

# **TitleExpress<sup>®</sup>**

**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](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 07/01/2021

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 06/24/2021

**CERTIFICATE #** 2018-10381

**ACCOUNT #** 494319020030

**ALTERNATE KEY #** 379912

**TAX DEED APPLICATION #** 47319

**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 5, Block 8, of RESUBDIVISION OF LOTS 3 THROUGH 12, INCLUSIVE OF BLOCK 8 AND ALL OF BLOCK 16 OF GALT OCEAN MILE, as recorded in Plat Book 38, Page 18, of the Public Records of Broward County.

**PROPERTY ADDRESS:** 3400 N OCEAN BOULEVARD, FORT LAUDERDALE FL 33308

### OWNER OF RECORD ON CURRENT TAX ROLL:

3404 N OCEAN BLVD, LLC

3317 NE 15 ST

FORT LAUDERDALE, FL 33304 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

3404 N OCEAN BLVD, LLC

OR: 36229, Page: 1460

3404 N. OCEAN BLVD

FORT LAUDERDALE, FL 33308 (Per Deed)

TARN TANTIJI, MR., REGISTERED AGENT

O/B/O 3404 N OCEAN BLVD, LLC

3317 NE 15TH ST

FORT LAUDERDALE, FL 33304-1707 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK

780 NW 42 AVE #300

MIAMI, FL 33126 (Tax Deed Applicant)

CITY OF FORT LAUDERDALE

OR: 47764, Page: 241

CODE ENFORCEMENT BOARD

(Per Order. No address found on document.)

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301 (Per Order)

OR: 48024, Page: 1754

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT DIVISION  
BUILDING DEPARTMENT  
700 NW 19TH AVENUE  
FORT LAUDERDALE, FL 33311 (Per Order in 48024-1754)

CITY OF FORT LAUDERDALE  
CITY COMMISSION  
(Per Resolution. No address found on document.)

OR: 48307, Page: 1129

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301 (Per Orders)

OR: 50367, Page: 373  
Instrument: 116911391

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT DIVISION  
DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
700 NW 19TH AVENUE  
FORT LAUDERDALE, FL 33311 (Per Orders in 50367-373 and 116911391.)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4943 19 02 0030

**CURRENT ASSESSED VALUE:** \$504,900

**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: 20568, Page: 520
Quit Claim Deed	OR: 35485, Page: 1861
Trustee's Affidavit	OR: 35485, Page: 1863
Death Certificate	OR: 35485, Page: 1869
Death Certificate	OR: 35485, Page: 1870

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

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

*Wendy Carter*

Title Examiner



<b>Site Address</b>	3400 N OCEAN BOULEVARD, FORT LAUDERDALE FL 33308	<b>ID #</b>	4943 19 02 0030
<b>Property Owner</b>	3404 N OCEAN BLVD, LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	3317 NE 15 ST FORT LAUDERDALE FL 33304	<b>Use</b>	12
<b>Abbr Legal Description</b>	GALT OCEAN MILE-RESUB LOTS 3 TO 12 BLK 8 & BLK 16 38-18 B LOT 5 BLK 8		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$126,100	\$378,800	\$504,900	\$504,900	
2019	\$126,100	\$378,800	\$504,900	\$480,210	\$10,188.96
2018	\$126,100	\$310,460	\$436,560	\$436,560	\$8,850.54

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$504,900	\$504,900	\$504,900	\$504,900
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$504,900	\$504,900	\$504,900	\$504,900
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$504,900	\$504,900	\$504,900	\$504,900

Sales History			
Date	Type	Price	Book/Page or CIN
9/29/2003	WD	\$350,000	36229 / 1460
6/4/2003	QCD	\$100	35485 / 1861
4/1/1993	WD	\$100	20568 / 520

Land Calculations		
Price	Factor	Type
\$40.07	3,147	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		3483
<b>Units</b>		2
<b>Eff./Act. Year Built: 1975/1959</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
3483						3147		



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

## Detail by Entity Name

Florida Limited Liability Company  
3404 N OCEAN BLVD, LLC

### Filing Information

<b>Document Number</b>	L03000028380
<b>FEI/EIN Number</b>	20-2579776
<b>Date Filed</b>	08/01/2003
<b>Effective Date</b>	08/01/2003
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/01/2014

### Principal Address

3404 N OCEAN BLVD  
FORT LAUDERDALE, FL 33308

### Mailing Address

3317 NE 15TH ST  
FORT LAUDERDALE, FL 33304-1707

Changed: 03/04/2015

### Registered Agent Name & Address

TANTIKIJ, TARN MR.  
3317 NE 15TH ST  
FORT LAUDERDALE, FL 33304-1707

Name Changed: 05/06/2006

Address Changed: 03/04/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

TANTIKIJ, TARN, MR.  
3317 NE 15TH ST  
FORT LAUDERDALE, FL 33304-1707

## Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	04/28/2019
2020	06/29/2020
2021	04/27/2021

## Document Images

<a href="#">04/27/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/29/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/21/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/01/2014 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/06/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/07/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/01/2003 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



This Document Prepared By:  
RONALD E. SHNIDER, ESQ.  
ALTMAN, SHNIDER & PEREN, P.A.  
ATTORNEYS AT LAW  
770 WEST OAKLAND PARK BLVD.  
Suite 100, NationalBank Bldg.  
SUNSHINE, FLORIDA 33351

Stamps \$ 70 Tax \$ \_\_\_\_\_  
Documentary Intangible  
RECEIVED in Broward County as required by  
law.  
by Eugenia M. Perry  
Deputy Clerk

93157054

Parcel ID Number: 9319-02-0030

[Space Above This Line For Recording Data]

### Warranty Deed

This Indenture, Made this 7th day of April, 1993 A.D., Between  
RALPH G. INGERSOLL and JUNE INGERSOLL, husband and wife

1993 APR 19 AM 11:15

of the County of BROWARD, State of FLORIDA, grantors, and  
Ralph G. Ingersoll, June Ingersoll and James Ingersoll or their  
successors, as their interest may appear, as Trustees of the  
Ralph G. Ingersoll and June Ingersoll Revocable Living Trust\*  
whose address is: 2881 N.W. 33rd Court, Apt. P.H. East  
Fort Lauderdale, Florida 33306-2048

of the County of BROWARD, State of FLORIDA, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of - - - - - TEN &  
NO/100 (\$10.00) - - - - - DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate,  
lying and being in the county of BROWARD, State of FLORIDA to wit:

Lot 5, Block 8, Resubdivision of lots 3 through 12, inclusive  
of Block 8 and all of Block 16 of Galt Ocean Mile recorded in  
Plat Book 38, Page 18 of the Public Records of Broward County,  
Florida.

\*of April 7, 1993, with full powers to the Trustees to protect  
conserve, sell, lease, encumber, or to otherwise manage and  
dispose of the property, as well as other powers and authority  
permitted under Florida Statute 689.071. with the Grantors,

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
In Witness Whereof, the grantors have hereto set their hands and seals the day and year first above written.  
Signed, sealed and delivered in our presence:

Sandra Teitel  
Printed Name: Sandra Teitel  
Witness

Ralph G. Ingersoll (Seal)  
RALPH G. INGERSOLL  
P.O. Address 2881 N.W. 33rd Court, Fort Lauderdale, FL 33306-2048

Ronald E. Shnider  
Printed Name: Ronald E. Shnider  
Witness

June Ingersoll (Seal)  
JUNE INGERSOLL  
P.O. Address 2881 N.W. 33rd Court, Fort Lauderdale, FL 33306-2048

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Seal)

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

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument was acknowledged before me this 7th day of April, 1993 by  
RALPH G. INGERSOLL and JUNE INGERSOLL, husband and wife

who are personally known to me and who did not take an oath.

RONALD E. SHNIDER  
MY COMMISSION # CC 200751  
EXPIRES: June 20, 1996  
Bonded Thru Notary Public Underwriters

Ronald E. Shnider  
RONALD E. SHNIDER  
Notary Public  
My Commission Expires: 06/20/96

BR 20568PG0920

Prepared by and return this instrument to:  
JOSEPH RIZZO, P.A.  
201 N. University Drive, Suite 103  
Plantation, Florida 33324

Property Appraisers Parcel Identification Number(s):

No. 9319-02-0030

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**THIS QUIT CLAIM DEED**. Executed this 4 day of JUNE, A.D. 2003 by:

**JAMES INGERSOLL\***, Trustee and **JUDITH L. GOOD\***, as Successor Trustee, of the **RALPH G. INGERSOLL and JUNE INGERSOLL REVOCABLE TRUST**, dated April 7, 1993, whose post office address is 12343 N.W. 19th Street, Plantation, Florida 33323, first party, to:

**JAMES INGERSOLL and JUDITH L. GOOD**, whose post office address is: 12343 N.W. 19th Street, Plantation, Florida 33323, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires).

**W I T N E S S E T H**: That the said first party, for and in consideration of the sum of TEN AND NO/100'S (\$10.00) Dollars in hand paid by the 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 which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD, State of FLORIDA, to-wit:

**Lot 5, BLOCK 8, of Resubdivision of lots 3 through 12, inclusive of Block 8 and all of Block 16 of GALT OCEAN MILE, as recorded in Plat Book 38, Page 18 of the Public Records of Broward County, Florida.**

THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE.

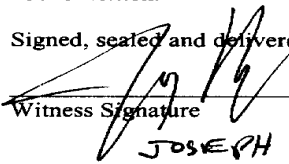
**\*JAMES INGERSOLL**, does hereby certify that he currently resides at 12343 N.W. 19th Street, Plantation, Florida 33323, that neither he nor any member of his family resides upon the property conveyed pursuant to this deed, or any contiguous property and that the above described property does not constitute his homestead.

**\*JUDITH L. GOOD**, does hereby certify that she currently resides at 2012 Shoshonee Trail, Casselberry, Florida 32707, that neither she nor any member of her family resides upon the property conveyed pursuant to this deed, or any contiguous property and that the above described property does not constitute her homestead.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party.


**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness Signature  
**JOSEPH RIZZO**

Printed Name of Witness

  
\_\_\_\_\_  
L.S.  
**JAMES INGERSOLL, Trustee and Individually**

  
\_\_\_\_\_  
Witness Signature  
**Judith Scott**

Printed Name of Witness

STATE OF FLORIDA )  
 ) SS.  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JAMES INGERSOLL, to me known to be the person described in or who produced a driver's license as identification and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4 day of JUNE, 2003.

