, declare the Indebtedness to be immediately due and payable, which option may be exercised at any time following such sale, conveyance, assignment, lease or transfer, and upon such declaration the entire unpaid balance of the Indebtedness shall be immediately due and payable.

(c) Mortgagor shall keep the Mortgaged Property free from mechanics' liens, materialmen's liens and encumbrances. If any prohibited lien or encumbrance is filed against the Mortgaged Property, Mortgagor shall cause the same to be removed and discharged of record within thirty (30) days after the date of filing thereof.

(d) Mortgagor shall obtain, upon request by Mortgagee, from all persons hereafter having or acquiring any interest in or encumbrance on the Mortgaged Property or the said equipment or accessions, a writing duly acknowledged, and stating the nature and extent of such interest or encumbrance and that the same is subordinate to this Mortgage and no offsets or defenses exist in favor thereof against this Mortgage or the Note hereby secured, and deliver such writing to Mortgagee.

1.08 Further Assurances. At any time and from time to time upon Mortgagee's request, Mortgagor shall make, execute and deliver, or cause to be made, executed and delivered, to Mortgagee and, where appropriate, shall cause to be recorded or filed, and from time to time thereafter to be re-recorded and refiled, at such time and in such offices and places as shall be deemed desirable by Mortgagee, any and all such further mortgages, instruments of further assurance, certificates and such other documents as Mortgagee may consider necessary or desirable in order to effectuate, complete or perfect, or to continue and preserve, the obligations of Mortgagor under the Note and this Mortgage, the lien of this Mortgage as a lien upon all of the Mortgaged Property, and unto all and every person or persons deriving any estate, right, title or interest under this Mortgage. Upon any failure by Mortgagor to do so, Mortgagee may make, execute, record, file, re-record or refile any and all such mortgages, instruments, certificates and documents for and in the name of Mortgagor, and Mortgagor hereby irrevocably appoints Mortgagee the agent and attorney-in-fact of Mortgagor to do so.

1.09 Uniform Commercial Code Security Agreement and Fixture Filing. This Mortgage is intended to be a security agreement and fixture filing which is to be filed for record in the real estate records pursuant to the Uniform Commercial Code in effect from time to time in the State of Florida for any of the goods specified above in this Mortgage as part of the Mortgaged Property which, under applicable law, may be

subject to a security interest pursuant to the Uniform Commercial Code and Mortgagor hereby agrees to execute and deliver any additional financing statements covering said goods from time to time and in such form as Mortgagee may require to perfect a security interest with respect to said goods. Mortgagor shall pay all costs of filing such financing statements and renewals and releases thereof and shall pay all reasonable costs and expenses of any record searches for financing statements which Mortgagee may reasonably require. Without the prior written consent of Mortgagee, Mortgagor shall not create or suffer to be created, pursuant to the Uniform Commercial Code, any other security interest in said goods, including replacements and additions thereto. Upon Mortgagor's breach of any covenant or agreement of Mortgagor contained in this Mortgage, including the covenants to pay when due all sums secured by this Mortgage, Mortgagee shall have the remedies of a secured party under the Uniform Commercial Code and, at Mortgagee's option, may also invoke the remedies permitted by applicable law as to such goods.

AS IT IS RELATED HERETO:

DEBTOR IS: Vein Holdings, Inc
 1954 Thomas St, Hollywood, FL 33020

SECURED PARTY IS: CFRE Investment Flips I Corporation
 1055 Piper Cove Way
 Bel Air, MD 21014

Mortgagor represents, covenants, and warrants that as of the date hereof as follows: Mortgagor's full, correct, and exact legal name is set forth immediately above in this **Section 1.09**. Mortgagor is an organization of the type and is incorporated in, organized, or formed under the laws of the state specified in the introductory paragraph to this Mortgage. In the event of any change in name or identity of Mortgagor, Mortgagor hereby authorizes Mortgagee to file such Uniform Commercial Code forms as are necessary to maintain the priority of Mortgagee's lien upon the Mortgaged Property which may be deemed personal property or fixtures, including future replacement thereof, which serves as collateral under this Mortgage.

1.10 Lease Covenants. Each and every covenant on the part of Mortgagor contained in any assignment of lessor's interest in leases or any assignment of rents, royalties, issues, revenues, profits, income or other benefits made collateral hereto is made an obligation of Mortgagor hereunder as if fully set forth herein.

1.11 After-Acquired Property. To the extent permitted by and subject to applicable law, the lien of this Mortgage will automatically attach, without further act, to all after-acquired property located in, on, or attached to, or used, or intended to be used, in connection with, or with the renovation of, the Mortgaged Property or any part thereof; provided, however, that, upon request of Mortgagee, Mortgagor shall execute and deliver such instrument or instruments as shall reasonably be requested by Mortgagee to confirm such lien, and Mortgagor hereby appoints Mortgagee its attorney-in-fact to execute all such instruments, which power is coupled with an interest and is irrevocable.

1.12 Expenses. Unless otherwise agreed in writing, Mortgagor will pay when due and payable all appraisal fees, recording fees, taxes, brokerage fees and commissions, abstract fees, title policy fees, escrow fees, attorneys' fees, court costs, fees of inspecting architect(s) and engineer(s) and all other costs and expenses of every character which have been incurred or which may hereafter be incurred

by Mortgagee in connection with: **(a)** the preparation and execution of the Loan Documents; **(b)** the funding of the Loan; **(c)** in the event an Event of Default occurs hereunder or under the Note or any of the Loan Documents, all costs, fees and expenses, including, without limitation, all reasonable attorneys' fees in connection with the enforcement under the Note or foreclosure under this Mortgage, preparation for enforcement of this Mortgage or any other Loan Documents, whether or not suit or other action is actually commenced or undertaken; **(d)** enforcement of this Mortgage or any other Loan Documents; **(e)** court or administrative proceedings of any kind to which Mortgagee may be a party, either as plaintiff or defendant, by reason of the Note, the Mortgage or any other Loan Documents; **(f)** preparation for and actions taken in connection with Mortgagee's taking possession of the Mortgaged Property; **(g)** negotiations with Mortgagor, its beneficiary, or any of its agents in connection with the existence or cure of any Event of Default or default; **(h)** any proposed refinancing by Mortgagor or any other person or entity of the debt secured hereby; **(i)** the transfer of the Mortgaged Property in lieu of foreclosure; **(j)** inspection of the Mortgaged Property pursuant to **Section 1.15**; and **(k)** the approval by Mortgagee of actions taken or proposed to be taken by Mortgagor, its beneficiary, or other person or entity which approval is required by the terms of this Mortgage or any other of the Loan Document. Mortgagor will, upon demand by Mortgagee, reimburse Mortgagee or any takeout lender for all such expenses which have been incurred or which shall be incurred by either of them; and will indemnify and hold harmless Mortgagee from and against, and reimburse it for, the same and for all claims, demands,

liabilities, losses, damages, judgments, penalties, costs and expenses (including, without limitation, attorneys' fees) which may be imposed upon, asserted against, or incurred or paid by it by reason of, on account of or in connection with any bodily injury or death or property damage occurring in or upon or in the vicinity of the Mortgaged Property through any cause whatsoever or asserted against it on account of any act performed or omitted to be performed hereunder or on account of any transaction arising out of or in any way connected with the Mortgaged Property, or with this Mortgage or the Indebtedness.

1.13 Mortgagee's Performance of Defaults. If Mortgagor defaults in the payment of any tax, Assessment, encumbrance or other Imposition, in its obligation to furnish insurance hereunder, or in the performance or observance of any other covenant, condition, agreement or term in this Mortgage, the Note or in any of the Loan Documents, Mortgagee may, without obligation to do so, to preserve its interest in the Mortgaged Property, perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately. The amounts so incurred or paid by Mortgagee, together with interest thereon at the default rate, as provided in the Note, from the date incurred until paid by Mortgagor, shall be added to the Indebtedness and secured by the lien of this Mortgage to the extent permitted by law. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such defaulted covenant, condition, agreement or term, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

1.14 Financial Statements, Books, and Records. Mortgagor will furnish to Mortgagee, within thirty (30) days after a request therefor, a detailed statement in writing, covering the period of time specified in such request, showing all income derived from the operation of the Mortgaged Property, and all disbursements made in connection therewith, and containing a list of the names of all tenants and occupants of the Mortgaged Property, the portion or portions of the Mortgaged Property occupied by each such tenant and occupant, the rent and other charges payable under the terms of their leases or other agreements and the period covered by such leases or other agreements.

1.15 Inspection. Mortgagee, and any persons authorized by Mortgagee, shall have the right, at Mortgagee's option, to enter and inspect the Premises during the fourth (4th) month and at all other reasonable times during the term of the Loan. Mortgagor shall pay any professional fees and expenses, which may be incurred by Mortgagee in connection with such inspection.

1.16 Loan to Value Covenant. If at any one or more time(s) during the term of the Note the then aggregate outstanding and committed principal amount of the Note, plus accrued interest and fees thereon, plus all amounts outstanding under any debts secured by prior liens on the Mortgaged Property, is greater than eighty percent (80%) of the value of the Mortgaged Property, as determined by Mortgagee based upon

Mortgagee's review of any appraisal and such other factors as Mortgagee may deem appropriate, then Mortgagor shall within thirty (30) days following a request by Mortgagee, prepay the Note by an amount sufficient to cause the then outstanding principal amount of the Note, plus accrued interest and fees thereon, to be reduced to an amount equal to or less than eighty percent (80%) of the value of the Mortgaged Property. The inability of Mortgagor to reduce the principal balance of the Note within thirty (30) days following request by Mortgagee shall be, at Mortgagee's option, an Event of Default, hereunder.

