

TitleExpress®

A service of Grant Street Group

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

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

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 09/17/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/12/2021

CERTIFICATE # 2018-19196

ACCOUNT # 514228NR0340

ALTERNATE KEY # 739093

TAX DEED APPLICATION # 47710

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:

Co-operative Apartment Unit 14, Building B, RO-LEN LAKE GARDENS, a Co-operative Apartment, which comprises of a portion of and is situated on the following described real property to wit:

Lot Seven (7) less the North 18 feet thereof and all of Lots Eight (8), Nine (9), Ten (10) and the North 4.75 feet of Lot Eleven (11) in Block One (1) of SUNSET LAKE PARK NO. 2 AMENDED, according to the Plat thereof, recorded in Plat Book 56, at Page 5, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 820 SW 11 AVENUE #14B, HALLANDALE BEACH FL 33009-6784

OWNER OF RECORD ON CURRENT TAX ROLL:

CARLOS ORTEGOZA EST

820 SW 11 AVENUE UNIT 14-B

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

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CARLOS ORTEGOZA

OR: 34511, Page: 1704

820 S.W. 11TH AVENUE – B-14

HALLANDALE BEACH, FL 33009 (Per Stock Certificate)

(Property Appraiser indicates Carlos Ortegoza is deceased. No Death Certificate or Probate documents found in the Official Records of Broward County.)

SHIRLEY SCHREIBER, AND THE ESTATE OF

OR: 2231, Page: 866

BLOSSOM BAKERMAN, DECEASED.

OR: 2284, Page: 134

722 S.W. 4TH COURT

OR: 2284, Page: 140

HALLANDALE, FL (Per Deeds. No ZIP codes included in addresses. Deed in 2284-140 references a Mortgage at 1895-277; however, Mortgage has expired by terms and no longer valid.)

The Estate of Blossom Bakerman, deceased is being included as an additional owner due to the invalidity of Deed in 114679552. Owners of Property and Lessors/Assignors of Lease in 2390-677.)

(Blossom Bakerman is deceased. A Death Certificate and a Probate document was found in the Official Records of Broward County.)

FLORENCE GESUNDHEIT
2489 MERIDIAN AVE

OR: 2286, Page: 692

MIAMI BEACH, FL (Per Deed. No ZIP code included in address. Additional owner of Property and Lessor/Assignor of Lease in 2390-677.)

SHIRLEY SCHREIBER, THE ESTATE OF BLOSSOM
BAKERMANN, DECEASED, AND FLORENCE GESUNDHEIT
714 SW 11TH AVENUE
HALLANDALE, FL (Per Lease in 2930-677. No ZIP code included in address.)

DEBBIE PEARL

OR: 7503, Page: 531

2037 N.E. 120TH ROAD

OR: 7503, Page: 533

NORTH MIAMI, FL 33181 (Per Deeds. This deed conveys a 4% interest of the 25% (1/4) interest Edith Pearl's owns in RO-LEN LAKE GARDENS. It also assigns 4% of her 25% interest in Lease 2390-677. Unable to determine what this conveyance was executed and recorded 2 separate times.)

AIMEE PEARL

OR: 9989, Page: 391

2037 N.E. 120TH ROAD

NORTH MIAMI, FL 33181 (Per Deed. This deed conveys a 4% interest of the 25% (1/4) interest Edith Pearl's owns in RO-LEN LAKE GARDENS. It also assigns 4% of her 25% interest in Lease 2390-677.)

LEONARD PEARL AND EDITH PEARL TRUSTEES
OF THE EDITH PEARL AMENDED AND RESTATED
REVOCABLE TRUST AGREEMENT DATED JULY 22, 2014
500 SE MIZNER BLVD., APT. A801

OR: 51008, Page: 952

BOCA RATON, FL 33432 (Per Deed. This deed conveys the (1/4) interest Edith Pearl's owns in RO-LEN LAKE GARDENS and assigns its 1/4 interest in Lease 2390-677. However, it does not less out the 8% interest conveyed in prior deeds 7503-531 and 9989-391 to Debbie Pearl and Aimee Pearl.)