{Seal}



[Signature]  
Notary Public, State of Florida  
Printed Name: JOSEPH RIZZO  
My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature

Fannie M. Braddy  
Printed Name of Witness

[Signature] L.S.  
JUDITH L. GOOD, As Successor Trustee and Individually

[Signature]  
Witness Signature

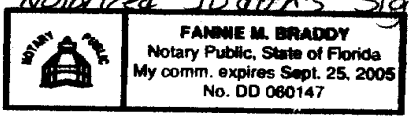
Janice Mcintosh  
Printed Name of Witness

STATE OF FLORIDA )  
 ) SS.  
COUNTY OF Seminole )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JUDITH L. GOOD, to me known to be the person described in or who produced a driver's license as identification and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of June, 2003.

{Seal}



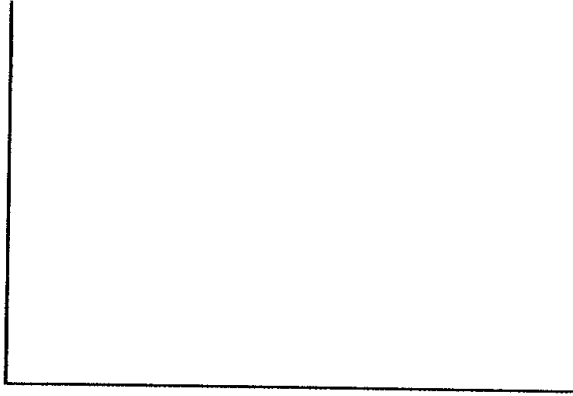
Notarized Judith's Signature only

[Signature]  
Notary Public, State of Florida  
Printed Name: Fannie M. Braddy  
My Commission Expires: 9/25/03

Handwritten marks in the top left corner.

Prepared by and Return To:

JOSEPH RIZZO, P.A.  
201 North University Drive, Suite 103  
Plantation, Florida 33324



**TRUSTEE'S AFFIDAVIT**

STATE OF FLORIDA            )  
  ) SS.  
COUNTY OF BROWARD        )

**BEFORE ME**, the undersigned authority duly authorized to take acknowledgments in the state and county aforesaid, personally appeared **JAMES INGERSOLL, Trustee and JUDITH L. GOOD, Successor Trustee, of the RALPH G. INGERSOLL and JUNE INGERSOLL REVOCABLE TRUST, dated April 7, 1993**, who first by me being duly sworn deposes and says:

1. We are the Trustees of the **RALPH G. INGERSOLL and JUNE INGERSOLL REVOCABLE TRUST, dated April 7, 1993**. Under the Revocable Trust Agreement, among other powers, we are endowed with full power and authority to transfer the real property belonging to the trust which includes the following:

**Lot 5, BLOCK 8, of Resubdivision of lots 3 through 12, inclusive of Block 8 and all of Block 16 of GALT OCEAN MILE, as recorded in Plat Book 38, Page 18 of the Public Records of Broward County, Florida.**

2. We hereby state that there have been no changes, modifications or alterations of or to said Revocable Trust Agreement, and that the Revocable Trust Agreement remains in full force and effect and has been so during the time that the Trust, by its Trustees, has held title to the above property. The Revocable Trust Agreement contains no restrictions or powers contrary to the power to sell and convey as noted in paragraph 1 above.

3. Attached hereto as Exhibit "A" are copies of those pages of the Revocable Trust Agreement showing the name of the Trustees, the power of the Trustee to transfer the real property and the signature page.

4. That Affiant remains the sole Trustee of said Trust; Has not resigned as Trustee and that no substitute, or Co-Trustees have been appointed and that there have not been any amendments or modifications to the Trust.

5. That the Trustee is in open, exclusive and notorious possession of the subject property and that the affiants ownership has never been disputed and knows of no one who might or could assert a claim to this title.

(12)

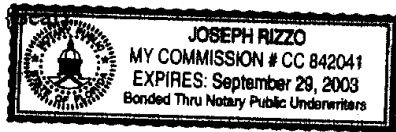
TRUSTEES:

[Signature]  
JAMES INGERSOLL

[Signature]  
JUDITH L. GOOD

STATE OF FLORIDA )  
 ) SS.  
COUNTY OF BROWARD )

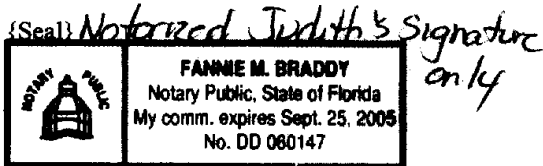
SWORN TO AND SUBSCRIBED before me this 4 day of JUNE, 2003,  
by **JAMES INGERSOLL** who is personally known to me or who has produced a driver's license as  
identification.



[Signature]  
Notary Public, State of Florida  
Printed Name: JOSEPH RIZZO  
My Commission expires: \_\_\_\_\_

STATE OF FLORIDA )  
 ) SS.  
COUNTY OF Seminole )

SWORN TO AND SUBSCRIBED before me this 13 day of June, 2003,  
by **JUDITH L. GOOD** who is personally known to me or who has produced a driver's license as identification.



[Signature]  
Notary Public, State of Florida  
Printed Name: Fannie M. Braddy  
My Commission expires: 9/25/05

EXHIBIT "A"

of Grantors' deaths, even though property that is included in the determination of said taxes does not pass under Grantors' wills or by provisions of this trust instrument. As far as possible those payments shall be made as an expense of administration without apportionment to anyone and without seeking contribution from anyone. In the discretion of Trustees those payments may be made out of income or out of principal, and Trustees may accumulate income for those purposes.

D. The rest of the trust estate, called the residuary trust estate, including all lapsed and void gifts, shall be administered and its principal and income distributed in the following manner:

1. On the death of Grantors, the balance of the Trust assets shall be distributed 50% to JUDITH L. GOOD, or if she shall predecease us, to her lineal descendants per stirpes; and 50% to JAMES INGERSOLL, or if he shall predecease us, to his lineal descendants, per stirpes.

#### ARTICLE IV - TRUSTEE PROVISIONS

A. The original trustees of this trust are RALPH G. INGERSOLL, JUNE INGERSOLL AND JAMES INGERSOLL or the survivor thereof. The successor Trustee is JUDITH L. GOOD who shall succeed as Trustee in the event of the deaths or incompetencies of any two of the original Trustees.

B. Trustees acknowledge receipt of the sum of ten dollars and such other properties as may be shown on the attached receipt. Trustees agree to receive additional property transferred to them by Grantors or by any third person. All subsequent property shall become a part of the corpus of this trust, shall be subject to its terms, and shall be designated on subsequent attached receipts. (The designation on a receipt shall not constitute a condition precedent to the receipt of properties or the subjection of said properties to the terms of this instrument.) Further, Trustees agree to receive property transferred to them pursuant to either or both of Grantors' wills when probated.

tional powers and responsibilities granted and imposed by statute to trustees at the time of application that are not in conflict with this instrument. In addition, without limiting any common law or statutory authority and without the need to apply to any court, Trustees shall have the following powers and responsibilities:

1. To acquire, retain, improve, manage, protect, invest, reinvest, exchange, lease, sell or option to sell, borrow, mortgage, pledge, transfer, and convey trust property, real property, tangible personal property, and intangible personal property (including without limitation stocks, bonds, obligations, mortgages, and other securities, and interests in them), without regard to any law, court ruling, or rule or regulation governing fiduciaries in that manner, and on any terms that Trustees deem advisable, even for terms beyond the expected term of any trust provided for in this instrument; to open, maintain, and operate a brokerage account (including a margin account and the trading in listed and covered options) in the name of the trust; and to invest, reinvest, hold, and vote as an asset of the trust property the capital stock of any corporate trustee of any trust created by this instrument, and to invest and reinvest that property in the common funds of said corporate trustee.

2. To employ counsel, accountants, or other agents to handle trust business and to pay reasonable amount for those services.

3. To accept from anyone a contribution to the principal of any trust provided for in this instrument.

4. To pay the expenses that in their judgment are reasonable for the delivery of all gifts and distributions.

5. To charge or credit to principal any premiums and discounts on interest-bearing securities purchased at more or less than par.

6. To disclaim a power that they consider to be burdensome, unnecessary, or unwise.

EXECUTION BY GRANTORS

SIGNATURE OF WITNESSES:

Sondra Teitel  
SONDRA TEITEL

Bonnie R. Neese  
BONNIE R. NEESE

Sondra Teitel  
SONDRA TEITEL

Bonnie R. Neese  
BONNIE R. NEESE

Ralph G. Ingersoll  
RALPH G. INGERSOLL  
Grantor

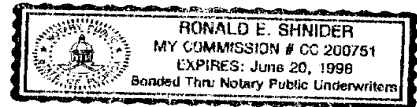
June Ingersoll  
JUNE INGERSOLL  
Grantor

STATE OF FLORIDA  
                                  ss  
COUNTY OF BROWARD

I HEREBY CERTIFY that RALPH G. INGERSOLL and JUNE INGERSOLL, as Grantors, personally known to me to the be same persons whose names are signed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed this instrument as their free and voluntary act, for the uses and purposes herein set forth.

April GIVEN under my hand and official seal this 7<sup>th</sup> day of \_\_\_\_\_, 1993.

Ronald E. Shnider  
NOTARY PUBLIC                      RONALD E. SHNIDER  
My Commission Expires





**ACCEPTANCE AND EXECUTION BY TRUSTEES**

SIGNATURE OF WITNESSES:

*Sondra Teitel*  
\_\_\_\_\_  
SONDRA TEITEL

*Ralph G. Ingersoll*  
\_\_\_\_\_  
RALPH G. INGERSOLL  
Trustee

*Bonnie R. Neese*  
\_\_\_\_\_  
BONNIE R. NEESE

*Sondra Teitel*  
\_\_\_\_\_  
SONDRA TEITEL

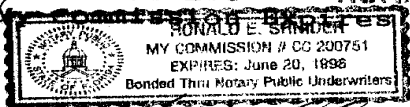
*June Ingersoll*  
\_\_\_\_\_  
JUNE INGERSOLL  
Trustee

*Bonnie R. Neese*  
\_\_\_\_\_  
BONNIE R. NEESE

STATE OF FLORIDA  
<sup>ss</sup>  
COUNTY OF BROWARD

I HEREBY CERTIFY that RALPH G. INGERSOLL and JUNE INGERSOLL, as Intitial Trustees, personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed this instrument as their free and voluntary act, for the uses and purposes herein set forth.

GIVEN under my hand and official seal this 7<sup>th</sup> day of April, 1993.

*Ronald E. Snider*  
\_\_\_\_\_  
NOTARY PUBLIC RONALD E. SNIDER  


SIGNATURE OF WITNESSES:

*Sondra Teitel*  
\_\_\_\_\_  
SONDRA TEITEL

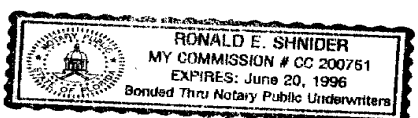
*James Ingersoll*  
\_\_\_\_\_  
JAMES INGERSOLL  
Trustee

*Bonnie R. Neese*  
\_\_\_\_\_  
BONNIE R. NEESE

STATE OF FLORIDA  
<sup>ss</sup>  
COUNTY OF BROWARD

I HEREBY CERTIFY that JAMES INGERSOLL, as Trustee, personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and sealed this instrument as his free and voluntary act, for the uses and purposes herein set forth.