ARTICLE TWO: DEFAULTS

2.01 Event of Default. The term "Event of Default" or "default" wherever used in this Mortgage, shall mean anyone or more of the following events: **(a)** failure by Mortgagor to pay any installment of principal and/or interest under the Note within five (5) days after the same becomes due and payable; **(b)** failure by Mortgagor to observe or perform, or upon any default in, any other covenants, agreements or provisions herein, in the Note, or in any of the Loan Documents; **(c)** failure by Mortgagor to pay any Imposition, Assessment, other utility charges on or lien against the Mortgaged Property; **(d)** failure by Mortgagor to keep in force the insurance required in this Mortgage; **(e)** failure by Mortgagor to either deliver the policies of insurance described in this Mortgage or to pay the premiums for such insurance as provided herein; **(f)** failure by Mortgagor to pay any installment, which may not then be due or delinquent, of any Assessment for local improvements for which an official bill has been issued by the appropriate authorities and which may now or hereafter affect the Mortgaged Property, and may be or become payable in installments; **(g)** the actual or threatened waste, removal or demolition of, or material alteration to, any part of the Mortgaged Property, except as permitted herein; **(h)** the vesting of title, or any sale, conveyance, transfer, leasing, assignment or further encumbrance in any manner whatsoever of any interest in the Mortgaged Property, or any part thereof, in or to anyone other than the present owner, or any change in title or ownership of the Mortgaged Property, or any part thereof, without the prior written consent of Mortgagee; **(i)** all or a material portion of the Mortgaged Property being taken through condemnation, eminent domain, or any other taking such that Mortgagee has reason to believe that the remaining portion of the Mortgaged Property is insufficient to satisfy the outstanding balance of the Note, or the value of the Mortgaged Property being impaired by condemnation, eminent domain or any other taking, (which term when used herein shall include, but not be limited to, any damage or taking by any governmental authority or any other authority authorized by the laws of any state or the United States of America to so damage or take, and any transfer by private sale in lieu thereof), either temporarily for a period in excess of thirty (30) days, or permanently; **(j)** the merger or dissolution of Mortgagor or the death of any guarantor of the Note ("Guarantor"); **(k)** any representation or warranty of Mortgagor or Guarantor made herein or in any such guaranty or in any certificate, report, financial statement, or other instrument furnished in connection with the making of the Note, the Mortgage, or any such guaranty, shall prove false or misleading in any material respect; **(l)** Maker makes or takes any action to make a general assignment for the benefit of its creditors or becomes insolvent or has a receiver, custodian, trustee in Bankruptcy, or conservator appointed for it or for substantially all or any of its assets; **(m)** Mortgagor files, or becomes the subject of, a petition in bankruptcy, or upon the commencement of any proceeding or action under any bankruptcy laws, insolvency laws, relief of debtors laws, or any other similar law affecting Mortgagor, provided however, that Mortgagor shall have sixty (60) days from the filing of any involuntary petition in bankruptcy to have the same discharged and dismissed; **(n)** the Mortgaged Property becomes subject to **(1)** any tax lien which is superior to the lien of the Mortgage, other than a lien for local real estate taxes and assessments not due and payable or **(2)** any mechanic's, materialman's, or other lien which is, or is asserted to be, superior to the lien of the Mortgage and such lien shall remain undischarged for thirty (30) days, **(o)** Mortgagor fails to promptly cure any violations of laws or ordinances affecting or which may be interpreted to affect the Mortgaged Property; **(p)** in the event of any material adverse change in the financial condition of Mortgagor; or **(q)** any of the aforementioned events occur with respect to any Guarantor.

ARTICLE THREE: REMEDIES

In the event that an Event of Default or default shall have occurred, the remedies available to Mortgagee include, but are not limited to, any and all rights and remedies available hereunder, any and all rights and remedies available at law, in equity, or by statute. Without limiting the foregoing, the rights and remedies available to Mortgagee shall include, but not be limited to, any one or more of the following:

3.01 Acceleration of Maturity. If an Event of Default shall have occurred, Mortgagee may, at its option, declare without demand or notice all of the outstanding Indebtedness to be due and payable immediately, and upon such declaration such Indebtedness shall immediately become and be due and payable without demand or notice.

3.02 Mortgagee's Right to Enter and Take Possession. If an Event of Default shall have occurred, Mortgagor, upon demand on Mortgagee, shall forthwith surrender to Mortgagee the actual possession of the Mortgaged Property and Mortgagee itself, or by such officers or agents as it may appoint, may enter and take possession of the Mortgaged Property, collect and receive the rents and income therefrom, and to apply so much of said rents and income as may be required in the necessary expenses of running said Premises, including reasonable attorneys' fees, management agents' fees, and if the Mortgagee manages the Premises with its own employees, an amount equal to the customary management agents' fees charged for similar property in the area where the Premises are located, and to apply the balance of said rents and income to the payment of the amounts due upon said Note, or in payment of taxes assessed against the Premises, or both. And for this purpose, and in case of such default, the Mortgagor hereby assigns, transfers and sets over to the Mortgagee the rents and income accruing from said Premises. Nothing contained in the foregoing provisions shall impair or affect any right or remedy which the Mortgagee might now or hereafter have, were it not for such provisions, but the rights herein given shall be in addition to any others which the Mortgagee may have hereunder.

3.03 Receiver. If an Event of Default shall have occurred, Mortgagee, to the extent permitted by law and without regard to the value or occupancy of the security, shall be entitled to apply for the appointment of a receiver of the rents and profit of the Mortgaged Property without notice, and shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Mortgaged Property as security for the amounts due Mortgagee, or the solvency of any person or limited liability Corporation liable for the payment of such amounts.

3.04 Waiver of Appraisal, Valuation, Stay, Exemption, and Redemption Laws, etc.; Marshaling. Mortgagor agrees to the full extent permitted by law that after an Event of Default neither Mortgagor nor anyone claiming through or under it shall or will set up, claim or seek to take advantage of any appraisal, valuation, stay, exemption, moratorium, or redemption laws now or hereafter in force, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, and Mortgagor, for itself and all who may at any time claim through or under it, hereby waives, to the full extent that it may lawfully so do, any and all right to have the assets comprising the Mortgaged Property marshaled upon any foreclosure hereof.

3.05 Suits to Protect the Property. Mortgagee shall have the power and authority to institute and maintain any suits and proceedings as Mortgagee may deem advisable in order to (a) prevent any impairment of the Mortgaged Property, (b) foreclose this Mortgage, (c) preserve and protect its interest in the Mortgaged Property, and (d) to restrain the enforcement of, or compliance with, any legislation or other governmental enactment, rule, or order that may be unconstitutional or otherwise invalid, if the enforcement of or compliance with such enactment, rule or order might impair the security hereunder or be prejudicial to Mortgagee's interest.

3.06 Proofs of Claim. In the case of any receivership, insolvency, bankruptcy, reorganization, arrangement, adjustment, composition or other judicial case or proceeding affecting Mortgagor, its creditors or its property, Mortgagee, to the extent permitted by law, shall be entitled to file such proofs of claim and other documents as may be necessary or advisable in order to have its claims

allowed in such case or proceeding for the entire Indebtedness at the date of the institution of such case or proceeding, and for any additional amounts which may become due and payable by Mortgagor after such date.

3.07 Application of Monies by Mortgagee. After the occurrence of an Event of Default, any monies collected or received by Mortgagee shall be applied in such priority as Mortgagee may determine in its sole and absolute discretion, to such matters including, but not limited to, the payment of compensation, expenses and disbursements of the agents, attorneys and other representatives of Mortgagee, to deposits for Impositions and Insurance and insurance premiums due, to the cost of insurance, Impositions, Assessments, and other charges and to the payment of the Indebtedness.

3.08 No Waiver. Notwithstanding any course of dealing or course of performance, neither failure nor delay on the part of Mortgagee to exercise any right, power, or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege.

3.09 No Waiver of One Default to Affect Another. No waiver of any Event of Default hereunder shall extend to or affect any subsequent or any other Event of Default then existing, or impair any rights, powers or remedies consequent thereon. If Mortgagee **(a)** grants forbearance or an extension of time for the payment of any of the Indebtedness; **(b)** takes other or additional security for the payment thereof; **(c)** waives or does not exercise any right granted in the Note, this Mortgage or any other of the Loan Documents; **(d)** releases any part of the Mortgaged Property from the lien of this Mortgage or any other of the Loan Documents or releases or any party liable under the Note; **(e)** consents to the filing of any map, plat or replat of the Premises; **(f)** consents to the granting of any easement on the Premises; or **(g)** makes or consents to any agreement changing the terms of this Mortgage or subordinating the lien or any charge hereof, no such act or omission shall release, discharge, modify, change or affect the original liability under this Mortgage or otherwise of Mortgagor, or any subsequent purchaser of the Mortgaged Property or any part thereof or any maker, co-signer, endorser, surety or guarantor. No such act or omission shall preclude Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in case of any Event of Default then existing or of any subsequent Event of Default nor, except as otherwise expressly provided in an instrument or instruments executed by Mortgagee, shall the lien of this Mortgage be altered thereby.

3.10 Remedies Cumulative. No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other of the Loan Documents is exclusive of any other right, power and remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other of the Loan Documents, or now or hereafter existing at law, in equity or by statute.

3.11 Interest after Event of Default; Default Rate. If an Event of Default shall have occurred, all sums outstanding and unpaid under the Note and this Mortgage shall, at Mortgagee's option, bear interest at the default rate set forth in the Note.

ARTICLE FOUR: MISCELLANEOUS PROVISIONS

4.01 Heirs, Successors and Assigns Included in Parties. Whenever one of the parties hereto is named or referred to herein, the heirs, successors and assigns of such party shall be included and all covenants and agreements contained in this Mortgage, by or on behalf of Mortgagor or Mortgagee shall bind and inure to the benefit of their respective heirs, successors and assigns, whether so expressed or not.

4.02 Addresses for Notices, etc.

(a) Any notice, report, demand or other instrument authorized or required to be given or furnished under this Mortgage shall be in writing, signed by the party giving or making the same, and shall be sent by certified mail, return receipt requested, as follows:

MORTGAGOR: Vein Holdings, Inc
1954 Thomas St, Hollywood, FL 33020

MORTGAGEE: CFRE Investment Flips I Corporation
1055 Piper Cove Way
Bel Air, MD 21014

(b) Either party may change the address to which any such notice, report, demand or other instrument is to be delivered or mailed, by furnishing written notice of such change to the other party, but no such notice of change shall be effective unless and until received by such other party.

4.03 Headings. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof and shall not limit or expand or otherwise affect any of the terms hereof.

4.04 Provisions Subject to Applicable Laws; Severability All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law and are intended to be limited to the extent necessary so that they will not render this Mortgage invalid or unenforceable. In the event that any of the covenants, agreements, terms or provisions contained in the Note, or in this Mortgage or in any other Loan Documents shall be deemed invalid, illegal or unenforceable in any respect by a court with appropriate jurisdiction, the validity of the remaining covenants, agreements, terms or provisions contained herein or in the Note or in any other Loan Documents shall be in no way affected, prejudiced or disturbed thereby.

4.05 Modification. This Mortgage, the Note, and all other Indebtedness are subject to modification. Neither this Mortgage, nor any term hereof, may be changed, waived, discharged or terminated orally, or by any action or inaction, but only by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge, or termination is sought.

4.06 Governing Law. THIS MORTGAGE IS MADE BY MORTGAGOR AND ACCEPTED BY MORTGAGEE IN THE STATE OF MARYLAND EXCEPT THAT AT ALL TIMES THE PROVISIONS FOR THE CREATION, PERFECTION, PRIORITY, ENFORCEMENT AND FORECLOSURE OF THE LIENS AND SECURITY INTERESTS CREATED IN THE MORTGAGED PROPERTY UNDER THE LOAN DOCUMENTS SHALL BE GOVERNED BY AND CONSTRUED ACCORDING TO THE LAW OF THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED. TO THE FULLEST EXTENT PERMITTED BY THE LAW OF THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED, THE LAW OF THE STATE OF MARYLAND SHALL GOVERN THE VALIDITY AND ENFORCEABILITY OF ALL LOAN DOCUMENTS, AND THE DEBT OR OBLIGATIONS ARISING HEREUNDER (BUT THE FOREGOING SHALL NOT BE CONSTRUED TO LIMIT LENDER'S RIGHTS WITH RESPECT TO SUCH SECURITY INTEREST CREATED IN THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED).