BLOSSOM BAKERMANN, DECEASED
1213 NW 137TH TERRACE

Instrument: 114679552

PEMBROKE PINES, FL 33028 (Per Deed. Per Notice of Insufficiency of Deed in 114902709, this deed is invalid. Blossom Bakerman only owns 1/4 interest in the property trying to be conveyed in this deed, however this is not stated so it appears the entire property is being conveyed. This deed reserves a life estate for Blossom Bakerman with vested remainder to Rodger Bakerman and Leslie Bakerman. This deed also assigns her interest in Lease 2390-697. However, no re-recorded or corrective deed found in the Official Records for this conveyance and assignment to be completed.)

RODGER BAKERMANN

15658 SW 16TH STREET

PEMBROKE PINES, FL 33027 (Per Deed in 114679552.)

LESLIE BAKERMANN PAUL

6820 SW 101 STREET

PINECREST, FL 33156 (Per Deed in 114679552.)

RO-LEN LAKE GARDENS "B" CORPORATION

OR: 2465, Page: 482

(Per Assignment of Lease (Sub-lease). Sub-lease holder, Co-op owner and Association. Property described in this lease is for Building B. No address found on document.)

RO-LEN LAKE GARDENS "B" CORPORATION
714 S W 11TH AVENUE
HALLANDALE BEACH, FL 33009 (Per Sunbiz)

STEVEN MASON, RA, REGISTERED AGENT
O/B/O RO-LEN LAKE GARDENS "B" CORPORATION
3363 SHERIDAN STREET 201
HOLLYWOOD, FL 33021 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

THORNTON MELLON LLC
PO BOX 776918
CHICAGO, IL 60677-6918 (Tax Deed Applicant)

RO-LEN ACRES, INC. OR: 2465, Page: 457
RO-LEN MANAGEMENT CORP.
(Per Assignment of Lease. Lease holders' interests. No addresses found on document.)

RO-LEN ACRES, INC.
722 SW 4TH COURT
HALLANDALE, FL (Per Lease in 2390-677. No ZIP code included in address.)

RO-LEN ACRES, INC.
714 SW 11TH AVENUE
HALLANDALE, FL (Per Lease in 2390-677. No ZIP code included in address.)

RO-LEN ACRES INC
C/O S. GORDON
11 ISLAND AVE #402
MIAMI, FL 33139 (Per Sunbiz)

LEONARD PEARL, REGISTERED AGENT
O/B/O RO-LEN ACRES INC
11 ISLAND AVE APT. #402
MIAMI BEACH, FL 33139 (Per Sunbiz)

RO-LEN MANAGEMENT CORP.
714 SW 11TH AVENUE
HALLANDALE BEACH, FL 33009 (Per Sunbiz)

STEVEN MASON, RA, REGISTERED AGENT
O/B/O RO-LEN MANAGEMENT CORP.
3363 SHERIDAN STREET 201
HOLLYWOOD, FL 33021 (Per Sunbiz)

LEONARD SCHRIEBER, ROBERT BAKERMAN, DECEASED,
EDITH PEARL AND LEONARD PEARL, AND MARCOS GESUNDHEIT
714 SW 11TH AVENUE
HALLANDALE, FL
(Per Lease in 2930-677. Additional Lessors/Assignors. No ZIP code included in address.)
(Robert Bakerman is deceased. A Death Certificate was found in the Official Records of Broward County.
Probate documents were found but not needed as his Lease interest was held as husband and wife, there for
not subject to probate.)

EDITH PEARL
891 14TH STREET, APT. 1801
DENVER, CO 80202 (Per Deed in 47974-593.)

LEONARD PEARL AND EDITH PEARL
500 SE MIZNER BLVD., APT. A801
BOCA RATON, FL 33432 (Per Deed in 51008-946)

RODGER BAKERMAN, PERSONAL REPRESENTATIVE Instrument: 117479499
OF THE ESTATE OF BLOSSOM BAKERMAN, DECEASED
15658 SOUTHWEST 16TH STREET
PEMBROKE PINES, FL 33027 (Per Affidavit)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 28 NR 0340

CURRENT ASSESSED VALUE: \$53,710

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:

Declaration of Intentions (Lease)

OR: 2390, Page: 677

Amendment to Lease

OR: 2465, Page: 442

Warranty Deed

OR: 7503, Page: 532

(This deed conveys a 4% interest of the 25% (1/4) interest Edith Pearl's owns in RO-LEN LAKE GARDENS. It also assigns 4% of her 25% interest in Lease 2390-677.)