GIVEN under my hand and official seal this 7<sup>th</sup> day of April, 1993.

*Ronald E. Snider*  
\_\_\_\_\_  
NOTARY PUBLIC RONALD E. SNIDER  
My Commission Expires  




**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**  
v.  
3404 N OCEAN BLVD, LLC  
3404 N OCEAN BLVD  
FORT LAUDERDALE, FL 33308  
**Respondent(s)**

**Case #:** CE08080933

**Tenant:**

---

**Address of Violation(s): 3400 N OCEAN BLVD**  
**Legal Description:**  
9319020030  
GALT OCEAN MILE-RESUB LOTS 3 TO  
12 BLK 8 & BLK 16 38-18 B  
LOT 5 BLK 8

This cause having come before the Code Enforcement Board for a Hearing on **Feb. 22, 2011** and based on the evidence, the Code Enforcement Board enters the following **FINDINGS OF FACT** and **CONCLUSIONS OF LAW** and **FINAL ORDER**:

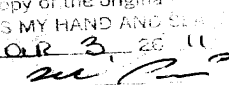
**FINDINGS OF FACT and CONCLUSIONS OF LAW**

**The Respondent(s) is/are the owner(s) of the subject property and is found in violation of law as follows:**

FBC 105.1  
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. EXTERIOR DOOR HAS BEEN INSTALLED.  
2. TWO(2) ACCESS DOORS HAVE BEEN INSTALLED INTO THE EXTERIOR WALLS. ONE(1) ON THE SOUTH SIDE AND ONE(1) ON THE EAST SIDE.  
3. EXTERIOR WALLS HAVE BEEN CUT TO ACCEPT WALL A/C UNITS.

FBC 105.2.11  
THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:  
1. WALL A/C UNITS HAVE BEEN INSTALLED.  
2. 4 WINDOW A/C UNITS HAVE BEEN INSTALLED.

FBC 105.2.5  
THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:  
1. CIRCUITS HAVE BEEN ADDED TO POWER THE THREE(3) WALL AND WINDOW A/C UNITS.

I certify this document to be a true and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on MAR 3, 2011  
  
DATE: 3/3/11

5



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**  
v.  
3404 N OCEAN BLVD, LLC  
3404 N OCEAN BLVD  
FORT LAUDERDALE, FL 33308  
**Respondent(s)**

**Case #:** CE08080933

**Tenant:**

- FBC 109.6  
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.
- FBC 1612.1.2  
THE WINDOW/WALL AIR CONDITIONING UNITS AND EXTERIOR DOOR HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.
- FBC 712.3.1.1  
THE HOLES CUT INTO THE EXTERIOR FIRE WALL HAVE COMPROMISED THE AFOREMENTIONED FIRE WALL. ANY ITEM INSTALLED INTO THE FIRE WALL IS REQUIRED TO BE AN APPROVED FIRE RESISTANT ASSEMBLY. WALL A/C UNITS ARE NOT FIRE RATED FOR PENETRATING A FIRE WALL NOR CAN THEY BE RATED. THE ACCESS DOORS THAT HAVE BEEN INSTALLED HAVE NOT BEEN PROVEN TO BE FIRE RATED ASSEMBLIES AND COMPROMISE THE FIRE WALL.

**FINAL ORDER**

**That based upon the foregoing, it is hereby ORDERED that: Respondent(s) complete corrective action(s) noted below within the time specified for each violation or a daily fine as indicated may be imposed at a second hearing:**

VIOLATION	DAILY AMOUNT	COMPLETE BY
FBC 105.1	\$10.00	04/26/2011
FBC 105.2.11	\$10.00	04/26/2011
FBC 105.2.5	\$10.00	04/26/2011
FBC 109.6	\$10.00	04/26/2011
FBC 1612.1.2	\$10.00	04/26/2011
FBC 712.3.1.1	\$10.00	04/26/2011

I hereby certify that this is a true and correct copy of the original.  
 WITNESSED BY MY HAND AND SEAL  
 MAR 3, 2011  
  
 City of Fort Lauderdale, Florida



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**  
v.  
3404 N OCEAN BLVD, LLC  
3404 N OCEAN BLVD  
FORT LAUDERDALE, FL 33308  
**Respondent(s)**

**Case #: CE08080933**

**Tenant:**

**Corrective Action(s):**

FBC 105.1  
Obtain a demolition permit and/or remove illegally built structures, components and/or equipment.

And/Or

Apply and obtain the required After the Fact permits for any structural, electrical, plumbing, and mechanical work.

Engage the services of a licensed and certified architect or engineer to prepare plans detailing the corrective actions required. Check if an approval by Broward County, EPD or the Health Department, etc. is required before submitting the plans to the City of Fort Lauderdale. The submitted plans will be required to conform to all applicable codes before being approved. When these plans are approved, a permit may be issued by the Building Department.

Engage the services of a licensed contractor and/or trade contractors. All required field inspections have to be scheduled and the work approved. The sub-permits and the master building permit must have received the final approved inspection and the permit closed. Please check with the Building Department if a Certificate of Completion or a Certificate of Occupancy is required.

After The Fact permits may have up to quadruple fees applied to the original fee.

We ask for your cooperation in having the aforementioned conditions corrected within 30 days from the receipt of this notice to avoid further action by the City of Fort Lauderdale.

I certify this document to be a true and correct copy of the original  
WITNESS MY HAND AND SEAL  
on Mar 3, 2011  
*[Signature]*  
City of Fort Lauderdale  
Code Enforcement Board/Staff  
3404 N Ocean Blvd  
Fort Lauderdale, FL 33308



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**  
v.  
3404 N OCEAN BLVD, LLC  
3404 N OCEAN BLVD  
FORT LAUDERDALE, FL 33308  
**Respondent(s)**

**Case #:** CE08080933

**Tenant:**

- 
- FBC 105.2.11
    - #1 -- SEE FBC 105.1
    - #2 -- REMOVE WINDOW A/C UNITS AND RESTORE THE WINDOW TO ITS ORIGINAL WORKING STATE.
  - FBC 105.2.5  
SEE FBC 105.1
  - FBC 109.6  
SEE FBC 105.1
  - FBC 1612.1.2  
SEE FBC 105.1
  - FBC 712.3.1.1  
REMOVE THE A/C UNITS SINCE THEY CANNOT BE FIRE RATED AND ENCLOSE THE WALLS TO THE FIRE RATED STANDARD. PROVE THAT THE ACCESS DOORS INSTALLED ARE RATED FIRE WALL ASSEMBLIES BY:

**Upon complying with corrective action(s), Respondent(s) MUST notify BURT FORD, [REDACTED] who shall inspect the property to verify compliance.**

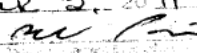
Pursuant to Chapter 11 City of Fort Lauderdale Code of Ordinances, a certified copy of this Final Order may be recorded in the public records of the county and, when recorded, shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property any subsequent purchasers, successors in interest, or assigns.

If the Respondent(s) do(es) not comply with each corrective action by the date(s) specified by this Final Order a second hearing shall be held at which time an order imposing a fine may be entered; this order imposing a fine may include the cost of repairs pursuant to and under the conditions specified in City Ordinance, Section 11-12(b). A certified copy of the order imposing a fine may be recorded in the Public Records for Broward County, and once recorded, SHALL CONSTITUTE A LIEN upon the property where the violation exists and upon any other real and personal property owned by the violator pursuant to City Ordinance, Section 11-12(e) and 11-19(f).

**After 3 months from the filing of any such lien, which lien remains unpaid, the city attorney may foreclose upon the lien in the same manner as mortgage liens are foreclosed.**

**A code enforcement lien cannot be used to foreclose upon real property which is a homestead.**

Any Final Order of the Code Enforcement Board can be appealed to the Circuit Court of Broward County, Florida.

I certify this document to be a true and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on March 3, 2011  
  
[REDACTED]



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**  
v.  
3404 N OCEAN BLVD, LLC  
3404 N OCEAN BLVD  
FORT LAUDERDALE, FL 33308  
**Respondent(s)**

**Case #:** CE08080933

**Tenant:**

**RIGHT TO APPEAL:** If any person desires to appeal any decision with respect to the matter considered at this Hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. A copy of the proceedings can be obtained from the Code Enforcement Clerk at 954-828-5207.

DONE AND ORDERED on this **Feb. 22, 2011**.

ATTEST:

  
\_\_\_\_\_  
CLERK, CODE ENFORCEMENT BOARD

  
\_\_\_\_\_  
CHAIRPERSON, CODE ENFORCEMENT BOARD

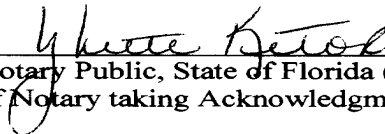
STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March 2011, by Dee Paris as Clerk and Jan Sheppard as Chairperson of the Code Enforcement Board for the City of Fort Lauderdale, who are personally known to me or have produced \_\_\_\_\_ as identification.

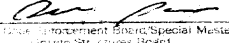
(SEAL)



YVETTE KETOR  
MY COMMISSION # DD 745295  
EXPIRES: December 30, 2011  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
Notary Public, State of Florida (Signature  
of Notary taking Acknowledgment)

\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

I certify this document to be a true  
and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on Mar 3, 2011  
  
\_\_\_\_\_  
City of Fort Lauderdale, Florida  
Code Enforcement Board Special Master  
Insane Structures Board  
City of Fort Lauderdale, Fla

23

**ORDER IMPOSING A FINE**

CODE ENFORCEMENT BOARD  
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO. CE08080933

v.

3404 N OCEAN BLVD, LLC  
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Code Enforcement Board ("Board"), 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.