4.07 Prejudgment Remedies. THE MORTGAGOR HEREBY REPRESENTS, COVENANTS, AND AGREES THAT THE PROCEEDS OF THE LOAN SECURED BY THIS MORTGAGE, AND EVIDENCED BY THE LOAN AGREEMENT, AND THE NOTE SHALL BE USED FOR GENERAL COMMERCIAL PURPOSES AND THAT SUCH LOAN IS A "COMMERCIAL TRANSACTION" AS DEFINED BY THE STATUTES OF THE STATE OF MARYLAND. THE MORTGAGOR HEREBY WAIVES SUCH RIGHTS AS IT MAY HAVE TO NOTICE AND/OR HEARING UNDER ANY APPLICABLE FEDERAL OR STATE LAWS INCLUDING, WITHOUT LIMITATION, MARYLAND GENERAL STATUTES PERTAINING TO THE EXERCISE BY THE MORTGAGEE OF SUCH RIGHTS AS THE MORTGAGEE MAY HAVE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO SEEK PREJUDGMENT REMEDIES AND/OR TO DEPRIVE THE MORTGAGOR OF OR AFFECT THE USE OF OR POSSESSION OR ENJOYMENT OF

THE MORTGAGOR'S PROPERTY PRIOR TO THE RENDITION OF A FINAL JUDGMENT AGAINST THE MORTGAGOR. THE MORTGAGOR FURTHER WAIVES ANY RIGHT IT MAY HAVE TO REQUIRE THE MORTGAGEE TO PROVIDE A BOND OR OTHER SECURITY AS A PRECONDITION TO OR IN CONNECTION WITH ANY PREJUDGMENT REMEDY SOUGHT BY THE MORTGAGEE, AND WAIVES ANY OBJECTION TO THE ISSUANCE OF SUCH PREJUDGMENT REMEDY BASED ON ANY OFFSETS, CLAIMS, DEFENSES, OR COUNTERCLAIMS TO ANY ACTION BROUGHT BY THE MORTGAGEE. FURTHER, THE MORTGAGOR HEREBY WAIVES, TO THE EXTENT PERMITTED BY LAW, THE BENEFITS OF ALL PRESENT AND FUTURE VALUATION, APPRAISAL, HOMESTEAD, EXEMPTION, STAY, REDEMPTION AND MORATORIUM LAWS.

4.08 Effects of Changes and Laws Regarding Taxation. In the event of an enactment of any law deducting from the value of the Mortgaged Property any mortgage lien thereon, or imposing upon Mortgagee the payment of any or part of the Impositions, charges, or Assessments previously paid by Mortgagor pursuant to this Mortgage, or change in the law relating to the taxation of mortgages, debts secured by mortgages or Mortgagee's interest in the Mortgaged Property so as to impose new incidents of taxes on Mortgagee, then Mortgagor shall pay such Impositions or Assessments or shall reimburse Mortgagee therefor; provided that, however, if in the opinion of counsel to Mortgagee such payment cannot lawfully be made by Mortgagor, then Mortgagee may, at Mortgagee's option, declare all of the sums secured by this Mortgage

to be immediately due and payable without prior notice to Mortgagor, and Mortgagee may invoke any remedies permitted by applicable law.

4.09 Purpose of Loan. Mortgagor represents and warrants that the proceeds from this Loan are to be used solely for business and commercial purposes and not at all for any personal, family, household, or other noncommercial or farming or agricultural purposes. Mortgagor acknowledges that Mortgagee has made this Loan to Mortgagor in reliance upon the above representation. Said representation will survive the closing and repayment of the Loan.

4.10 Duplicate Originals. This Mortgage may be executed in any number of duplicate originals and each such duplicate original shall be deemed to be an original.

4.11 Usury Laws. This Mortgage, the Note, and the other Loan Documents are subject to the express condition that at no time shall Mortgagor be obligated or required to pay interest on the debt at a rate which could subject the holder of the Note to either civil or criminal liability as a result of being in excess of the maximum interest rate permitted by applicable law. If, by the terms of this Mortgage, the Note, or any of the Loan Documents, Mortgagor is at any time required or obligated to pay interest on the debt at a rate in excess of such maximum rate, the rate of interest under the same shall be deemed to be immediately reduced to such maximum rate and the interest payable shall be computed at such maximum rate and all prior interest payments in excess of such maximum rate shall be applied and shall be deemed to have been payments in reduction of the principal balance of the Note.

4.12 Construction. This Mortgage and the Note shall be construed without regard to any presumption or other rule requiring construction against the party causing this Mortgage and the Note to be drafted.

4.13 Release of Mortgage. If all of Mortgagor's obligations under the Loan Documents are paid in full in accordance with the terms of the Loan Documents and all amounts due under the Mortgage and acCorporationing loan documents are paid in full, no Default then exists hereunder and no Event of Default then exists under any other Loan Document, and if Mortgagor shall well and truly perform all of

Mortgagor's covenants contained herein, then this conveyance shall become null and void and be released, and the Mortgaged Property shall be released to Mortgagor, at Mortgagor's request and expense.

4.14 Entire Agreement. This Mortgage, together with the other Loan Documents executed in connection herewith, constitutes the entire agreement and understanding among the parties relating to the subject matter hereof and supersedes all prior proposals, negotiations, agreements, and understandings relating to such subject matter. In entering into this Mortgage, Mortgagor acknowledges that it is not relying on any representation, warranty, covenant, promise, assurance, or other statement of any kind made by the Mortgagee or by any employee or agent of the Mortgagee.

4.15 Provisional Remedies: Foreclosure And Injunctive Relief: Nothing shall be deemed to apply to limit the right of Lender to: (a) exercise self-help remedies, (b) foreclose judicially or non-judicially against any real or personal property collateral, or to exercise judicial or non-judicial power of sale rights, (c) obtain from a court provisional or ancillary remedies (including, but not limited to, injunctive relief, a writ of possession, prejudgment attachment,

a protective order or the appointment of a receiver) or (d) pursue rights against Borrower or any other party in a third party proceeding in action brought against Lender (including, but not limited to, actions in bankruptcy court). Lender may exercise the rights set forth in the foregoing clauses (a) through (d), inclusive, before, during, or after the pendency of any proceeding

4.16 State Specific Provisions.

Florida State Specific Provisions. With Respect to the Mortgage Property which is located in the State of Florida, notwithstanding anything contained herein to the contrary:

Foreclosure. Mortgagee may institute an action to foreclose this Mortgage against the Mortgaged Property, or take such other action at law or in equity for the enforcement of this Mortgage and realization on the mortgage security or any other security herein or elsewhere provided for, as the law may allow, and may proceed therein to final judgment and execution for the entire unpaid balance of the principal debt, with interest at the rate stipulated in the Note to the date of default, and thereafter at the Default Rate specified in the Note, together with all other sums due by Mortgagor in accordance with the provisions of the Note and this Mortgage, including all sums which may have been loaned by Mortgagee to Mortgagor after the date of this Mortgage, and all sums which may have been advanced by Mortgagee for taxes, water or sewer rents, charges or claims, payments on prior liens, completion of construction of improvements, insurance or repairs to the Mortgaged Property, all costs of suit, together with interest at such Default Rate on any judgment obtained by Mortgagee from and after the date of any foreclosure sale until actual payment is made as of the full amount due Mortgagee, and reasonable attorneys' fees for collection, or Mortgagee may foreclose only as to the sum past due with interest and costs as above provided, without injury to this Mortgage or the displacement or impairment of the remainder of the lien thereof, and at such foreclosure sale the Mortgaged Property shall be sold subject to all remaining items of Indebtedness; and Mortgagee may again foreclose, in the same manner, as often as there may be any sum past due. In the event Mortgagee forecloses this Mortgage against the Mortgaged Property, Mortgagee may, at its option and in its sole and absolute discretion, assume all rights (but not the obligation unless consented to by Mortgagee) as owner of the Mortgaged Property, and to assume all rights and privileges of Mortgagor thereunder; or

If the Indebtedness shall have become due and payable, whether by lapse of time or by acceleration, then and in every such case Mortgagor confer upon Mortgagee the authority and power to proceed to protect and enforce its rights by a suit or suits in equity or at law, either for the specific performance of any covenant or agreement contained herein or in the Loan Documents, or in aid of the execution of any power herein or therein granted, or for the foreclosure of this Mortgage by advertisement or action, or for the enforcement of any other appropriate legal or equitable remedy.

If Mortgagee invokes the STATUTORY POWER OF SALE, Mortgagee shall mail a copy of a notice of sale to Mortgagor, and to other persons prescribed by applicable law, in the manner provided by applicable law. Mortgagee shall publish the notice of sale, and the Mortgaged Property shall be sold in the manner prescribed by applicable law. Mortgagee or its designee may purchase the Mortgaged Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Mortgage; and (c) any excess to the person or persons legally entitled to it in accordance with the terms of this Mortgage.

Pursuant to the provisions of ILCS 5/31.5, the mere recordation of this Mortgage entitles Mortgagee immediately to collect and receive Rents upon the occurrence of an Event of Default, as defined, without first taking any acts of enforcement under applicable law, including providing notice to Mortgagor, filing foreclosure proceedings, or seeking the appointment of a receiver. Further, Mortgagee's right to Rents does not depend on whether or not Mortgagee takes possession of the Mortgaged Property as permitted herein.

In Mortgagee's sole discretion, Mortgagee may choose to collect Rents either with or without taking possession of the Mortgaged Property.

(a) The powers of a receiver listed is 735 FLCS 5/15-1704 shall be added to all the powers of a receiver listed in this Mortgage.

(b) If any provision of this Mortgage is inconsistent with any applicable provision of the Florida Mortgage Foreclosure Law, 735 FLCS 5/15-1101, et seq. (the "Act"), the provision of the Act shall take precedence over the provisions of this Mortgage, but shall not invalidate or render unenforceable any other provision of this Mortgage that can fairly be construed in a manner consistent with the Act.

(c) Without in any way limiting any of Mortgagee's rights, remedies, powers and authorities under this Mortgage, and in addition to all of such rights, remedies, powers, and authorities, the Mortgagee shall also have all rights, remedies, powers and authorities permitted to the holder of a mortgage under the Act, as the same may be amended from time to time. If any provision of this Mortgage shall grant to Mortgagee any rights, remedies, powers or authorities upon default of the Mortgagor which are more limited than what would be vested in Mortgagee under the Act in the absence of said provision, Mortgagee shall have what would be vested under the Act.

(d) Without limitation, all expenses (including reasonable attorneys' fees and expenses) incurred by Mortgagee, to the extent reimbursable under 735 FLCS 5/15-1510, 5/15-1512, or any other provision of the Act, whether incurred before or after any judgment of foreclosure, shall be added to the indebtedness secured by this Mortgage and included in the judgment of foreclosure.

(e) In no event shall the principal indebtedness secured hereby exceed two (2) times the face amount of the Note.