Warranty Deed

OR: 7503, Page: 534

(This deed is the same conveyance recorded in 7503-532. Unable to determine why this conveyance was executed and recorded 2 separate times.)

Quit Claim Deed

OR: 47974, Page: 593

(This deed conveys the (1/4) interest Edith Pearl's owns in RO-LEN LAKE GARDENS and assigns her 1/4 interest in Lease 2390-677. However, it does not less out the 8% interest conveyed in prior deeds 7503-531 and 9989-391 to Debbie Pearl and Aimee Pearl.)

Quit Claim Deed

OR: 51008, Page: 946

(This deed conveys the (1/4) interest the trust acquired in Deed 47974-593 in RO-LEN LAKE GARDENS and assigns its 1/4 interest in Lease 2390-677. However, it does not less out the 8% interest conveyed in prior deeds 7503-531 and 9989-391 to Debbie Pearl and Aimee Pearl.)

Quit Claim Deed

OR: 51008, Page: 949

(This deed conveys the (1/4) interest Edith Pearl and Leonard Pearl acquired in prior deed 51008-946 in RO-LEN LAKE GARDENS and also assigns their 1/4 interest in Lease 2390-677. However, it does not less out the 8% interest conveyed in prior deeds 7503-531 and 9989-391 to Debbie Pearl and Aimee Pearl.)

Stock Certificate

OR: 10843, Page: 17

Notice of Insufficiency of Deed

Instrument: 114902709

Death Certificate

Instrument: 117479497

Death Certificate

Instrument: 117479498

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

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

Wendy Carter

Title Examiner



Site Address	820 SW 11 AVENUE #14B, HALLANDALE BEACH FL 33009-6784	ID #	5142 28 NR 0340
Property Owner	ORTEGOZA, CARLOS EST	Millage	2513
Mailing Address	820 SW 11 AVENUE UNIT 14-B HALLANDALE BEACH FL 33009	Use	05
Abbr Legal Description	ROLEN LAKE GARDENS CO-OP UNIT 14 BLDG B		

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	\$5,370	\$48,340	\$53,710	\$52,940	
2019	\$4,810	\$43,320	\$48,130	\$48,130	\$1,263.76
2018	\$4,590	\$41,270	\$45,860	\$21,400	\$251.11

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$53,710	\$53,710	\$53,710	\$53,710
Portability	0	0	0	0
Assessed/SOH	\$52,940	\$53,710	\$52,940	\$52,940
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$52,940	\$53,710	\$52,940	\$52,940

Sales History			
Date	Type	Price	Book/Page or CIN
12/3/2002	CPT	\$18,000	34511 / 1704
4/1/1983	CPT	\$24,500	10843 / 17
7/1/1979	CPT	\$28,000	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		625
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1963/1962		