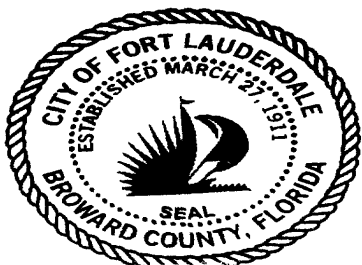
1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9319020030

Legal: GALT OCEAN MILE-RESUB LOTS 3 TO 12 BLK 8 & BLK 16 38-18 B LOT 5  
BLK 8

More commonly known as: 3400 N OCEAN BLVD

2. That the Code Enforcement Board did issue on the 22<sup>nd</sup> day of February 2011, a Final Order in the above captioned case commanding the above named respondent(s) to bring the violations specified in said Final Order into compliance on or before the 26<sup>th</sup> day of April 2011, or pay a fine in the amount of \$10.00 per day for the violation of ordinance FBC 105.1, \$10.00 per day for the violation of ordinance FBC 105.2.11, \$10.00 per day for the violation of ordinance FBC 105.2.5, \$10.00 per day for the violation of ordinance FBC 109.6, \$10.00 per day for the violation of ordinance FBC 1612.1.2 and \$10.00 per day for the violation of ordinance FBC 712.3.1.1 for each day of non-compliance thereafter.
3. That the respondent(s) did not comply with the Final Order on or before the date specified therein as evidenced by the Inspector filing an executed Affidavit of Non-Compliance with the Board.
4. It is the order of this Board that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, 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. Once recorded, this Order shall constitute a lien on the subject property as well as any other real or personal property owned by the Respondent.



I certify this document to be a true and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on 7/8 2011

*[Signature]*  
Clerk, Code Enforcement Board/Special Master  
Unsafe Structures Board  
City of Fort Lauderdale, Fla.

2

Case No: CE08080933  
Property: 3404 N OCEAN BLVD

**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 24<sup>th</sup> day of May 2011.

*Janice Sheppard*  
Chairperson  
Code Enforcement Board

ATTEST:

*Dee Paris*  
Clerk, Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Jan Sheppard, Chairperson of the Code Enforcement Board, 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.

WITNESS my hand and official seal in the County and State as aforesaid this 1<sup>st</sup> day of June 2011.

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of June 2011, by Jan Sheppard, as Chairperson of the Code Enforcement Board and Dee Paris as Clerk, of the City of Ft. Lauderdale Code Enforcement Board proceedings, who are personally known to me or have produced \_\_\_\_\_ as identification.

(SEAL) 

*Yvette K...*  
Notary Public, State of Florida (Signature of Notary taking Acknowledgment)

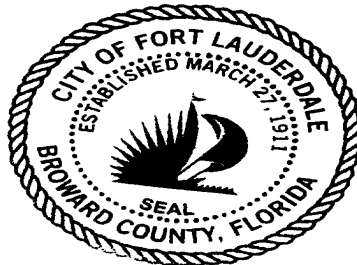
Name of Notary Typed, Printed or Stamped

My Commission Expires: \_\_\_\_\_

Commission Number: \_\_\_\_\_

This instrument prepared by:  
Code Enforcement Division  
Building Department  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue

Return to:  
Dee Paris  
Administrative Aide  
Code Enforcement Division  
City of Fort Lauderdale  
700 Northwest 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33311  
(954) 828-5874



I certify this document to be a true and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on June 01, 2011  
*Dee Paris*  
Clerk, Code Enforcement Board/Special Master  
Liened Structure Board  
City of Fort Lauderdale, FL



5

**CERTIFICATION**

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 9 day of Nov, 2011

*[Signature]* City Clerk

RESOLUTION NO. 11-263

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MADE PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE SCHEDULE ATTACHED HERETO THE COST AND EXPENSE OF LOT CLEARING AND IMPOSING A SPECIAL ASSESSMENT LIEN AGAINST EACH PROPERTY FOR THE ASSESSED AMOUNT, AND DIRECTING THE PROPER CITY OFFICIALS TO RECORD A NOTICE OF SPECIAL ASSESSMENT LIEN IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the lots or parcels described on the report of lot clearing/cleaning charges attached hereto were found to be in violation of Sec. 18-12 of the Code of Ordinances of the City of Fort Lauderdale, Florida and a nuisance for excessive overgrowth, rubbish, trash and debris; and

WHEREAS, the property owners owning the lots or parcels described in the attached report of lot clearing/cleaning charges were provided with Notice of Violations of Code Section 18-12 and failed to voluntarily comply the violation within the time prescribed by Code Section 18-13; and

WHEREAS, as a result of failure of the property owners to maintain their lots or parcels in accordance with Code Section 18-12, the City of Fort Lauderdale abated the violation in accordance with Code Section 18-14; and

WHEREAS, a statement of the cost and expense incurred in abating the public nuisance was served upon the property owner, but the property owner failed to reimburse the City for such costs and expenses; and

WHEREAS, pursuant to Code Section 18-16, the property owners have been given the opportunity to contest the charges, but did not;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the costs and expenses incurred by the City of Fort Lauderdale in abating the public nuisances of the properties, described in the attached report of lot clearing/cleaning charges under the process and procedures set forth in Code Sections 18-12, 18-13, 18-14 and

RESOLUTION NO. 11-263

PAGE 2

18-15 are hereby assessed against such properties, and a special assessment lien is hereby imposed against such properties.

**SECTION 2.** That the proper City officials are hereby authorized and directed to record a notice or claim of special assessment lien in the Public Records of Broward County, Florida as against the properties described in the attached report.

ADOPTED this the 20th day of September, 2011.

  
\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:

  
\_\_\_\_\_  
City Clerk  
JONDA K. JOSEPH

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11-263

REPORT OF LOT CLEARING/CLEANING CHARGES  
FOR COMMISSION MEETING SEPTEMBER 20, 2011

1. OWNER: (S) NAME: MCLAREN, PATRICIA F EST  
PROPERTY ADDRESS: 104 SW 24 AVE  
LEGAL DESC: WOODLAND PARK AMD PLAT 29-18 B  
LOT 31 BLK L  
FOLIO: 5042 08 03 2860  
AMOUNT OWED: \$742.51  
COMPLAINT NO.: CE11050029
  
2. OWNER: (S) NAME: DOWNTOWN LOFT DEVELOPERS LLC  
PROPERTY ADDRESS: 117 NW 3 AVE  
LEGAL DESC: FT LAUDERDALE B-40 D LOT 22  
BLK 10  
FOLIO: 5042 10 01 1670  
AMOUNT OWED: \$346.55  
COMPLAINT NO.: CE11042730
  
3. OWNER: (S) NAME: POMPILUS, ANDERSON  
PROPERTY ADDRESS: 131 CAROLINA AVE  
LEGAL DESC: MELROSE PARK SECT 1 27-6 B LOT 5  
BLK 3  
FOLIO: 5042 07 01 0420  
AMOUNT OWED: \$457.92  
COMPLAINT NO.: CE11051965

4. OWNER: (S) NAME: US BANK NA TRSTEE  
PROPERTY ADDRESS: 203 NW 11 AVE  
LEGAL DESC: SEMINOLE ADD F R OLIVERS AMEN  
PLAT 1-88 D LOT 14 LESS N 87,15  
LESS N 87, 16 LESS N 87 BLK 208  
FOLIO: 5042 04 01 0572  
AMOUNT OWED: \$666.50  
COMPLAINT NO.: CE11051174

5. OWNER: (S) NAME: ROUSSEAU, SIMONE  
PROPERTY ADDRESS: 237 SW 22 ST  
LEGAL DESC: LAUDERDALE 2-9 D LOT 17 BLK 111  
FOLIO: 5042 15 01 6120  
AMOUNT OWED: \$392.92  
COMPLAINT NO.: CE11032420

6. OWNER: (S) NAME: MOSS, BETTY J EST  
PROPERTY ADDRESS: 272 SW 28 TER  
LEGAL DESC: MIDLAND 1ST ADD 40-13 B LOT 18  
BLK 5  
FOLIO: 5042 08 13 0790  
AMOUNT OWED: \$385.30  
COMPLAINT NO.: CE11050810

7. OWNER: (S) NAME: DOWNTOWN LOFT DEVELOPERS LLC  
PROPERTY ADDRESS: 300 NW 2 ST  
LEGAL DESC: FT LAUDERDALE B-40 D LOT 23 E 85  
LESS ST,24 E 85 LESS ST BLK 10  
FOLIO: 5042 10 01 1690  
AMOUNT OWED: \$346.55  
COMPLAINT NO.: CE11042733
8. OWNER: (S) NAME: DOWNTOWN LOFT DEVELOPERS LLC  
PROPERTY ADDRESS: 320 NW 2 ST  
LEGAL DESC: FT LAUDERDALE B-40 D LOT 1  
BLK 10  
FOLIO: 5042 10 01 1570  
AMOUNT OWED: \$346.55  
COMPLAINT NO.: CE11042735
9. OWNER: (S) NAME: GARCIA, EDUARDO  
PROPERTY ADDRESS: 428 NW 10 AVE  
LEGAL DESC: TUSKEGEE PARK 3-9 B LOT 20 BLK 7  
FOLIO: 5042 04 05 1060  
AMOUNT OWED: \$282.30  
COMPLAINT NO.: CE11032435

10. OWNER: (S) NAME: PEIXOTO, MARCIO A  
PROPERTY ADDRESS: 448 NW 21 AVE  
LEGAL DESC: RIVER BEND 25-50 B LOT 1 BLK 5  
FOLIO: 5042 04 30 0750  
AMOUNT OWED: \$352.82  
COMPLAINT NO.: CE11041071
11. OWNER: (S) NAME: COLLINS, RICHARD E  
PROPERTY ADDRESS: 521 SW 10 ST  
LEGAL DESC: CROISSANT PARK RIVER SEC 7-50 B  
LOT 15 BLK 9 TOGETHER WITH E 1/2  
OF THAT PART OF VAC'D SW 6 AVE  
LYING W OF & ADJACENT TO LOT 15  
BLK 9  
FOLIO: 5042 15 19 0130  
AMOUNT OWED: \$354.74  
COMPLAINT NO.: CE11051036
12. OWNER: (S) NAME: METROPOLITAN PROPERTY INVEST LLC  
& SCOTT LARAVEA  
PROPERTY ADDRESS: 533 NE 1 AVE  
LEGAL DESC: NORTH LAUDERDALE AMENDED 1-182 D  
LOT 3,4,9,10 BLK 6  
FOLIO: 5042 03 02 0910  
AMOUNT OWED: \$723.25  
COMPLAINT NO.: CE11041889

13. OWNER: (S) NAME: BROWN, JACQUELYNE R  
PROPERTY ADDRESS: 600 E CAMPUS CIR  
LEGAL DESC: MELROSE PARK SEC 4 29-48 B  
LOT 10 BLK 1  
FOLIO: 5042 07 04 0100  
AMOUNT OWED: \$292.71  
COMPLAINT NO.: CE11051030

14. OWNER: (S) NAME: GROPP, STEPHEN M  
PROPERTY ADDRESS: 616 SW 16 CT  
LEGAL DESC: LAUDERDALE PINES 8-27 B LOT 5,6  
E 10 BLK 4  
FOLIO: 5042 15 28 0510  
AMOUNT OWED: \$252.11  
COMPLAINT NO.: CE11040279