FLORIDA STATUTORY WAIVERS. THE MORTGAGOR, ON BEHALF OF ITSELF AND ALL PERSONS NOW OR HEREAFTER INTERESTED IN THE MORTGAGE PROPERTY, VOLUNTARILY AND KNOWINGLY HEREBY ACKNOWLEDGES THAT THE TRANSACTION OF WHICH THIS MORTGAGE IS A PART IS A TRANSACTION WHICH DOES NOT INCLUDE EITHER AGRICULTURAL REAL ESTATE (AS DEFINED IN THE ACT), OR RESIDENTIAL REAL ESTATE (AS DEFINED IN THE ACT). THE MORTGAGOR, ON ITS OWN BEHALF AND ON BEHALF OF EACH AND EVERY PERSON ACQUIRING ANY INTEREST IN OR TITLE TO THE MORTGAGED PROPERTY SUBSEQUENT TO THE DATE OF THIS MORTGAGE, HEREBY IRREVOCABLY WAIVES PURSUANT TO 735 ILCS 5/151601 OF THE ACT ANY AND ALL RIGHTS OF REINSTATEMENT (INCLUDING, WITHOUT LIMITATION, ALL RIGHTS OF REINSTATEMENT PROVIDED FOR IN 735 ILCS 5/15-1602) OR REDEMPTION FROM SALE OR FROM OR UNDER ANY ORDER, JUDGMENT OR DECREE OF FORECLOSURE OF THIS MORTGAGE (INCLUDING, WITHOUT LIMITATION, ALL RIGHTS OF REDEMPTION PROVIDED FOR IN 735 ILCS 5/15-1603) OR UNDER ANY POWER CONTAINED HEREIN OR UNDER ANY SALE PURUANT TO ANY STATUTE, ORDER, DECREE OR JUDGMENT OF ANY COURT.

NOW, THEREFORE, If the Note and any Indebtedness secured by this Mortgage shall be well and truly paid according to their tenor and if all the terms, covenants, conditions, and agreements of the Mortgagor

contained herein and in the Note and Loan Documents, shall be fully and faithfully performed, observed, and complied with, then this mortgage deed shall be void, but shall otherwise remain in full force and effect.

[No further text on this page; signatures appear on the following page]

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage as of the September 17, 2018

Signed, Sealed, and Delivered in the Presence of:

MORTGAGOR
Vein Holdings, Inc

[Signature]
Name: Rick Schaffer

By: [Signature]
Name: Iris Thomas
Title: President

[Signature] Name:
Leonardo Alvarez

Signed, Sealed, and Delivered in the Presence of:

MORTGAGOR
Vein Holdings, Inc

[Signature]
Name: Rick Schaffer

By: [Signature]
Name: Alberto Rodriguez
Title: Vice President

[Signature] Name:
Leonardo Alvarez

STATE OF FLORIDA)
)ss.:
COUNTY OF BROWARD)

I certify that on September 17 2018, Iris Thomas, came before me in person and stated to my satisfaction that he/she:

- (a) made the attached instrument; and
- (b) was authorized to and did execute this instrument on behalf of and as President of Vein Holdings, Inc (the "Corporation"), the entity named in this instrument, as the free act and deed of the Corporation, by virtue of the authority granted by its operating agreement and its members.

NOTARY PUBLIC



Frederick Schaffer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG088476
Expires 7/25/2021

[Signature]

STATE OF Florida)
)ss.:
COUNTY OF Broward)

I certify that on September 17 2018, Alberto Rodriguez, came before me in person and stated to my satisfaction that he/she:

(c) made the attached instrument; and

(d) was authorized to and did execute this instrument on behalf of and as Vice President of Vein Holdings, Inc (the "Corporation"), the entity named in this instrument, as the free act and deed of the Corporation, by virtue of the authority granted by its operating agreement and its members.

NOTARY PUBLIC



Frederick Schaffer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG088476
Expires 7/25/2021

[Handwritten Signature]

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SCHEDULE A
PROPERTY DESCRIPTION

EXHIBIT "A"

Lot 31, Block 2, Coral Ridge Addition "B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.

Property address is commonly known as: 2101 NE 55 Court, Fort Lauderdale, FL 33142

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SCHEDULE B
PERMITTED ENCUMBRANCES

NONE

Page 1 of 8

After Recording Return to:

Vein Holdings, Inc
\$376,950.00
September 17, 2018

CFRE Investment Flips I Corporation
1055 Pipers Cove Way
Bel Air, MD 21014

COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT made by **Vein Holdings, Inc**, a Florida Corporation having its principal place of **1954 Thomas St, Hollywood, FL 33020** (the "Assignor") in favor of **CFRE Investment Flips I Corporation, Loan #0004**, a Maryland corporation having its principal place of business at **1055 Pipers Cove Way, Bel Air, MD 21014** (the "Assignee").

WITNESSETH

FOR VALUE RECEIVED, Assignor hereby grants, transfers, and assigns to Assignee, any and all leases or leases, with amendments, if any, and all month-to-month tenancies with respect to portions or all of the real property known **2101 NE 55 Court, Fort Lauderdale, FL 33142**, and more particularly described on **SCHEDULE A**, attached hereto and made a part hereof (the "Premises"), and any extensions and renewals thereof and any guarantees of the lessee's obligations thereunder, and all rents, income, and profits arising from the leases and extensions and renewals thereof, if any, and together with all rents, income, and profits due or to become due from the Premises and from any and all of the leases or tenancies for the use and occupancy of the Premises or any part thereof which are now in existence or which may be created in the future during the term of this Assignment, whether or not recorded; together with and including, the Assignor's entire interest in any lease, tenancy, rental, or occupancy agreement now existing or which may be made hereafter affecting the Premises, including but not limited to those leases listed on **SCHEDULE B** attached hereto and made a part hereof (all of the aforementioned leases and tenancies, now or hereafter existing, are hereinafter referred to as the "Lease" or "Leases") and together with all the right, power, and authority of the Assignor to alter, modify, or change or to terminate the term thereof or accept a surrender thereof or to cancel the same or to waive or release the lessee from the performance or observance by the lessee of any obligation or condition thereof or to accept rents or any other payments thereunder for more than thirty (30) days prior to accrual, for the purposes of securing (a) payment of all sums now or at any time hereunder due the Assignee as evidenced by that certain Commercial Non-Revolver Line of Credit Promissory Note from Assignor, in the amount of up to **Three Hundred Seventy Six Thousand Nine Hundred Fifty and 00/100 dollars (\$376,950.00)** of even date herewith, including any extensions or renewals thereof (the "Note"), and secured by an Commercial Mortgage, Security Agreement and Fixture Filing from Assignor, of even date herewith (the "Mortgage"), which Mortgage will be recorded on the date that this instrument is recorded, and (b) performance and discharge of each and every obligation, covenants, and agreement contained herein and in the Mortgage, the Note, and any and all other documents executed and/or delivered in connection therewith.

Assignor and Assignee further hereby agree as follows:

- (1) **Performance of Leases.** Assignor shall at all times keep, perform, and observe all of the covenants, agreements, terms, provisions, conditions, and limitations of each lease affecting the Premises on its part to be kept, and performed thereunder. Assignor shall not, without the written consent of Assignee,

Page 2 of 8

directly or indirectly cancel, terminate, waive or release any lessee from the performance or observance of any obligation or condition thereof, or accept any surrender or modify or amend any lease affecting the Premises, or accept rents or any payments thereunder for more than thirty (30) days prior to accrual.

- (2) **Prohibition of Transfer.** So long as the Note shall remain unpaid or the Mortgage unreleased, Assignor shall not convey the Premises to any lessee or to anyone else.
- (3) **Rental Information.** Assignor shall, during the term of the Note, at the request of Assignee, deliver to Assignee annually a completed rent roll of the Premises listing the names of all tenants, the term of each Lease, and the monthly rental of same.
- (4) **Subsequent Leases.** All subsequent Leases and tenancies for the use and occupation of the Premises or any part thereof shall be and are hereby made subject to all of the terms of this Assignment. Assignor agrees to deliver copies of all subsequent Leases to Assignee promptly upon their execution.
- (5) **Indemnification.** Assignee shall not be obligated to perform or discharge any obligation under any Lease, or under or by reason of this Assignment, and Assignor hereby agrees to indemnify Assignee against and hold it harmless from any and all liability, loss, or damage which it may incur under any Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms of any Lease; should Assignee incur any such liability, loss, or damage under any Lease or under or by reason of this Assignment, or in defense against any such claims or demands, the amount thereof, including costs, expenses, and reasonable attorneys' fees, together with interest thereon at the rate set forth in the Note, shall be secured hereby and by the Mortgage, and Assignor shall reimburse Assignee therefor immediately upon demand.
- (6) **Right to Enter and Possess.**
 - (a) Upon or at any time after default in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant, or agreement herein or in the Mortgage or the Note, or in any other document, instrument, or agreement executed and/or delivered in connection herewith or therewith, or in Assignor's covenants in any Lease, Assignee may, at its option, without notice, and without regard to the adequacy of the security for the indebtedness hereby secured, in person or by agent, with or without bringing any action, suit, or proceeding: (1) enter upon and take possession of the Premises, and have, hold, manage, lease, and operate the same on such terms, employing such management agents, and for such period of time as Assignee may deem proper; (2) collect and receive all rents, issues, and profits of the Premises, including those past due, with full power to make from time to time all alterations, renovations, repairs, or replacements thereto as it may deem proper and make, enforce, modify, and accept the surrender of any Leases; (3) fix or modify rents; (4) do all things required of or permitted to Assignor under any Lease; (5) do any acts which Assignee deems proper to protect the security hereof until all indebtedness secured hereby is paid in full; (6) either with or without taking possession of the Premises, in its own name, sue for or otherwise collect and receive all rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, management agents' fees, and, if Assignee manages the Premises with its own employees, an amount equal to the customary management agents' fees charged for similar property in the area where the Premises are located, upon any indebtedness secured hereby in such order as Assignee may actually receive from the Premises.

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(b) Assignee shall not be accountable for more monies than it actually receives from the Premises; nor shall it be liable for failure to collect rents for any reason whatsoever. It is not the intention of the parties hereto that an entry by Assignee upon the Premises under the terms of this instrument shall constitute Assignee as a "Mortgagee in possession" in contemplation of law, except at the option of Assignee. Assignor shall facilitate, in all reasonable ways, any action taken by Assignee under this **Section 6** and Assignor shall, upon demand by Assignee, execute a written notice to each lessee and occupant directing that rent and all other charges be paid to Assignee.

(7) **Representations and Warranties.** Assignor hereby represents and warrants that:

(a) Assignor has not executed any prior assignment or pledge of any of its rights as lessor under any Lease, nor are its rights encumbered with respect to any Lease, or any of the rents, income, or profits due or to become due from the Premises, except that they are encumbered by the Mortgage and herein;

(b) Assignor has good right to assign any Lease and the rents, income, and profits due or to become due, from the Premises;

(c) Assignor has not done anything that might prevent Assignee from or limit Assignee in acting under the provisions hereof;

(d) Assignor has not accepted rent under any Lease or under any rental or occupancy agreement more than thirty (30) days in advance of its due date;

(e) All present Leases, together with all amendments and modifications thereto and all collateral agreements, letter agreements, waivers, and other documents affecting said Leases are valid, enforceable, and unmodified, and copies thereof have been furnished to Assignee, and there is no present default by any party thereto.

(8) **Assignor's Rights Prior to Default.** So long as there is no default in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant, or agreement herein or in the Mortgage, Note, or any other document, instrument, or agreement executed and/or delivered in connection therewith or evidencing or securing said indebtedness, Assignor shall have the right to collect, but not more than thirty (30) days prior to accrual, all rents, issues, and profits from the Premises and to retain, use, and enjoy the same.

(9) **Successors and Assigns.** In addition to all other rights Assignee may have at law or equity, Assignee may assign its rights hereunder to any subsequent holder of the Note. This Assignment shall be binding on Assignor, and its successors, legal representatives, and assigns and shall inure to the benefit of Assignee, its successors, and assigns.