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #47710

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of January 2022, 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 HALLANDALE BEACH ATTN CRA DEPT 400 S FEDERAL HWY HALLANDALE BEACH, FL 33009	CITY OF HALLANDALE BEACH ATTN CITY ATTORNEY 400 S FEDERAL HIGHWAY 2ND FLR HALLANDALE BEACH, FL 33009	ORTEGOZA,CARLOS EST 820 SW 11 AVENUE UNIT 14-B HALLANDALE BEACH, FL 33009	FLORENCE GESUNDHEIT 2489 MERIDIAN AVE MIAMI BEACH, FL 33140
LEONARD PEARL AND EDITH PEARL TRUSTEES OF THE EDITH PEARL AMENDED AND RESTATED REVOCABLE TRUST AGREEMENT DATED JULY 22, 2014 500 SE MIZNER BLVD., APT. A801 BOCA RATON, FL 33432	LESLIE BAKERMAN PAUL 6820 SW 101 STREET PINECREST, FL 33156	EDITH PEARL 891 14TH STREET, APT. 1801 DENVER, CO 80202	RODGER BAKERMAN 15658 SW 16TH STREET PEMBROKE PINES, FL 33027
SHIRLEY SCHREIBER, AND THE ESTATE OF BLOSSOM BAKERMAN, DECEASED. 722 SW 4TH CT HALLANDALE BEACH, FL 33009	SHIRLEY SCHREIBER, THE ESTATE OF BLOSSOM BAKERMAN, DECEASED, AND FLORENCE GESUNDHEIT 714 SW 11TH AVENUE HALLANDALE, FL 33009	AIMEE PEARL 2037 N.E. 120TH ROAD NORTH MIAMI, FL 33181	LEONARD PEARL AND EDITH PEARL 500 SE MIZNER BLVD., APT. A801 BOCA RATON, FL 33432
DEBBIE PEARL 2037 N.E. 120TH ROAD NORTH MIAMI, FL 33181	BLOSSOM BAKERMAN, DECEASED 1213 NW 137TH TERRACE PEMBROKE PINES, FL 33028	LEONARD SCHRIEBER, ROBERT BAKERMAN, DECEASED, EDITH PEARL AND LEONARD PEARL, AND MARCOS GESUNDHEIT 714 SW 11TH AVENUE HALLANDALE, FL 33009	RODGER BAKERMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF BLOSSOM BAKERMAN, DECEASED 15658 SOUTHWEST 16TH STREET PEMBROKE PINES, FL 33027
RO-LEN ACRES, INC. 722 SW 4TH COURT HALLANDALE, FL 33009	RO-LEN MANAGEMENT CORP. 714 SW 11TH AVENUE HALLANDALE BEACH, FL 33009	RO-LEN ACRES, INC. 714 SW 11TH AVENUE HALLANDALE, FL 33009	STEVEN MASON, RA, REGISTERED AGENT O/B/O RO- LEN LAKE GARDENS "B" CORPORATION 3363 SHERIDAN STREET 201 HOLLYWOOD, FL 33021
STEVEN MASON, RA, REGISTERED AGENT O/B/O RO- LEN MANAGEMENT CORP. 3363 SHERIDAN STREET 201 HOLLYWOOD, FL 33021	RO-LEN ACRES INC C/O S. GORDON 11 ISLAND AVE #402 MIAMI, FL 33139	RO-LEN LAKE GARDENS "B" CORPORATION 714 S W 11TH AVENUE HALLANDALE BEACH, FL 33009	RO-LEN LAKE GARDENS "B" CORPORATION 820 S W 11TH AVENUE HALLANDALE BEACH, FL 33009
LEONARD PEARL, REGISTERED AGENT O/B/O RO-LEN ACRES INC 11 ISLAND AVE APT. #402 MIAMI BEACH, FL 33139			

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 3rd day of January 2022 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

5

Broward County, Florida

INSTR # 117709521
 Recorded 11/03/21 at 11:36 AM
 Broward County Commission
 1 Page(s)
 #5

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47710

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: 514228-NR-0340
 Certificate Number: 19196
 Date of Issuance: 05/23/2019
 Certificate Holder: THORNTON MELLON LLC
 Description of Property: ROLEN LAKE GARDENS CO-OP
 UNIT 14 BLDG B

Name in which assessed: ORTEGOZA, CARLOS EST
 Legal Titleholders: ORTEGOZA, CARLOS EST
 820 SW 11 AVENUE UNIT 14-B
 HALLANDALE BEACH, FL 33009

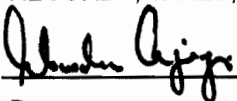
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 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.deedauktion.net
**Pre-registration is required to bid.*

Dated this 1st day of November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022
 Minimum Bid: 5438.16

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47710

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Property ID: 514228-NR-0340

Certificate Number: 19196

Date of Issuance: 05/23/2019

Certificate Holder: THORNTON MELLON LLC

Description of Property: ROLAN LAKE GARDENS CO-OP
UNIT 14 BLDG B

CO-OPERATIVE APARTMENT UNIT 14, BUILDING B, RO-LEN LAKE GARDENS, A CO-OPERATIVE APARTMENT, WHICH COMPRISES OF A PORTION OF AND IS SITUATED ON THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:
LOT SEVEN (7) LESS THE NORTH 18 FEET THEREOF AND ALL OF LOTS EIGHT (8), NINE (9), TEN (10) AND THE NORTH 4.75 FEET OF LOT ELEVEN (11) IN BLOCK ONE (1) OF SUNSET LAKE PARK NO. 2 AMENDED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, AT PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name in which assessed: ORTEGOZA, CARLOS EST

Legal Titleholders: ORTEGOZA, CARLOS EST
820 SW 11 AVENUE UNIT 14-B
HALLANDALE BEACH, FL 33009