15. OWNER: (S) NAME: SINGH, RUDOLPH & DULARIE  
PROPERTY ADDRESS: 621 ALABAMA AVE  
LEGAL DESC: MELROSE PARK SECTION 3 29-28 B  
LOT 5 BLK 2  
FOLIO: 5042 07 03 0270  
AMOUNT OWED: \$499.21  
COMPLAINT NO.: CE11050718

16. OWNER: (S) NAME: RAMIREZ, CARLOS A  
PROPERTY ADDRESS: 627 NW 9 AVE  
LEGAL DESC: JUNE PARK 22-16 B LOT 6 TOGETHER  
WITH E1/2 OF PT VAC'D ALLEY  
LYING W OF & ADJ TO LOT 6  
FOLIO: 5042 04 29 0060  
AMOUNT OWED: \$660.83  
COMPLAINT NO.: CE11052416

17. OWNER: (S) NAME: AVANT, TANSY EST  
% KATHERINE S DELY  
PROPERTY ADDRESS: 628 NW 22 RD  
LEGAL DESC: WASHINGTON PARK 19-22 B PART OF  
LOT 14 DESC'D AS,BEG AT MOST SLY  
COM COR TO LOTS 14 & 13 SE ALG  
S/L OF LOT 14 FOR 32.00, NW  
45.00,NELY 29.88 TO PT ON E/L  
LOT 14,N ALG SAME 36.18 TO NE  
COR,NW 6.51 TO NW COR LOT 14,SW  
ALG COM/L BET LOTS 14 & 13 FOR  
100.00 TO POB BLK 13  
FOLIO: 5042 05 01 2050  
AMOUNT OWED: \$284.71  
COMPLAINT NO.: CE11041469

18. OWNER: (S) NAME: CHRIST, CHRISTOPHER & MELISSA  
PROPERTY ADDRESS: 630 NW 14 TER  
LEGAL DESC: LINCOLN PARK CORR PLAT 5-2 B LOT  
20,21 BLK 2  
FOLIO: 5042 04 11 0350  
AMOUNT OWED: \$354.74  
COMPLAINT NO.: CE11032052



19. OWNER: (S) NAME: CHRIST, CHRISTOPHER & MELISSA  
PROPERTY ADDRESS: 646 NW 14 TER  
LEGAL DESC: LINCOLN PARK CORR PLAT 5-2 B  
LOT 28,29 BLK 2  
FOLIO: 5042 04 11 0390  
AMOUNT OWED: \$438.21  
COMPLAINT NO.: CE11022268

20. OWNER: (S) NAME: OLIVER, ARCH JAMES III & KAY C  
PROPERTY ADDRESS: 651 N ANDREWS AVE  
LEGAL DESC: AUSHERMANS SUB 2-4 B LOT 1 LESS  
S 50 & LESS E 15  
FOLIO: 5042 03 09 0010  
AMOUNT OWED: \$318.24  
COMPLAINT NO.: CE11040933

21. OWNER: (S) NAME: DES PROPERTIES LLC  
PROPERTY ADDRESS: 732 NW 15 TER  
LEGAL DESC: CARVER PARK 19-21 B LOT 4 BLK 3  
FOLIO: 5042 04 28 0360  
AMOUNT OWED: \$396.81  
COMPLAINT NO.: CE11042662

22. OWNER: (S) NAME: O'STEEN, L RAYMOND  
PROPERTY ADDRESS: 815 NW 4 AVE  
LEGAL DESC: PROGRESSO 2-18 D LOT 17 BLK 263  
FOLIO: 4942 34 06 4090  
AMOUNT OWED: \$435.90  
COMPLAINT NO.: CE11041083

23. OWNER: (S) NAME: COOPER, CORBEL G &  
COOPER, HILDA  
PROPERTY ADDRESS: 920 NW 2 AVE  
LEGAL DESC: PROGRESSO 2-18 D LOT 33 TO 36  
BLK 209  
FOLIO: 4942 34 05 6170  
AMOUNT OWED: \$388.75  
COMPLAINT NO.: CE11041915

24. OWNER: (S) NAME: HURSEY, RALPH M & TERESA J  
PROPERTY ADDRESS: 1110 W LAS OLAS BLVD  
LEGAL DESC: WAVERLY PLACE 2-19 D LOT 16  
BLK 108  
FOLIO: 5042 09 09 0801  
AMOUNT OWED: \$354.74  
COMPLAINT NO.: CE11042811

25. OWNER: (S) NAME: IZARRA, MARIA VALENTINA &  
RUIZ, LUIS  
PROPERTY ADDRESS: 1124 NW 2 ST  
LEGAL DESC: SEMINOLE ADD F R OLIVERS AMEN  
PLAT 1-88 D LOT 5 BLK 203  
FOLIO: 5042 04 01 0300  
AMOUNT OWED: \$984.27  
COMPLAINT NO.: CE11040823

26. OWNER: (S) NAME: LUPARI, THOMAS N  
PROPERTY ADDRESS: 1140 NE 16 TER  
LEGAL DESC: PROGRESSO 2-18 D LOT 23 BLK 158  
FOLIO: 4942 34 04 3940  
AMOUNT OWED: \$325.91  
COMPLAINT NO.: CE11032116

27. OWNER: (S) NAME: RIVERA, VICTOR F  
PROPERTY ADDRESS: 1206 NW 16 CT  
LEGAL DESC: LAUDERDALE VILLAS 29-37 B  
LOT 22 BLK J  
FOLIO: 4942 33 28 3330  
AMOUNT OWED: \$619.55  
COMPLAINT NO.: CE10121004

28. OWNER: (S) NAME: JNL INVESTMENTS LLC  
PROPERTY ADDRESS: 1223 NW 6 CT  
LEGAL DESC: HOME BEAUTIFUL PARK 2-47 B  
LOT 12 BLK B  
FOLIO: 5042 04 04 0270  
AMOUNT OWED: \$463.61  
COMPLAINT NO.: CE11040097

29. OWNER: (S) NAME: SASSON, SHAY  
PROPERTY ADDRESS: 1313 NW 14 CT  
LEGAL DESC: LAUDERDALE VILLAS 29-37 B LOT 24  
BLK F  
FOLIO: 4942 33 28 1990  
AMOUNT OWED: \$354.74  
COMPLAINT NO.: CE11042889

30. OWNER: (S) NAME: LEWIS, RICKY D  
PROPERTY ADDRESS: 1413 NW 8 AVE  
LEGAL DESC: PROGRESSO 2-18 D LOT 9 BLK 71  
FOLIO: 4942 34 02 3890  
AMOUNT OWED: \$407.65  
COMPLAINT NO.: CE11032379

31. OWNER: (S) NAME: LATERREUR, MARCO  
PROPERTY ADDRESS: 1444 NE 2 AVE  
LEGAL DESC: PROGRESSO 2-18 D LOT 24 BLK 59  
FOLIO: 4942 34 02 1280  
AMOUNT OWED: \$431.98  
COMPLAINT NO.: CE11041761

32. OWNER: (S) NAME: TARPON IV LLC  
PROPERTY ADDRESS: 1444 NW 4 AVE  
LEGAL DESC: PROGRESSO 2-18 D LOT 24 BLK 65  
FOLIO: 4942 34 02 2671  
AMOUNT OWED: \$354.74  
COMPLAINT NO.: CE11042804

33. OWNER: (S) NAME: GIBSON, RICHARD T  
PROPERTY ADDRESS: 1527 NW 7 ST  
LEGAL DESC: CARVER PARK 19-21 B LOT 12 BLK 2  
FOLIO: 5042 04 28 0230  
AMOUNT OWED: \$377.10  
COMPLAINT NO.: CE11050328

34. OWNER: (S) NAME: INICHIAN PROPERTIES LLC  
PROPERTY ADDRESS: 1608 E BROWARD BLVD  
LEGAL DESC: COLEE HAMMOCK 1-17 B LOT 5 LESS  
E 15 & 6 LESS W 17.50 BLK 44  
FOLIO: 5042 11 01 2840  
AMOUNT OWED: \$335.07  
COMPLAINT NO.: CE11050023

35. OWNER: (S) NAME: SPENCE, JERMAINE & ANGELA  
PROPERTY ADDRESS: 1609 NW 8 AVE  
LEGAL DESC: PROGRESSO 2-18 D LOT 10 BLK 24  
FOLIO: 4942 34 01 4670  
AMOUNT OWED: \$679.43  
COMPLAINT NO.: CE11032174

36. OWNER: (S) NAME: PROSPERI, SERGIO  
PROPERTY ADDRESS: 1621 NE 17 TER  
LEGAL DESC: PROGRESSO 2-18 D LOT 7 BLK 17  
FOLIO: 4942 34 01 3080  
AMOUNT OWED: \$284.71  
COMPLAINT NO.: CE11031745

37. OWNER: (S) NAME: PESTER, STUART &  
BROWN, SAMMY  
PROPERTY ADDRESS: 1624 NW 8 AVE  
LEGAL DESC: 1622-24 CONDO UNIT A  
FOLIO: 4942 34 BB 0010  
AMOUNT OWED: \$316.56  
COMPLAINT NO.: CE11041292

38. OWNER: (S) NAME: DEUTSCHE BANK NATL TR CO TRSTEE  
PROPERTY ADDRESS: 1649 NW 10 AVE  
LEGAL DESC: LAUDERDALE VILLAS 29-37 B LOT 37  
BLK H  
FOLIO: 4942 33 28 2730  
AMOUNT OWED: \$808.72  
COMPLAINT NO.: CE11040463

39. OWNER: (S) NAME: JNL INVESTMENTS LLC  
PROPERTY ADDRESS: 1719 NW 8 CT  
LEGAL DESC: LAUDERDALE HOMESITES 3-31 B LOT  
22 BLK 2  
FOLIO: 5042 04 07 0210  
AMOUNT OWED: \$385.30  
COMPLAINT NO.: CE11050330

40. OWNER: (S) NAME: JACKSON, JAMES E  
PROPERTY ADDRESS: 1809 NW 15 ST  
LEGAL DESC: LAUDERDALE MANORS AMD PLAT 28-11  
B LOT 28 BLK 13  
FOLIO: 4942 33 04 3450  
AMOUNT OWED: \$448.52  
COMPLAINT NO.: CE11042704

41. OWNER: (S) NAME: ATLANTIC COAST HOUSES LLC  
PROPERTY ADDRESS: 2200 NW 6 CT  
LEGAL DESC: WASHINGTON PARK 19-22 B LOT 1  
BLK 5  
FOLIO: 5042 05 01 0810  
AMOUNT OWED: \$366.26  
COMPLAINT NO.: CE11031752