(10) **Release of Mortgage.** Upon the payment in full of all indebtedness secured hereby, as evidenced by the recording or filing of a full release of the Mortgage executed by the then holder of the Mortgage, this Assignment shall become and be void and of no effect.

(11) **Modification.** This Assignment may not be changed orally, but only by an agreement in writing and signed by the party or parties against whom enforcement of any waiver, change, modification, or discharge is sought.

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- (12) **Miscellaneous.** Assignee may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals, or indulgences with respect to such indebtedness, and may apply any other security therefor held by it to the satisfaction of such indebtedness without prejudice to any of the rights and remedies under the Note and the Mortgage, but this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by the Assignee under the terms thereof. The right of Assignee to collect said indebtedness and to enforce any other security therefor held by it may be exercised by Assignee prior to, simultaneously with, or subsequent to any action taken by it hereunder. Any failure by Assignee to insist upon the strict performance by Assignor of any of the terms and provisions hereof shall not be deemed a waiver of any of the terms and provisions hereof, and Assignee may thereafter insist upon strict performance.
- (13) **Headings.** The headings of the sections of this Assignment are for convenience of reference only, are not to be considered a part hereof and shall not limit or expand or otherwise affect any of the terms hereof.
- (14) **Severability.** If any term, clause, or provision hereof shall be adjudged to be invalid or unenforceable, the validity or enforceability of the remainder shall not be affected thereby and each such term, clause, and provision shall be valid and enforceable to the fullest extent permitted by law.
- (15) **Jurisdiction.** **AT LENDER'S ELECTION, TO BE ENTERED IN ITS SOLE DISCRETION, ANY LEGAL SUIT, ACTION OR PROCEEDING AGAINST BORROWER OR LENDER ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE OTHER LOAN DOCUMENTS SHALL BE INSTITUTED IN ANY FEDERAL OR STATE COURT IN MARYLAND, AND BORROWER WAIVES ANY OBJECTION WHICH IT MAY NOW OR HEREAFTER HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION OR PROCEEDING, AND HEREBY IRREVOCABLY SUBMITS TO THE JURISDICTION OF ANY SUCH COURT IN ANY SUIT, ACTION OR PROCEEDING.**

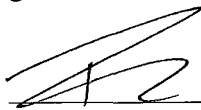
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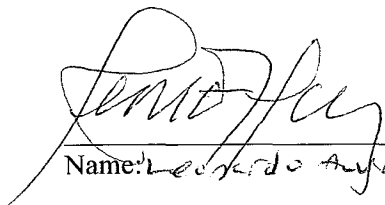
IN WITNESS WHEREOF, the Collateral Assignment of Leases and Rents has been duly signed, sealed, and acknowledged and delivered September 17, 2018


ASSIGNOR HEREBY ACKNOWLEDGES THAT IT HAS RECEIVED A TRUE COPY OF THIS ASSIGNMENT WITHOUT CHARGE.

Signed, Sealed, and Delivered in the Presence of:

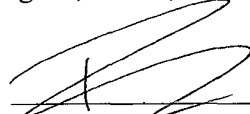

Name: Rick Schaff

ASSIGNOR:
Vein Holdings, Inc

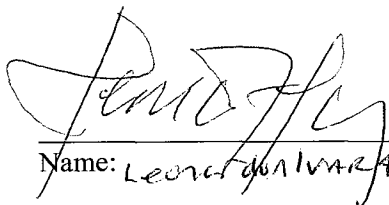

Name: Leonardo Alvarez

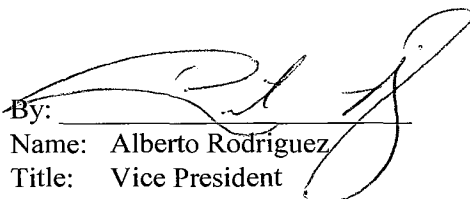
By: 
Name: Iris Thomas
Title: President

Signed, Sealed, and Delivered in the Presence of:


Name: Rick Schaff

ASSIGNOR:
Vein Holdings, Inc


Name: Leonardo Alvarez


By: 
Name: Alberto Rodriguez
Title: Vice President

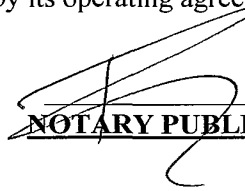
Page 6 of 8

STATE OF Florida)
) ss.:
COUNTY OF Broward)

I certify that on September 17 2018, Iris Thomas, came before me in person and stated to my satisfaction that he/she:

- (a) made the attached instrument; and
- (b) was authorized to and did execute this instrument on behalf of and as President of Vein Holdings, Inc (the "Corporation"), the entity named in this instrument, as the free act and deed of the Corporation, by virtue of the authority granted by its operating agreement and its members.


 Frederick Schaffer
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG088476
 Expires 7/25/2021




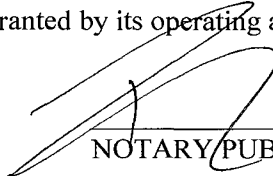
 NOTARY PUBLIC

STATE OF Florida)
) ss.:
COUNTY OF Broward)

I certify that on September 17 2018, Alberto Rodriguez, came before me in person and stated to my satisfaction that he/she:

- (c) made the attached instrument; and
- (d) was authorized to and did execute this instrument on behalf of and as Vice President of Vein Holdings, Inc (the "Corporation"), the entity named in this instrument, as the free act and deed of the Corporation, by virtue of the authority granted by its operating agreement and its members.


 Frederick Schaffer
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG088476
 Expires 7/25/2021



 NOTARY PUBLIC

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SCHEDULE A PROPERTY DESCRIPTION

EXHIBIT "A"

Lot 31, Block 2, Coral Ridge Addition "B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.

Property address commonly known as: 2101 NE 55 Court, Fort Lauderdale, FL 33142

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SCHEDULE B
LEASES

NONE

MORTGAGE

This Mortgage is made on September 17, 2018

BETWEEN Borrower, **Vein Holdings, Inc, a Florida Corporation having its principal place of 1954 Thomas St, Hollywood, FL 33020**, (The Borrower is hereinafter referred to as "I" or the "Company"),

AND Lender, **CFRE Investment Flips I Corporation**, with an address of 1055 Piper Cove Way, Bel Air, MD 21014, referred to as the "Lender".

Mortgage Note. In return for a loan that I received, I promise to pay **Eighty Eight Thousand Seven Hundred Thirty Dollars and 29/100 Dollars (\$88,730.29)** (called "principal"), plus profit share or min return as outlined in Master Joint Venture Agreement, in accordance with the terms of a Note dated September 17, 2018 (referred to as the "Note"). All terms of the Note are made part of this Mortgage.

Property Mortgaged. The property mortgaged to the Lender (called the "Property") is located in the City Of Fort Lauderdale, County of Broward, and State of Florida. The Property includes: (a) the land; (b) all buildings that are now, or will be, located on the land; (c) all fixtures that are now, or will be, attached to the land or building(s) (for example, furnaces, bathroom fixtures and kitchen cabinets); (d) all condemnation awards and insurance proceeds relating to the land and building(s); and (e) all other rights that I have, or will have, as owner of the Property. This mortgage will be a first position mortgage on the subject property, and shall supersede any mortgage or debt on the subject property.

The legal description of the property is:

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Fort Lauderdale in the County of Broward, State of Florida:

EXHIBIT "A"

Lot 31, Block 2, Coral Ridge Addition "B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.

This property is also identified as 2101 NE 55 Court, Fort Lauderdale, FL 33142.

Rights Given to Lender. I mortgage the Property to the Lender. This means that I give the Lender those rights stated in this Mortgage and also those rights the law gives to lenders who hold mortgages on real property. When I pay all amounts due to the Lender under the Note and this Mortgage, the Lender's rights under this Mortgage will end. This Lender will then cancel this Mortgage at my expense.

Promises. I make the following promises to the Lender:

- 1. Note and Mortgage.** I will comply with all of the terms of the Note and this Mortgage.
- 2. Payments.** I will make all payments required by the Note and this Mortgage.
- 3. Ownership.** I warrant title to the premises (N.J.S.A. 46:9-2). This means I own the Property and will defend my ownership against all claims.
- 4. Liens and Taxes.** I will pay all liens, taxes, assessments and other government charges made against the Property. I will not claim any deduction from the taxable value of the Property because of this Mortgage. I will not claim any credit against the principal and interest payable under the Note and this Mortgage for any taxes paid on the Property.
- 5. Insurance.** I must maintain property insurance on the Property. I will notify the Lender in the event of any substantial loss or damage. The Lender may then settle the claim on my behalf if I fail to do so. All Payments from the insurance company must be payable to the Lender under a "standard mortgage clause" in the insurance policy. The Lender may use any proceeds to repair and restore the Property or to reduce the amount due under the Note and this Mortgage. This will not delay the due date for any payment under the Note and this Mortgage.
- 6. Repairs.** I will keep the Property in good repair, neither damaging nor abandoning it. I will allow the Lender to inspect the Property upon reasonable notice to me.
- 7. Statement of Amount Due.** Upon request of the Lender, I will certify to the Lender in writing: (a) the amount due on the Note and this Mortgage, and (b) whether or not I have any defense to my obligations under the Note and this Mortgage.
- 8. Rent.** I will not accept rent from any tenant for more than one month in advance.
- 9. Lawful Use.** I will use the Property in compliance with all laws, ordinances and other requirements of any governmental authority.

Eminent Domain. All or part of the Property may be taken by a government entity for public use. If this occurs, I agree that any compensation be given to the Lender. The Lender may use this to repair and restore the Property or to reduce the amount owed on the Note and this Mortgage. This will not delay the due date for any further payment under the Note and this Mortgage. Any remaining balance will be paid to me.

Payments Made for Borrower(s). If I do not make all of the repairs or payments as agreed in this Mortgage, the Lender may do so for me. The cost of these repairs and payments will be added to the principal, will bear interest at the same rate provided in this Note and will be repaid to the Lender upon demand.

Default. The Lender may declare that I am in default on the Note and this Mortgage if:

- (a) I fail to make any payment required by the Note and this Mortgage within 30 days after its due date;
- (b) I fail to keep any other promise I make in this Mortgage;
- (c) the ownership of the Property is changed for any reason;
- (d) the holder of any lien on the Property starts foreclosure proceedings; or
- (e) bankruptcy, insolvency or receivership proceedings are started by or against any of the Borrowers.

Payments Due Upon Default. If the Lender declares that I am in default, I must immediately pay the full amount of all unpaid principal, interest, other amounts due on the Note and this Mortgage and the Lender's cost of collection and reasonable attorney fees.

Lender's Rights Upon Default. If the Lenders declares that the Note and this Mortgage are in default, the Lender will have all rights given by law or set forth in this Mortgage. This includes the right to do any one or more of the following:

- (a) take possession of and manage the Property, including the collection of rents and profits;
- (b) have a court appoint a receiver to accept rent for the Property (I consent to this);
- (c) take full ownership of the Company as outlined in the Pledge and Security Agreement; and
- (d) sue me for any money that I owe the Lender.

Notices. All notices must be in writing and personally delivered or sent by certified mail, return receipt requested, to the addresses given in this Mortgage. Address changes may be made upon notice to the other party.