42. OWNER: (S) NAME: CLUNE, LORI ANNE &  
BLACKBURN, JOHN  
PROPERTY ADDRESS: 2220 SW 33 TER  
LEGAL DESC: RIVERLAND VILLAGE SEC 1-REPLAT  
OF PORTION 35-40 B LOT 12 BLK 12  
FOLIO: 5042 18 07 2480  
AMOUNT OWED: \$1,045.46  
COMPLAINT NO.: CE11030448



43. OWNER: (S) NAME: WALKER, MAURICE  
PROPERTY ADDRESS: 2308 NW 26 ST  
LEGAL DESC: ARROWHEAD ESTATES 21-27 B LOT 2  
W1/2 BLK 1  
FOLIO: 4942 29 03 0170  
AMOUNT OWED: \$680.61  
COMPLAINT NO.: CE10121438

44. OWNER: (S) NAME: ADAMS, ROBERT T  
JUSTICE, ROSTELL  
PROPERTY ADDRESS: 2336 NW 14 CT  
LEGAL DESC: DILLARD PARK AMEN PLAT 33-32 B  
LOT D BLK 6  
FOLIO: 4942 32 11 0850  
AMOUNT OWED: \$415.85  
COMPLAINT NO.: CE11030413

45. OWNER: (S) NAME: LINDBLADE MANAGEMENT LLC  
PROPERTY ADDRESS: 2360 NW 14 ST  
LEGAL DESC: DILLARD PARK 30-34 B LOT 1 BLK 7  
FOLIO: 4942 32 10 0010  
AMOUNT OWED: \$413.52  
COMPLAINT NO.: CE11030414

46. OWNER: (S) NAME: RICHMOND, ANTHONY BARRINGTON &  
RICHMOND, ROSALIE DARBY

PROPERTY ADDRESS: 2400 NW 13 CT

LEGAL DESC: DILLARD PARK AMEN PLAT 33-32 B  
LOT B BLK 8

FOLIO: 4942 32 11 1090

AMOUNT OWED: \$380.32

COMPLAINT NO.: CE11030412

47. OWNER: (S) NAME: LESOUSKY, JOHN

PROPERTY ADDRESS: 2424 AQUAVISTA BLVD

LEGAL DESC: LAUDERDALE ISLES REAMEN PLAT  
15-46 B THAT PT LOTS 4 & 6 AS  
DESC IN OR 926/440 A/K/A PARCEL  
E BLK 43

FOLIO: 5042 11 09 0180

AMOUNT OWED: \$920.19

COMPLAINT NO.: CE11050321

48. OWNER: (S) NAME: DAVIS, BERCHEL

PROPERTY ADDRESS: 2460 NW 30 TER

LEGAL DESC: GOLDEN RIDGE ADD 59-3 B LOT 2  
BLK 3

FOLIO: 4942 29 16 0420

AMOUNT OWED: \$385.30

COMPLAINT NO.: CE11052213

49. OWNER: (S) NAME: SUNSHINE STATE PROPERTIES LLC  
PROPERTY ADDRESS: 2464 SW 8 ST  
LEGAL DESC: LAST CHANCE VILLAGE 27-13 B LOT  
4 LESS W 80, LOT 5 W 60.06 BLK 9  
FOLIO: 5042 08 08 0470  
AMOUNT OWED: \$389.71  
COMPLAINT NO.: CE11030750

50. OWNER: (S) NAME: SINGH, RUDOLPH M & DULARIE  
PROPERTY ADDRESS: 2750 SW 2 CT  
LEGAL DESC: MIDLAND 1ST ADD 40-13 B LOT 5  
BLK 12  
FOLIO: 5042 08 13 1800  
AMOUNT OWED: \$242.23  
COMPLAINT NO.: CE11040294

51. OWNER: (S) NAME: MOTON, ELLA L EST  
PROPERTY ADDRESS: 2870 NW 23 ST  
LEGAL DESC: FLAMINGO VILLAGE 1ST ADD 47-7 B  
LOT 1 BLK 8  
FOLIO: 4942 29 08 0610  
AMOUNT OWED: \$546.90  
COMPLAINT NO.: CE11031839

52. OWNER: (S) NAME: 3404 N OCEAN BLVD, LLC  
PROPERTY ADDRESS: 3400 N OCEAN BLVD  
LEGAL DESC: GALT OCEAN MILE-RESUB LOTS 3 TO  
12 BLK 8 & BLK 16 38-18 B LOT 5  
BLK 8  
FOLIO: 4943 19 02 0030  
AMOUNT OWED: \$352.90  
COMPLAINT NO.: CE11040378

53. OWNER: (S) NAME: NALLS, JOHN & LOUBERTHA  
PROPERTY ADDRESS: 3633 SW 14 ST  
LEGAL DESC: BREEZYWAY MANOR SEC A 28-33 B  
LOT 16 BLK 8  
FOLIO: 5042 18 12 0360  
AMOUNT OWED: \$415.32  
COMPLAINT NO.: CE11040095

54. OWNER: (S) NAME: THE SOUTHEAST BUILDER GROUP LLC  
PROPERTY ADDRESS: 6991 NW 30 TER  
LEGAL DESC: PALM-AIRE VILLAGE 3RD SEC ADDN 7  
101-27 B PARCEL A  
FOLIO: 4942 08 12 0370  
AMOUNT OWED: \$912.48  
COMPLAINT NO.: CE11031074

12

**ORDER IMPOSING A FINE**

SPECIAL MAGISTRATE  
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved Recording Information

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO. CE13061223

v.

3404 N OCEAN BLVD, LLC  
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: 9319020030

Legal: GALT OCEAN MILE-RESUB LOTS 3 TO 12 BLK 8 & BLK 16 38-18 B LOT 5  
BLK 8

More commonly known as: 3400 N OCEAN BOULEVARD

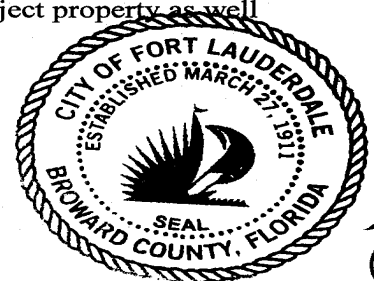
2. That the Special Magistrate did issue on the 1<sup>st</sup> day of August 2013, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 22<sup>nd</sup> day of August 2013, or pay a fine in the amount of \$50.00 per day for the violation of ordinance 47-20.20.H. for each day of non-compliance thereafter.
3. On October 17, 2013 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 17th day of October 2013, did impose a fine in the amount of \$2,750.00, which will continue to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, 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. 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.

Page 1 of 2

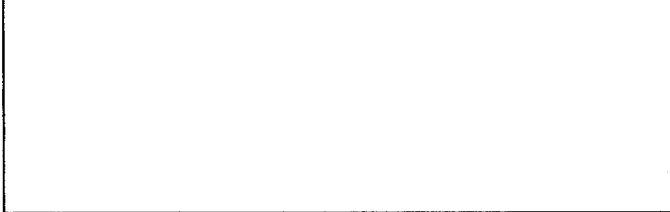
I certify this document to be a true  
and correct copy of the original.

WITNESS MY HAND AND SEAL  
on 11/26 2013

Clerk, Code Enforcement, Special Magistrate  
Unsafe Structures Board  
City of Fort Lauderdale, Fla



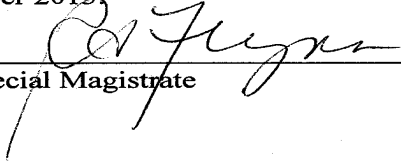
Case No: CE13061223  
Property: 3400 N OCEAN BOULEVARD



**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 17<sup>th</sup> day of October 2013.

  
Special Magistrate

ATTEST:

  
Clerk, Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Rose-Ann Flynn, 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.

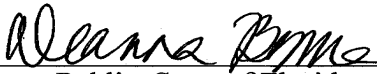
STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 22 day of October 2013, by Jeri Pryor as Clerk and Rose-Ann Flynn as Special Magistrate for the City of Fort Lauderdale, who are personally known to me or have produced N/A as identification.

(SEAL)



DEANNA BOJMAN  
MY COMMISSION # EE 032012  
EXPIRES: October 31, 2014  
Bonded Thru Budget Notary Services

  
Notary Public, State of Florida  
(Signature of Notary taking Acknowledgment)

Name of Notary Typed, Printed or Stamped

My Commission Expires: \_\_\_\_\_

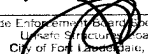
Commission Number: \_\_\_\_\_

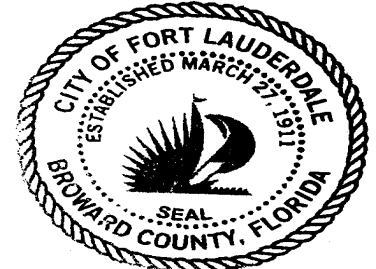
This instrument prepared by:  
Code Enforcement Division  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

Return to:  
Deanna Bojman  
Code Enforcement Division  
City of Fort Lauderdale  
700 Northwest 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33311  
(954) 828-5327

I certify this document to be a true and correct copy of the original.

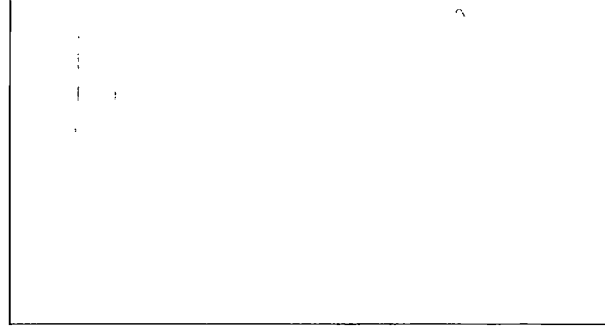
WITNESS MY HAND AND SEAL on 11/26 20 13

  
Clerk, Code Enforcement Division, Special Magistrate  
City of Fort Lauderdale, Fla



**ORDER IMPOSING A FINE**

SPECIAL MAGISTRATE  
CITY OF FORT LAUDERDALE, FLORIDA



Space Reserved Recording Information

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO. CE19071828

v.

3404 N OCEAN BLVD LLC  
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: 494319020030

Legal: GALT OCEAN MILE-RESUB LOTS 3 TO 12 BLK 8 & BLK 16 38-18 B LOT 5  
BLK 8

More commonly known as: 3400 N OCEAN BLVD

2. That the Special Magistrate did issue on the 6<sup>th</sup> day of February 2020, 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 12<sup>th</sup> day of March 2020, or pay a fine in the amount of \$150.00 per day for the violation 9-306 and 9-276(b)(3).
3. On October 28, 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 28<sup>th</sup> day of October 2020 did impose a fine in the amount of \$17,100.00 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: CE19071828  
Property: 3400 N OCEAN BLVD

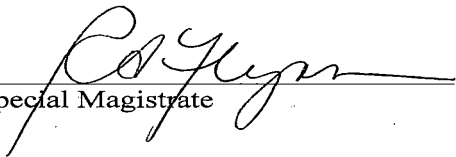
**LIEN AND FORECLOSURE NOTICE:**

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 28<sup>th</sup> day of October 2020.

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate

  
\_\_\_\_\_  
Special Magistrate

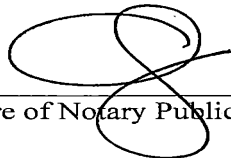
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Rose-Ann Flynn, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that she executed same, and who 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 3<sup>rd</sup> day of November 2020, by Rose-Ann Flynn, as Special Magistrate, of the City of Fort Lauderdale, and Katrina Jordan, as Clerk of the Special Magistrate for the City of Fort Lauderdale.



**CRYSTAL GREEN**  
Commission # HH 043916  
Expires October 18, 2024  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
(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  
Code Enforcement Division  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
(954) 828-4608



Return to: (enclose self-addressed stamped envelope)  
David A. Wolis, P.A.  
6555 N. Powerline Road, Suite 204  
Fort Lauderdale, Florida 33309

This Instrument Prepared by:  
Joseph Rizzo, Esq.  
201 North University Drive, Suite 103  
Plantation, Florida 33324

Property Appraisers Parcel Identification (Folio) No.:  
19319-02-00300

Grantees SS#:

-----space above this line for recording data-----  
**THIS WARRANTY DEED** Made the 29<sup>th</sup> day of SEPTEMBER A.D. 2003 by JAMES INGERSOLL, A Married Man\* and JUDITH L. GOOD, A Married Woman\*, hereinafter called the grantor, to 3404 N OCEAN BLVD., LLC, whose post office address is: 3404 N. Ocean Boulevard, Fort Lauderdale, Florida 33308 hereinafter called the grantee:

(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, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, re-leases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida viz:

Lot 5, Block 8, of Resubdivision of Lots 3 through 12, inclusive of Block 8 and all of Block 16 of Galt Ocean Mile, as recorded in Plat Book 38, Page 18, of the Public Records of Broward County, Florida.

- SUBJECT TO: a. Taxes for 2003 and all subsequent years.  
b. All conditions, restrictions, limitations, reservations, easements, ordinances, and applicable zoning of record, if any, and such recitation shall not reimpose the same.

\* JAMES INGERSOLL, the grantor, does hereby certify that he currently resides at 12343 N.W. 19<sup>th</sup> St., Plantation, FL 33323, that neither he nor any member of his family has ever resided upon the property conveyed pursuant to this deed, or any contiguous property, and that the above described property does not now and has never in the past constituted his homestead.

\* JUDITH L. GOOD, the grantor, does hereby certify that she currently resides at 2012 Shoshonee Trail, Casselberry, FL 32707, that neither she nor any member of her family has ever resided upon the property conveyed pursuant to this deed, or any contiguous property, and that the above described property does not now and has never in the past constituted her homestead.

**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 whosoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature (as to all Grantors)  
JOSEPH RIZZO  
Printed Name

JAMES INGERSOLL  
12343 N.W. 19<sup>th</sup> Street  
Plantation, Florida 33323

Witness Signature (as to all Grantors)  
ROTHNA OLIVER  
Printed Name

JUDITH L. GOOD  
2012 Shoshonee Trail  
Casselberry, Florida 32707

STATE OF FLORIDA )  
COUNTY OF BROWARD )

I hereby Certify that on this day before me, an office duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments.

personally appeared **JAMES INGERSOLL and JUDITH L. GOOD**, to me known to be the persons described in or who produced driver's licenses as identification and who executed the foregoing instrument and they acknowledged before me that they executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 29<sup>th</sup> day of SEPTEMBER, 2003.

(SEAL)



Notary Public, State of Florida  
Printed Name: DEBORAH SCHERER

**BROWARD**

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

47319  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 10381

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

12/16/2021 12/23/2021 12/30/2021 01/06/2022

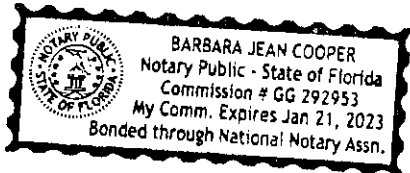
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Scherrie A Thomas*

Sworn to and subscribed before me this  
6 day of JANUARY, A.D. 2022

*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 47319**

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: 494319-02-0030  
Certificate Number: 10381  
Date of Issuance: 05/23/2019  
Certificate Holder:  
MIKON FINANCIAL SERVICES,  
INC AND OCEAN BANK  
Description of Property:  
GALT OCEAN MILE-RESUB  
LOTS 3 TO  
12 BLK 8 & BLK 16 38-18 B  
LOT 5 BLK 8

Name in which assessed:  
3404 N OCEAN BLVD, LLC  
Legal Titleholders:  
3404 N OCEAN BLVD, LLC  
3317 NE 15 ST  
FORT LAUDERDALE, FL 33304

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of January, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

[broward.deedauction.net](http://broward.deedauction.net)  
\*Pre-registration is required to bid.

Dated this 1st day of October, 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: 35792.91  
401-314  
12/16-23-30 1/6 21-03/0000566427B

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47319

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of December 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 CITY COMMISSION 100 N ANDREWS AVE FORT LAUDERDALE, FL 33301	CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FORT LAUDERDALE, FL 33301	CITY OF FORT LAUDERDALE CODE ENFORCEMENT DIVISION BUILDING DEPARTMENT 700 NW 19 AVENUE FORT LAUDERDALE, FL 33311	CITY OF FORT LAUDERDALE CODE ENFORCEMENT DIVISION DEPARTMENT OF SUSTAINABLE DEVELOPMENT 700 NW 19 AVENUE FORT LAUDERDALE, FL 33311
CITY OF FORT LAUDERDALE CODE ENFORCEMENT BOARD 100 NORTH ANDREWS AVENUE FORT LAUDERDALE, FL 33301	CITY OF FORT LAUDERDALE SPECIAL MAGISTRATE 100 NORTH ANDREWS AVENUE FORT LAUDERDALE, FL 33301	*FDLP III HOLDINGS LLC 6100 N POWERLINE RD FORT LAUDERDALE, FL 33309	*SOTIRIS LLC 4100 GLAT OCEAN DR #1412 FORT LAUDERDALE, FL 33308
3404 N OCEAN BLVD LLC 3317 NE 15 ST FORT LAUDERDALE, FL 33304	TANTIKIJ, TAQRN MR., REGISTERED AGENT O/B/O 3404 N OCEAN BLVD, LLC 3317 NE 15 ST FORT LAUDERDALE, FL 33304-1707	3404 N OCEAN BLVD LLC 3400 N OCEAN BLVD FORT LAUDERDALE, FL 33308	3404 N OCEAN BLVD, LLC 3404 N OCEAN BLVD FORT LAUDERDALE, FL 33308

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of December 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 # 117636578

Recorded 10/05/21 at 01:40 PM

Broward County Commission

1 Page(s)

#1

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 47319

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: 494319-02-0030  
Certificate Number: 10381  
Date of Issuance: 05/23/2019  
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
Description of Property: GALT OCEAN MILE-RESUB LOTS 3 TO  
12 BLK 8 & BLK 16 38-18 B  
LOT 5 BLK 8

Name in which assessed: 3404 N OCEAN BLVD,LLC  
Legal Titleholders: 3404 N OCEAN BLVD,LLC  
3317 NE 15 ST  
FORT LAUDERDALE, FL 33304

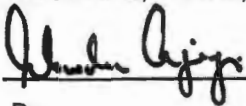
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of January ,2022 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 1st day of October , 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: 12/16/2021, 12/23/2021, 12/30/2021 & 01/06/2022  
Minimum Bid: 35792.91

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 47319

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Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
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12 BLK 8 & BLK 16 38-18 B  
LOT 5 BLK 8

Name in which assessed: 3404 N OCEAN BLVD,LLC  
Legal Titleholders: 3404 N OCEAN BLVD,LLC  
3317 NE 15 ST  
FORT LAUDERDALE, FL 33304

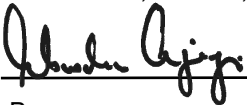
All of said property being in the County of Broward, State of Florida.

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broward.deeduction.net  
*\*Pre-registration is required to bid.*

Dated this 1st day of October, 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: 12/16/2021, 12/23/2021, 12/30/2021 & 01/06/2022  
Minimum Bid: 35792.91

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21057274

Broward County, FL VS 3404 N Ocean Blvd, LLC

**RETURN OF SERVICE**



Court Case # TD 47319

Hearing Date:01/19/2022

Received by CCN 17912

12/06/2021 6:16 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **3404 N Ocean Blvd, LLC 3400 N Ocean Boulevard 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: 12/06/2021 Time: 2:27 PM

On 3404 N Ocean Blvd, LLC 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 on Southern most door at the address.

You can now check the status of your writ by visting the Broward Sheriff's Office Website at [www.sheriff.org](http://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 # 494319-02-0030 (TD #47319)

RECEIVED SHERIFF  
2021 DEC - 1 PM 3:05  
BROWARD COUNTY, FLORIDA

# WARNING

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

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

## NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Amount due if paid by December 30, 2021 .....\$35,718.96
- Or
- \* Amount due if paid by January 18, 2022 .....\$36,191.91

\*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 January 19, 2022 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

3404 N OCEAN BLVD, LLC  
3400 N OCEAN BLVD  
FORT LAUDERDALE, FL. 33308

**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 # 21057274

Broward County, FL VS 3404 N Ocean Blvd, LLC

**RETURN OF SERVICE**



Court Case # TD 47319

Hearing Date: 01/19/2022

Received by CCN 17912

12/06/2021 6:16 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **3404 N Ocean Blvd, LLC 3317 NE 15 Street Fort Lauderdale FL 33304**

Served:

Not Served:

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

Date: 12/06/2021 Time: 1:06 PM

On 3404 N Ocean Blvd, LLC 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 on front gate on right side of house reference "beware of dog" sign affixed to the fence and unsafe conditions beyond the gate.

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

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

By: *J. Palermo*

D.S.