No Waiver by Lender. Lender may exercise any right under this Mortgage or under any law,

even if Lender has delayed in exercising that right or has agreed in an earlier instance not to exercise that right. Lender does not waive its right to declare that I am in default by making payments or incurring expenses on my behalf.

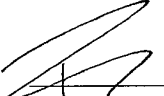
Each Person Liable. This Mortgage is legally binding upon each borrower and all who succeed to their responsibilities (such as heirs and executors, etc.). The Lender may enforce any of the provisions of the Note and this Mortgage against any one or more of the Borrowers who sign this Mortgage.

No Oral Changes. This Mortgage can only be changed by an agreement in writing signed by both the Borrower(s) and the Lender.

Copy Received. I ACKNOWLEDGE RECEIPT OF A TRUE COPY OF THIS MORTGAGE WITHOUT CHARGE.

Signatures. I agree to the terms of this Mortgage. If the Borrower is a corporation, its proper corporate officers sign and its corporate seal affixed.

Witnessed or Attested by:



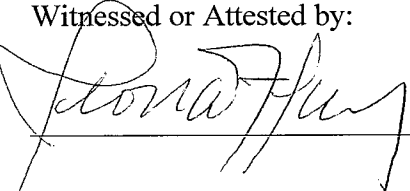
Rick Schuth

Vein Holdings, Inc

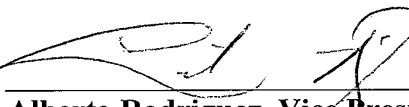
By: 

Iris Thomas, President

Witnessed or Attested by:



Vein Holdings, Inc

By: 

Alberto Rodriguez, Vice President

STATE OF Florida ;
COUNTY OF Broward

I CERTIFY that on September 17th, 2018, **Iris Thomas** personally came before me and acknowledged under oath, to my satisfaction that: (a) this person is the President of the Corporation named as Borrower in this Mortgage; (b) this Mortgage was signed and delivered by the Corporation as its voluntary act.



Frederick Schaffer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG088476
Expires 7/25/2021

Notary Public

STATE OF Florida ;
COUNTY OF Broward

I CERTIFY that on September 17th, 2018, **Alberto Rodriguez** personally came before me and acknowledged under oath, to my satisfaction that: (a) this person is the Vice President of the Corporation named as Borrower in this Mortgage; (b) this Mortgage was signed and delivered by the Corporation as its voluntary act.



Frederick Schaffer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG088476
Expires 7/25/2021

Notary Public

UCC-1 FINANCING STATEMENT
FOLLOW INSTRUCTIONS SHEET CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)

B.

SEND ACKNOWLEDGMENT TO: (Name and Address)

CFRE Investment Flips I Corporation
ATTN: Sean Richway
10555 Pipers Cove Way
Bel Air, MD 21014

THE ABOVE SPACE IS FOR OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – insert only one debtor name (1a or 1b)-do not abbreviate or combine names _____

1a. ORGANIZATION'S NAME
OR **Vein Holdings, Inc**

1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1954 Thomas St, Hollywood, FL 33020

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

1d. SEE INSTRUCTIONS 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID#, if any

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – insert only one debtor name (2a or 2b) – do not abbreviate or combine names _____

2a. ORGANIZATION'S NAME
OR

2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

2d. SEE INSTRUCTIONS 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any

3. SECURITY PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P)-insert only one secured party name (3a or 3b)

CFRE Investment Flips I Corporation, Loan #0004

3a. ORGANIZATION'S NAME
OR

3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1055 Pipers Cove Way, Bel Air, MD 21014

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

4. This FINANCING STATEMENT covers the following collateral:

Please see attached Schedule A and Exhibit A for collateral description.

5. ALTERNATIVE DESIGNATION (if applicable): LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG LIEN NON-UCC FILING

6. This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL _____ ESTATE RECORDS Attach Addendum (if applicable)

7. Check to REQUEST SEARCH REPORTS(S) on Debtor(s) (ADDITIONAL FEE (optional) ALL DEBTORS DEBTOR 1 DEBTOR 2

8. OPTIONAL FILER REFERENCE DATA

SCHEDULE A
PROPERTY DESCRIPTION

EXHIBIT "A"

Lot 31, Block 2, Coral Ridge Addition "B", according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 47, of the Public Records of Broward County, Florida.

Property commonly known as: 2101 NE 55 Court, Fort Lauderdale, FL 33142

EXHIBIT B

A. All fixtures and systems and articles of personal property, of every kind and character, now owned or hereafter acquired by Mortgagor (Mortgagor's successors or assigns), which are now or hereafter attached to the Land, which is located in the County of Greenville, State of South Carolina and more particularly described in Schedule "A" attached hereto, or the Improvements, or used in or necessary to complete the proper planning, development, use, occupancy or operation thereof, or acquired (whether delivered to the Land or stored elsewhere) for use or installation in or on the Land or the Improvements, and all renewals and replacements of, substitutions for and additions to the foregoing, including, but without limiting the foregoing, all of the following items now owned or hereafter acquired by Mortgagor, any and all fixtures, systems, heating, ventilating, air conditioning, refrigerating, plumbing, water, sewer, lighting, generating, cleaning, storage, incinerating, waste disposal, sprinkler, fire extinguishing, communications, transportation (of people or things, including, but not limited to, stairways, elevators, escalators and conveyors), data processing, security and alarm, laundry, food or drink preparation, storage of serving, gas, electrical and electronic, water, and recreational uses or purposes; all tanks, pipes, wiring, conduits, ducts, doors, partitions, floor coverings, wall coverings, windows, window screens and shades, awnings, fans, motors, engines and boilers; motor vehicles; decorative items and art objects; and files, records and books of account (all of which are herein sometimes referred to together as "Accessories");

B. All (a) plans and specifications for the Improvements; (b) approvals, entitlements and contracts relating to the Land or the Improvements or the Accessories or any part thereof; (c) deposits including, but not limited to, Mortgagor's rights in tenants' security deposits (if any), deposits with respect to utility services to the Land or the Improvements or the Accessories or any part thereof, and any deposits or reserves hereunder or under any other Loan Document (as hereinafter defined) for taxes, insurance or otherwise, funds, accounts, contract rights, instruments, documents, commitments, general intangibles, notes and chattel paper used in connection with or arising from or by virtue of any transactions related to the Land or the Improvements or the Accessories or any part thereof; (d) permits, licenses, franchises, bonds, certificates and other rights and privileges obtained in connection with the Land or the Improvements or the Accessories or any part thereof; (e) leases, rents, royalties, bonuses, issues, profits, revenues and other benefits of the Land, the Improvements and the Accessories; and (f) other properties, rights, titles and interests, if any, specified in any Section or any Article of this Mortgage as being part of the Property;

C. All proceeds, products, consideration, compensation and recoveries, direct or consequential, cash and noncash, of or arising from, as the case may be, (a) the properties, rights, titles and interests referred to above in paragraphs (A), (B), (C) and (D); (b) any sale, lease or other disposition thereof; (c) each policy of insurance relating thereto (including premium refunds); (d) the taking thereof or of any rights appurtenant thereto by eminent domain or sale in lieu thereof for public or quasi-public use under any law; and (e) any damage thereto whether caused by such a taking (including change of grade of streets, curb cuts or other rights of access) or otherwise caused; and

D. All other interests of every kind and character, and proceeds thereof, which Mortgagor now has or hereafter acquires in, to or for the benefit of the properties, rights, titles and interests referred to above in paragraphs (A), (B), (C), (D) and all property used or useful in connection therewith, including, but not limited to, remainders, reversions and reversionary rights or interests.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Independence Title, Inc.

4700 W Prospect Road

Suite 115

Fort Lauderdale, FL 33309

Our File No.: **2018-403-A**

Property Appraisers Parcel Identification (Folio) Number: **494213060580**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$345,000.00**. Florida Documentary Stamps in the amount of **\$ 2,415.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 22nd day of June, 2018 by **MBBW Property Investments, LLC, a Florida Limited Liability Company**, whose post office address is **4723 W Atlantic Avenue, Suite A21, Delray Beach, FL 33445** herein called the Grantor(s), to **Parklane Equity, LLC, a Nevada Limited Liability Company** whose post office address is **120 E. Oakland Park Blvd, 107, Fort Lauderdale, FL 33334**, hereinafter called the Grantee(s):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor(s), for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz.:

Lot 31, Block 2 of Coral Ridge Addition "B" according to the Plat thereof, recorded in Plat Book 41, Page 47 of the Public Records of Broward County, Florida.

SUBJECT TO: Conditions, restrictions, reservations, limitations, easements and dedications and taxes for this tax year and subsequent years

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor(s) hereby covenant(s) with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing for the current calendar year and all subsequent years.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Della Withers
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Tammy L. Noble
Witness #2 Printed Name

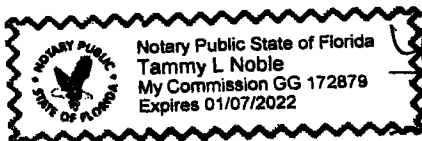
[Signature]

MBBW Property Investments, LLC, a Florida Limited Liability Company, By: Bruce Warzoha, MGR

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of June, 2018 by Bruce Warzoha who is/are personally known to me or has/have produced FL D.L. as identification and did did not take an oath.

SEAL



[Signature]
Notary Public

Tammy L. Noble
Printed Notary Name

My Commission Expires: 1/7/22

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Independence Title, Inc.

4700 W Prospect Road

Suite 115

Fort Lauderdale, FL 33309

Our File No.: **2018-403**

Property Appraisers Parcel Identification (Folio) Number: **494213060580**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$320,000.00**. Florida Documentary Stamps in the amount of **\$ 2,240.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **22nd day of June, 2018** by **Barry Kowitt, Personal Representative of the Estate of Roderick Tirrell aka Roderick T. Tirrell aka Roderick Carroll Tirrell, Deceased and Debra Taylor, Guardian of Megan Alice Tirrell and Zachary Alexander Tirrell, minors, a Guardianship**, whose post office address is **11424 Hibbs Grove Drive, Cooper City, FL 33330** herein called the Grantor(s), to **MBBW Property Investments, LLC, a Florida Limited Liability Company** whose post office address is **4723 W Atlantic Avenue, Suite A21, Delray Beach, FL 33445**, hereinafter called the Grantee(s):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor(s), for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz.:

Lot 31, Block 2 of Coral Ridge Addition "B" according to the Plat thereof, recorded in Plat Book 41, Page 47 of the Public Records of Broward County, Florida.

SUBJECT TO: Conditions, restrictions, reservations, limitations, easements and dedications and taxes for this tax year and subsequent years

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor(s) hereby covenant(s) with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing for the current calendar year and all subsequent years.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

Stephanie Zalai

Witness #1 Printed Name

Kimberly Basilio

Witness #2 Signature

Kimberly Basilio

Witness #2 Printed Name

[Handwritten Signature]

Barry Kowitt, Personal Representative of the Estate of Roderick Tirrell aka Roderick T. Tirrell aka Roderick Carroll Tirrell, Deceased

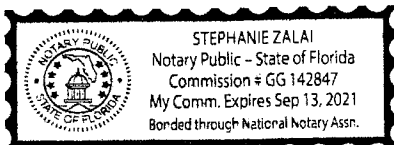
[Handwritten Signature]

Debra Taylor, Guardian of Megan Alice Tirrell and Zachary Alexander Tirrell, minors

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 22nd day of June, 2018 by Barry Kowitt, Personal Representative and Debra Taylor, Guardian who is/are personally known to me or has/have produced as identification and did did not take an oath.