J. Palermo, #17912

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	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 # 494319-02-0030 (TD # 47319)

RECEIVED SHERIFF  
2021 DEC - 1 PM 3:05  
BROWARD COUNTY, FLORIDA

# WARNING

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

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

## ORIGINAL DOCUMENT

### 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.

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Or

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON January 19, 2022 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

3404 N OCEAN BLVD, LLC  
3317 NE 15 ST  
FORT LAUDERDALE, FL. 33304

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
**PROPERTY ID # 494319-02-0030 (TD #47319)**

# 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

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PLEASE SERVE THIS ADDRESS OR LOCATION

**3404 N OCEAN BLVD, LLC  
3400 N OCEAN BLVD  
FORT LAUDERDALE, FL. 33308**

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# 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**

## 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.

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PLEASE SERVE THIS ADDRESS OR LOCATION

**3404 N OCEAN BLVD, LLC  
3317 NE 15 ST  
FORT LAUDERDALE, FL. 33304**

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

**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# WARNING

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

CITY OF FORT LAUDERDALE CITY COMMISSION  
100 N ANDREWS AVE  
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3400 N OCEAN BLVD FORT LAUDERDALE, FL. 33308 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 December 30, 2021 .....\$35,718.96
- Or
- \* Estimated Amount due if paid by January 18, 2022 .....\$36,191.91

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 19, 2022 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](http://www.broward.org/recordstaxestreasury)

**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3400 N OCEAN BLVD FORT LAUDERDALE, FL. 33308 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

- \* Estimated Amount due if paid by December 30, 2021 .....\$35,718.96
- Or
- \* Estimated Amount due if paid by January 18, 2022 .....\$36,191.91

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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](http://www.broward.org/recordstaxestreasury)

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

**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# WARNING

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

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT DIVISION  
BUILDING DEPARTMENT  
700 NW 19 AVENUE  
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3400 N OCEAN BLVD FORT LAUDERDALE, FL. 33308 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# WARNING

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

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**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# WARNING

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CITY OF FORT LAUDERDALE CODE ENFORCEMENT BOARD  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301

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

**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# WARNING

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

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**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# WARNING

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\*FDLP III HOLDINGS LLC  
6100 N POWERLINE RD  
FORT LAUDERDALE, FL 33309

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**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# WARNING

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\*SOTIRIS LLC  
4100 GLAT OCEAN DR #1412  
FORT LAUDERDALE, FL 33308

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**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

# WARNING

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3404 N OCEAN BLVD LLC  
3317 NE 15 ST  
FORT LAUDERDALE, FL 33304

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**DATE: December 1st, 2021**  
**PROPERTY ID # 494319-02-0030 (TD # 47319)**

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TANTIJIJ, TAQRN MR., REGISTERED AGENT  
O/B/O 3404 N OCEAN BLVD, LLC  
3317 NE 15 ST  
FORT LAUDERDALE, FL 33304-1707

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3404 N OCEAN BLVD LLC  
3400 N OCEAN BLVD  
FORT LAUDERDALE, FL 33308

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)

**TD 47319 JANUARY 2022 WARNING** rk  
3404 N OCEAN BLVD, LLC  
3404 N OCEAN BLVD  
FORT LAUDERDALE, FL 33308

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

7021 0950 0000 3270 2468



7021 0950 0000 3270 2451

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

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

Return Receipt (hardcopy) \$ \_\_\_\_\_

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Postmark

\$ \_\_\_\_\_

Total

\$ \_\_\_\_\_

Sent to

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Street and Apt. No., or PO Box No.

\_\_\_\_\_

City, State, ZIP+4®

\_\_\_\_\_

**TD 47319 JANUARY 2022 WARNING**

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3400 N OCEAN BLVD  
FORT LAUDERDALE, FL 33308

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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 \$ \_\_\_\_\_

Postmark

- A  
 A

Postage

\$

Total

\$

Sent

**TD 47319 JANUARY 2022 WARNING**

TANTIKIJ, TAQRN MR., REGISTERED AGENT

O/B/O 3404 N OCEAN BLVD, LLC

3317 NE 15 ST

FORT LAUDERDALE, FL 33304-1707

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

7021 0950 0000 3270 2444

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)

Return Receipt (hardcopy) \$

**TD 47319 JANUARY 2022 WARNING**

3404 N OCEAN BLVD LLC

3317 NE 15 ST

FORT LAUDERDALE, FL 33304

Pos

\$

Tot

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Sent to

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

7021 0950 0000 3270 2437

U.S. Postal Service  
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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 \$ \_\_\_\_\_

Postmark  
Here

7202 0950 0000 3270 2420  
Post  
\$  
Total  
\$  
Sent

**TD 47319 JANUARY 2022 WARNING**

\*SOTIRIS LLC  
4100 GLAT OCEAN DR #1412  
FORT LAUDERDALE, FL 33308

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

U.S. Postal Service  
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**OFFICIAL USE**

Certified Mail Fee

\$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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Adul

Postmark

**TD 47319 JANUARY 2022 WARNING**

Postage

\*FDLP III HOLDINGS LLC

6100 N POWERLINE RD

FORT LAUDERDALE, FL 33309

\$

Total Pr

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

7021 0950 0000 3270 2433

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)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Postmark

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Post:

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Total

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Sent

**TD 47319 JANUARY 2022 WARNING**

CITY OF FORT LAUDERDALE SPECIAL MAGISTRATE

100 NORTH ANDREWS AVENUE

FORT LAUDERDALE, FL 33301

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

7021 0950 0000 3270 2406

U.S. Postal Service  
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**OFFICIAL USE**

Certified Mail Fee

\$ \_\_\_\_\_

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

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

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Postmark

\$ \_\_\_\_\_

Total

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Sent

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Street and Apt. No., or PO Box No.

\_\_\_\_\_

City, State, ZIP+4®

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

See Reverse for Instructions

7021 0950 0000 3270 2390

**TD 47319 JANUARY 2022 WARNING**

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301

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

For delivery information, visit our website at [www.usps.com](http://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)	\$
	Postmark
<b>TD 47319 JANUARY 2022 WARNING</b>	
Pos	CITY OF FORT LAUDERDALE CODE ENFORCEMENT
\$	DIVISION DEPARTMENT OF SUSTAINABLE DEVELOPMENT
Tot	700 NW 19 AVENUE
\$	FORT LAUDERDALE, FL 33311
Sei.	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0950 0000 0560 1202  
EREE 022E 3270 0000



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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

\$

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

Return Receipt (hardcopy) \$

**TD 47319 JANUARY 2022 WARNING**  
CITY OF FORT LAUDERDALE CODE ENFORCEMENT  
DIVISION BUILDING DEPARTMENT  
700 NW 19 AVENUE  
FORT LAUDERDALE, FL 33311

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7021 0950 0000 3270 2376

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

For delivery information, visit our website at [www.usps.com](http://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	\$ _____

Postmark  
Here

**TD 47319 JANUARY 2022 WARNING**  
CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FORT LAUDERDALE, FL 33301

Street and Apt. No., or P.O. box no.

City, State, ZIP+4®

7021 0950 0000 3270 3369

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

\$ \_\_\_\_\_

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

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

A

A

Postage

\$ \_\_\_\_\_

Total

\$ \_\_\_\_\_

Sent

Street and Apt. No., P.O. Box, or other address

City, State, ZIP+4®

Postmark  
Here

**TD 47319 JANUARY 2022 WARNING**

CITY OF FORT LAUDERDALE CITY COMMISSION  
100 N ANDREWS AVE  
FORT LAUDERDALE, FL 33301

7021 0950 0000 3270 2560 2552

**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 47319 JANUARY 2022 WARNING**  
CITY OF FORT LAUDERDALE CITY COMMISSION  
100 N ANDREWS AVE  
FORT LAUDERDALE, FL 33301



9590 9402 6893 1104 8160 94

2. Article Number (Transfer from service label)

7021 0950 0000 3270 2352

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**x** City of Fort Lauderdale  Agent  
Mailroom/Receiving  Addressee

B. Received By (Printed Name) Date of Delivery  
100 N Andrews Ave 1/26

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"/> Collect on Delivery Restricted Delivery |   |

Mail  
Mail Restricted Delivery  
(0)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 47319 JANUARY 2022 WARNING**  
 CITY OF FORT LAUDERDALE  
 ATTN: CITY ATTORNEY OFFICE  
 100 N ANDREWS AVE 7TH FLOOR  
 FORT LAUDERDALE, FL 33301



9590 9402 6893 1104 8163 53

2. Article Number (Transfer from service label)

7021 0950 0000 3270 2369

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X** City of Fort Lauderdale Addressee  
 Mailroom/Receiving

B. Received by (Printed Name) Date of Delivery  
 100 N Andrews Ave 12/16

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"/> Collect on 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 47319 JANUARY 2022 WARNING**  
 CITY OF FORT LAUDERDALE C  
 ODE ENFORCEMENT BOARD  
 100 NORTH ANDREWS AVENUE  
 FORT LAUDERDALE, FL 33301



9590 9402 6893 1104 8163 39

2. Article Number (Transfer from service label)

7021 0950 0000 3270 2390

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X** City of Fort Lauderdale Addressee  
 B. Received by (Print Name)  Date of Delivery  
 Mailroom/Receiving 12/16  
 100 N Andrews Ave  
 Fort Lauderdale, FL 33301  
 C. 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"/> Collect on Delivery Restricted Delivery |   |

Mail Restricted Delivery (00)

**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 47319 JANUARY 2022 WARNING**  
CITY OF FORT LAUDERDALE SPECIAL MAGISTRATE  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301



9590 9402 6893 1104 8163 15

2. Article Number (Transfer from service label)

7021 0950 0000 3270 2406

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature of  Agent  
 Addressee  
**X** City of Fort Lauderdale  
Mailroom/Receiving

B. Received by (Printed Name) City of Fort Lauderdale  
100 N Andrews Ave Ft Lauderdale, FL 33301

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

3. Service Type
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Adult Signature                     | <input type="checkbox"/> Priority Mail Express®                     |
| <input checked="" type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                     | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input checked="" 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        |   |

Mail  
Mail 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 47319 JANUARY 2022 WARNING**  
CITY OF FORT LAUDERDALE CODE ENFORCEMENT  
DIVISION BUILDING DEPARTMENT  
700 NW 19 AVENUE  
FORT LAUDERDALE, FL 33311



9590 9402 6893 1104 8163 46

2. Article Number (Transfer from service label)

7021 0950 0000 3270 2376

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X C-19

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

1-2-6

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

3. Service Type

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

Full 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 47319 JANUARY 2022 WARNING**  
CITY OF FORT LAUDERDALE CODE ENFORCEMENT  
DIVISION DEPARTMENT OF SUSTAINABLE DEV.  
700 NW 19 AVENUE  
FORT LAUDERDALE, FL 33311



9590 9402 6893 1104 8163 22

2. Article Number (Transfer from service label)

7021 0950 0000 3270 2383

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

C 19

- Agent
- Addressee

B. Received by (Printed Name)

1751 W

C. Date of Delivery

12-7

- 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

**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 47319 JANUARY 2022 WARNING**

\*FDLP III HOLDINGS LLC  
6100 N POWERLINE RD  
FORT LAUDERDALE, FL 33309



9590 9402 6893 1104 8163 08

2. Article Number (Transfer from service label)

7021 0950 0000 3270 2413

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) *Jackson* C. Date of Delivery *12/7/21*

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