SEAL



[Handwritten Signature]

Notary Public

Printed Notary Name

My Commission Expires:

Prepared by:

Klein Law Group
4800 N. Federal Hwy. Ste. B-307
Boca Raton, FL 33431
No Title Examination Requested or Performed

When recorded return to:

New Horizons Law, P.A.
2000 Banks Rd Suite: 218
Margate, Florida 33063

QUIT CLAIM DEED

This Warranty Deed made the 8 day of ^{July}~~June~~, 2015 Between: **Roderick Tirrell**, whose mailing address is: **2101 NE 55th Court, Fort Lauderdale, FL 33308** and **Debra J. Tirrell** whose mailing address is: **5748 NE 17th Terrace, Fort Lauderdale, FL 33334, husband and wife (FIRST PARTY)** to **Roderick Tirrell, a married man**, whose mailing address is: **2101 NE 55th Court, Fort Lauderdale, FL 33308 (SECOND PARTIES)**.

WITNESSETH, that the First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand with the said First Party has in and to the following described lot, piece or parcel of land, situate lying in the **County of Broward County, STATE OF FLORIDA** to wit:

Lot 31, Block 2 of CORAL RIDGE ADDITION "B", according to the Plat thereof, recorded in Plat Book 41, Page 47, of the Public Records of Broward County, Florida.

Tax ID: 4942 13 06 0580

Commonly Known as: 2101 NE 55th Court, Fort Lauderdale, FL 33308.

TO HAVE AND TO HOLD the same together with all and singular the appurtantace thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien equity, and claim whatsoever of the First Party either in law or equity, to the only proper use, benefit an behoof of the said Second Party.

This Quit-Claim Deed is from Spouse to Spouse pursuant to dissolution of marriage proceeding in Broward County Circuit Court in Case No. 14-010463 (33/93). Full documentary stamps were paid at the time the property was acquired as recorded in the Public Records of Broward County, Florida and therefore only minimal documentary stamps should be assessed. The Grantor does now and for all times waive any and all Homestead rights which the Grantor has or which the Grantor may have acquired as a result of the parties' marriage.

IN WITNESS THEREOF, the First Parties have caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, this 8 day of July, 2015.

[Signature]
WITNESS:

Roderick Tirrell
Roderick Tirrell

Brittany Costantino
WITNESS:

Debra J. Tirrell
Debra J. Tirrell

Milben Kapadia
WITNESS:

[Signature]
WITNESS:

State of:

County of:

The foregoing instrument is acknowledged before me on this 8 day of July, 2015, by **Roderick Tirrell**, who has produced PI.D. as identification and did take an oath.

Witness my signature and official seal in the state and county.

Amanda K Deoliveira My commission expires: 10/4/15
NOTARY PUBLIC



State of:

County of:

The foregoing instrument is acknowledged before me on this 1st day of July, 2015, by **Debra J. Tirrell**, who has produced Drivers license as identification and did take an oath.

Witness my signature and official seal in the state and county.

[Signature]
NOTARY PUBLIC
Abigail Cohen

My commission expires: [Signature]

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 6/5/2018 11:50:35 AM. ****

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

**PROBATE DIVISION
CASE NO. PRC18-0002122**

**IN RE: Guardianship of
MEGAN ALICE TIRRELL
a minor**

PROBATE
2018 JUN -5 PM 4:26
**FILED FOR RECORD
CLERK OF COURT
BROWARD COUNTY, FLORIDA**

**ORDER AUTHORIZING SALE OF PROPERTY LOCATED
AT 2101 NE 55 CT., FT. LAUDERDALE, FL**

THIS CAUSE, was heard before the Court upon the Guardian's Emergency Petition for an Order Authorizing Sale of Property Located at 2101 NE 55 Ct., Ft. Lauderdale, FL, the Court having examined the pleadings, heard arguments of counsel and otherwise being fully advised in the premises, it is:

ORDERED AND ADJUDGED:

1. The Emergency Petition for an Order Authorizing Sale of Property Located at 2101 NE 55 Ct., Ft. Lauderdale, FL, filed by Debra Taylor, Guardian, is hereby granted.
2. Debra Taylor, Guardian is hereby authorized and directed to sell the minor's interest in the property located at 2101 NE 55 Ct., Ft. Lauderdale, FL 33308 owned by Roderick T. Tirrell a/k/a Roderick Carroll Tirrell, which is legally described as:

Lot 31, Block 2 of Coral Ridge Addition "B" according to the Plat thereof, recorded in Plat Book 41, Page 47 of the Public Records of Broward County, Florida
Folio No. 494213060580

to MBBW Property Investments, LLC in the amount of \$320,000.00.

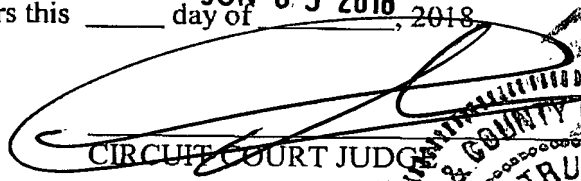
IN RE: GUARDIANSHIP OF MEGAN ALICE TIRRELL

PRC18-0002122

3. Debra Taylor, Guardian of the property of Megan Alice Tirrell, is hereby authorized and directed to execute all documents necessary to effectuate the sale.

4. The closing proceeds shall be deposited into restricted depository for the Estate of Roderick T. Tirrell a/k/a Roderick Carroll Tirrell, Case No. 18-0682.

DONE AND ORDERED in chambers this day of JUN 05 2018, 2018.


CIRCUIT COURT JUDGE
PETER M. BENSTEIN
CLERK OF CIRCUIT & COUNTY COURT
IN GOOD FAITH
JUDICIAL CIRCULAR
FLORIDA
BROWARD COUNTY

c: Cheryl Silverman, Esq.

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

**PROBATE DIVISION
CASE NO. PRC18-0002545**

**IN RE: Guardianship of
ZACHARY ALEXANDER TIRRELL
a minor**

**FILED FOR RECORD
CLERK OF COURT
BROWARD COUNTY, FLORIDA**

2018 JUN -5 PM 3:56

PROBATE

**ORDER AUTHORIZING SALE OF PROPERTY LOCATED
AT 2101 NE 55 CT., FT. LAUDERDALE, FL**

THIS CAUSE, was heard before the Court upon the Guardian's Emergency Petition for an Order Authorizing Sale of Property Located at 2101 NE 55 Ct., Ft. Lauderdale, FL, the Court having examined the pleadings, heard arguments of counsel and otherwise being fully advised in the premises, it is:

ORDERED AND ADJUDGED:

1. The Emergency Petition for an Order Authorizing Sale of Property Located at 2101 NE 55 Ct., Ft. Lauderdale, FL, filed by Debra Taylor, Guardian, is hereby granted.

2. Debra Taylor, Guardian is hereby authorized and directed to sell the minor's interest in the property located at 2101 NE 55 Ct., Ft. Lauderdale, FL 33308 owned by Roderick T. Tirrell a/k/a Roderick Carroll Tirrell, which is legally described as:

Lot 31, Block 2 of Coral Ridge Addition "B" according to the Plat thereof,
recorded in Plat Book 41, Page 47 of the Public Records of Broward
County, Florida
Folio No. 494213060580

to MBBW Property Investments, LLC in the amount of \$320,000.00.

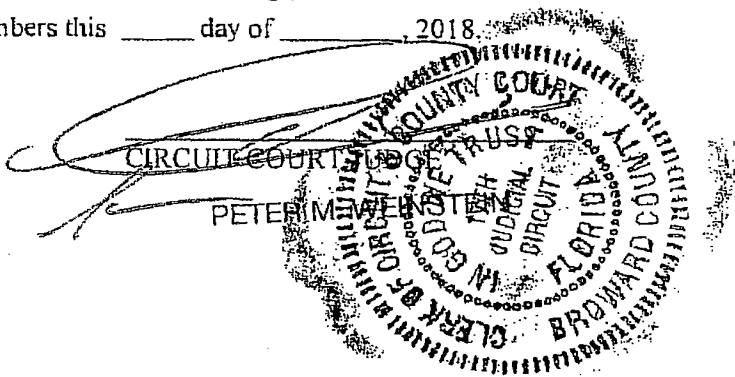
IN RE: GUARDIANSHIP OF ZACHARY ALEXANDER TIRRELL PRC18-0002545

3. Debra Taylor, Guardian of the property of Zachary Alexander Tirrell, is hereby authorized and directed to execute all documents necessary to effectuate the sale.

4. The closing proceeds shall be deposited into restricted depository for the Estate of Roderick T. Tirrell a/k/a Roderick Carroll Tirrell, Case No. 18-0682.

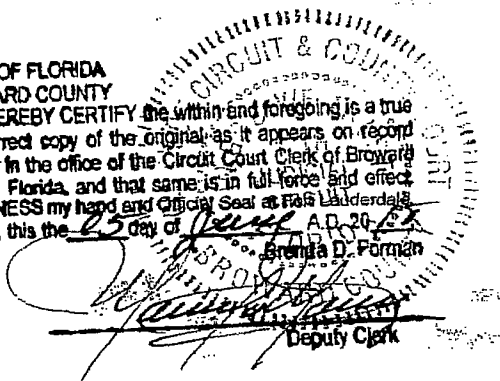
DONE AND ORDERED in chambers this _____ day of _____, 2018.

JUN 05 2018



c: Cheryl Silverman, Esq.

STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Circuit Court Clerk of Broward County, Florida, and that same is in full force and effect.
WITNESS my hand and Official Seal at Fort Lauderdale, Florida, this the 05 day of June A.D. 2018.



Brenda D. Farman
Deputy Clerk

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

DATE: August 2nd, 2021
PROPERTY ID # 494213-06-0580 (TD # 46968)

WARNING

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

A J R HOME IMPROVEMENTS INC
1954 THOMAS ST
HOLLYWOOD, FL 33020

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2101 NE 55 COURT, FORT LAUDERDALE, FL 33308-3111 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 August 31, 2021\$24,618.26
- Or
- * Estimated Amount due if paid by September 14, 2021\$24,960.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 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

DATE: August 2nd, 2021
PROPERTY ID # 494213-06-0580 (TD # 46968)

WARNING

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

A J R HOME IMPROVEMENTS INC
2101 NE 55 CT
FORT LAUDERDALE, FL 33308-3111

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2101 NE 55 COURT, FORT LAUDERDALE, FL 33308-3111 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

DATE: August 2nd, 2021
PROPERTY ID # 494213-06-0580 (TD # 46968)

WARNING

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

CFRE INVESTMENT FLIPS I CORPORATION
741 DOWERS ROAD
ABINGDON, MD 21009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2101 NE 55 COURT, FORT LAUDERDALE, FL 33308-3111 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.

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

- * Estimated Amount due if paid by August 31, 2021\$24,618.26
- Or
- * Estimated Amount due if paid by September 14, 2021\$24,960.92

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 15, 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

DATE: August 2nd, 2021

PROPERTY ID # 494213-06-0580 (TD # 46968)

WARNING

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

CFRE INVESTMENT FLIPS I CORPORATION, LINSEY M. LOVELL, ESQUIRE, PARDO
JACKSON GAINSBURG, PL
200 SE FIRST STREET, SUITE 700
MIAMI, FL 33131

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2101 NE 55 COURT, FORT LAUDERDALE, FL 33308-3111 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

DATE: August 2nd, 2021
PROPERTY ID # 494213-06-0580 (TD # 46968)

WARNING

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

CFRE INVESTMENT FLIPS I CORPORATION, LOAN #0004
1055 PIPERCOVE WAY
BEL AIR, MD 21014

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

- * Estimated Amount due if paid by August 31, 2021\$24,618.26
- Or
- * Estimated Amount due if paid by September 14, 2021\$24,960.92

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: August 2nd, 2021
PROPERTY ID # 494213-06-0580 (TD # 46968)

WARNING

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

CITY OF FORT LAUDERDALE SPECIAL MAGISTRATE
100 NORTH ANDREWS AVE
FORT LAUDERDALE, FL 33301

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DATE: August 2nd, 2021
PROPERTY ID # 494213-06-0580 (TD # 46968)

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CITY OF FORT LAUDERDALE, CODE ENFORCEMENT DIVISION, DEPARTMENT OF
SUSTAINABLE DEVELOPMENT
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311

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DATE: August 2nd, 2021
PROPERTY ID # 494213-06-0580 (TD # 46968)

WARNING

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IRIS THOMAS, REGISTERED AGENT O/B/O AJR HOME IMPROVEMENTS, INC.
1472 NW 38 STREET
MIAMI, FL 33142

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DATE: August 2nd, 2021
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WARNING

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*CROWTHER, G E & ROSE M
2071 NE 55 CT
FORT LAUDERDALE, FL 33308-3160

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DATE: August 2nd, 2021
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WARNING

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*MANCHEC, VERONIQUE
2111 NE 55 CT
FORT LAUDERDALE, FL 33308

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DATE: August 2nd, 2021
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*TWENTY EIGHT BLDG LLC
4201 NE 12 TER
FORT LAUDERDALE, FL 33334

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CFRE INVESTMENT FLIPS I CORPORATION
PARDO JACKSON GAINSBURG, PL
200 SE FIRST STREET, SUITE 700
MIAMI, FL 33131

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

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

DATE: August 2nd, 2021
PROPERTY ID # 494213-06-0580 (TD # 46968)

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VEIN HOLDINGS, INC
1954 THOMAS ST
HOLLYWOOD, FL 33020

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<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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\$ _____

TD 46968 SEPTEMBER 2021 WARNING

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

Sent To _____
Street and Apt. No. _____
City, State, ZIP+4® _____

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TD 46968 SEPTEMBER 2021 WARNING

Sent To

A J R HOME IMPROVEMENTS INC

Street and Apt. N

2101 NE 55 CT

City, State, ZIP+4

FORT LAUDERDALE, FL 33308-3111

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

See Reverse for Instructions

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TD 46968 SEPTEMBER 2021 WARNING

A J R HOME IMPROVEMENTS INC

1954 THOMAS ST

HOLLYWOOD, FL 33020

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Postage
\$ _____

Total Postage and

TD 46968 SEPTEMBER 2021 WARNING

Sent To

CFRE INVESTMENT FLIPS I
CORPORATION, LOAN #0004
1055 PIPERCOVE WAY
BEL AIR, MD 21014

Street and Apt. No.

City, State, ZIP+4

7020 1290 0001 0515 9390

7020 1290 0001 0515 9406

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Street and Apt. #

City, State, ZIP+

TD 46968 SEPTEMBER 2021 WARNING
CFRE INVESTMENT FLIPS I CORPORATION
741 DOWERS ROAD
ABINGDON, MD 21009

7020 1290 0001 0515 9413

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TD 46968 SEPTEMBER 2021 WARNING
CFRE INVESTMENT FLIPS I CORPORATION
PARDO JACKSON GAINSBURG, FL
200 SE FIRST STREET, SUITE 700
MIAMI, FL 33131

7020 1290 0001 0515 9426

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Postage	
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Total Postage at	TD 46968 SEPTEMBER 2021 WARNING
\$	CFRE INVESTMENT FLIPS I CORPORATION,
<i>Sent To</i>	LINSEY M. LOVELL, ESQUIRE, PARDO
<i>Street and Apt. N</i>	JACKSON GAINSBURG, PL
	200 SE FIRST STREET, SUITE 700
<i>City, State, ZIP+4</i>	MIAMI, FL 33131

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and	
\$	

Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

TD 46968 SEPTEMBER 2021 WARNING
VEIN HOLDINGS, INC
1954 THOMAS ST
HOLLYWOOD, FL 33020

7020 1290 0001 0515 9437

7020 1290 0001 0515 9444

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OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage at	
\$	

TD 46968 SEPTEMBER 2021 WARNING

<i>Sent To</i>	
<i>Street and Apt. N</i>	
<i>City, State, ZIP+4</i>	

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE
100 NORTH ANDREWS AVE
FORT LAUDERDALE, FL 33301

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Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

TD 46968 SEPTEMBER 2021 WARNING

IRIS THOMAS, REGISTERED AGENT O/B/O
AJR HOME IMPROVEMENTS, INC.
1472 NW 38 STREET
MIAMI, FL 33142

7020 1290 0001 0515 9451

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Certified Mail Fee

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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 \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage a

TD 46968 SEPTEMBER 2021 WARNING

\$

Sent To

CITY OF FORT LAUDERDALE, CODE
ENFORCEMENT DIVISION, DEPARTMENT OF
SUSTAINABLE DEVELOPMENT
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311

Street and Apt. #

City, State, ZIP+

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

See Reverse for Instructions

7020 1290 0001 0515 9468

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
\$ _____

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

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

Postmark
Here

Postage
\$ _____

Total Postage and
\$ _____

TD 46968 SEPTEMBER 2021 WARNING

Sent To _____
Street and Apt. No. _____
City, State, ZIP+4 _____

*MANCHEC, VERONIQUE
2111 NE 55 CT
FORT LAUDERDALE, FL 33308

7020 1290 0001 0515 9475

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

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 46968 SEPTEMBER 2021 WARNING

*CROWTHER, G E & ROSE M

2071 NE 55 CT

FORT LAUDERDALE, FL 33308-3160

7020 1290 0001 0515 9482

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

TD 46968 SEPTEMBER 2021 WARNING

Sent To

*TWENTY EIGHT BLDG LLC

Street and Apt. N

4201 NE 12 TER

City, State, ZIP+4

FORT LAUDERDALE, FL 33334

7020 1290 0001 0515 9499

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46968 SEPTEMBER 2021 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FORT LAUDERDALE, FL 33301



9590 9402 6339 0296 9517 57

2. 7020 1290 0001 0515 9369

COMPLETE THIS SECTION ON DELIVERY

A. Signature **Mailroom/Receiving**
X 100 N Andrews Ave Agent
 Addressee

B. Received by (Print Name) **FL 33301**
Fort Lauderdale Site 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
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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

1. Article Addressed to:

TD 46968 SEPTEMBER 2021 WARNING
 CITY OF FORT LAUDERDALE, CODE
 ENFORCEMENT DIVISION, DEPARTMENT OF
 SUSTAINABLE DEVELOPMENT
 700 NW 19TH AVE
 FORT LAUDERDALE, FL 33311



9590 9402 6339 0296 9509 58

2 7020 1290 0001 0515 9468

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19

- Agent
- Addressee

B. Received by (Printed Name)

LW 1151

C. Date of Delivery

8-5

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

Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 46968 SEPTEMBER 2021 WARNING

CITY OF FORT LAUDERDALE
 SPECIAL MAGISTRATE
 100 NORTH ANDREWS AVE
 FORT LAUDERDALE, FL 33301



9590 9402 6339 0296 9509 72

2. 7020 1290 0001 0515 9444

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 Mailroom/Receiving
 X 100 N Andrews Ave

B. Received by (Printed Name) C. Date of Delivery
 [Signature] FL 33301 8/5/21

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

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

1. Article Addressed to:

TD 46968 SEPTEMBER 2021 WARNING
 CFRE INVESTMENT FLIPS I CORPORATION
 PARDO JACKSON GAINSBURG, FL
 200 SE FIRST STREET, SUITE 700
 MIAMI, FL 33131



9590 9402 6339 0296 9517 02

2. 7020 1290 0001 0515 9413

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

CPA

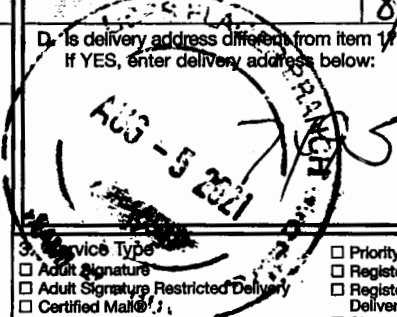
- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/5/21

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

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

1. Article Addressed to:

TD 46968 SEPTEMBER 2021 WARNING
 FIRE INVESTMENT FLIPS I CORPORATION,
 LINSEY M. LOVELL, ESQUIRE, PARDO
 JACKSON GAINSBURG, PL
 200 SE FIRST STREET, SUITE 700
 MIAMI, FL 33131



9590 9402 6339 0296 9509 96

2 7020 1290 0001 0515 9420

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

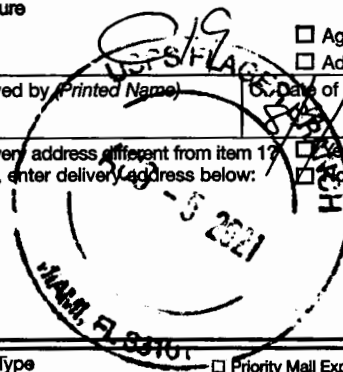
- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? 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
- Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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

1. Article Addressed to:

TD 46968 SEPTEMBER 2021 WARNING
 *CROWTHER, G E & ROSE M
 2071 NE 55 CT
 FORT LAUDERDALE, FL 33308-3160



9590 9402 6339 0296 9509 34

2. 7020 1290 0001 0515 9482

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X CIA Agent
 Addressee

B. Received by (*Printed Name*)

CIA

C. Date of Delivery

8/5/21

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery | |

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

1. Article Addressed to:

TD 46968 SEPTEMBER 2021 WARNING

*TWENTY EIGHT BLDG LLC
4201 NE 12 TER
FORT LAUDERDALE, FL 33334



9590 9402 6339 0296 9509 27

2

7020 1290 0001 0515 9499

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

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Rickman Allen</i></p> <p>C. Date of Delivery <i>8/5/21</i></p>												
<p>1. Article Addressed to:</p> <p style="text-align: center;">TD 46968 SEPTEMBER 2021 WARNING *MANCHEC, VERONIQUE 2111 NE 55 CT FORT LAUDERDALE, FL 33308</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
 <p style="text-align: center;">9590 9402 6339 0296 9509 41</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p style="text-align: center;">7020 1290 0001 0515 9475</p>	<p><input type="checkbox"/> Mail Restricted Delivery (over 500)</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													