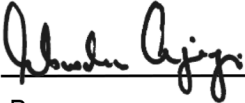
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of February, 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 12th day of November, 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: 01/13/2022, 01/20/2022, 01/27/2022 & 02/03/2022

Minimum Bid: 5888.16

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

47710
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 19196

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

01/13/2022 01/20/2022 01/27/2022 02/03/2022

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

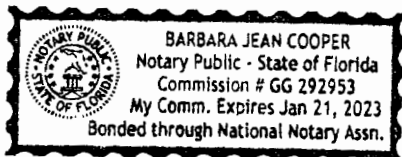
Scherrie A Thomas

Sworn to and subscribed before me this
3 day of FEBRUARY, 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 47710**

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: 514228-NR-0340

Certificate Number: 19196

Date of Issuance: 05/23/2019

Certificate Holder:

THORNTON MELLON LLC

Description of Property:

ROLEN LAKE GARDENS CO-OP

UNIT 14 BLDG B

CO-OPERATIVE APARTMENT

UNIT 14, BUILDING B, RO-LEN

LAKE GARDENS, A CO-OPERATIVE

APARTMENT, WHICH COMPRISES

OF A PORTION OF AND IS SIT

UATED ON THE FOLLOWING

DESCRIBED REAL PROPERTY

TO WIT:

LOT SEVEN (7) LESS THE NORTH

18 FEET THEREOF AND ALL OF

LOTS EIGHT (8), NINE (9), TEN

(10) AND THE NORTH 4.75 FEET

OF LOT ELEVEN (11) IN BLOCK

ONE (1) OF SUNSET LAKE PARK

NO. 2 AMENDED, ACCORDING

TO THE PLAT THEREOF, RE

CORDED IN PLAT BOOK 56, AT

PAGE 5, OF THE PUBLIC RE

CORDS OF BROWARD COUNTY,

FLORIDA.

Name in which assessed:

ORTEGOZA, CARLOS EST

Legal Titleholders:

ORTEGOZA, CARLOS EST

820 SW 11 AVENUE UNIT 14-B

HALLANDALE BEACH, FL 33009

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 16th
day of February, 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 12th day of November,

SEE ATTACHED

47710

2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

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

Minimum Bid: 5888.16

401-314

1/13-20-27 2/3 22-07/0000572457B

2/2

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22000412

Broward County, FL VS Carlos Ortegoa Est

RETURN OF SERVICE

Court Case # TD 47710

Hearing Date: 02/16/2022

Received by CCN 16737

01/05/2022 8:29 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Carlos Ortegoa Est 820 SW 11 Avenue #14B Hallandale Beach FL 33009**

Served:

X

Not Served:

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

Date: 01/06/2022 Time: 7:35 AM

/

COMMENTS: Incorrect address. No apartment number 14B.

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

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

By:

D.S.**L. Spivey, #16737****RECEIPT INFORMATION**

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

EXECUTION COSTS**DEMAND/LEVY INFORMATION**

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514228-NR-0340 (TD #47710)

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

RECEIVED SHERIFF
2022 JAN -4 AM
BROWARD COUNTY, FL

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 January 31, 2022\$4,449.17

Or

* Amount due if paid by February 15, 2022\$4,501.94

*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 February 16, 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

PLEASE SERVE THIS ADDRESS OR LOCATION

**ORTEGOZA,CARLOS EST
820 SW 11 AVE #14B
HALLANDALE BEACH, FL 33009-6784**

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

Return to:
BLOSSOM BAKERMAN
1213 NW 137TH TERRACE
PEMBROKE PINES, FL 33028

THIS QUIT CLAIM DEED entered into this 31 day of March, 2017, by and between BLOSSOM BAKERMAN, an un-remarried widow, GRANTOR, whose post office address is 1213 N. W. 137th Terrace, Pembroke Pines, Florida 33218, and BLOSSOM BAKERMAN, RODGER BAKERMAN, her son, and LESLIE BAKERMAN PAUL, her daughter, GRANTEES, in the proportions and estates set forth below:

GRANTOR, in consideration of love and affection, and other good and valuable consideration in hand paid, receipt of which is acknowledged, does hereby remise, release, convey and quit claim unto Grantees their heirs and assigns forever, the real property hereafter described, in the following proportions and estates:

To BLOSSOM BAKERMAN, a life estate, without any liability for waste, and with full power and authority to sell, convey, mortgage, lease or otherwise manage or dispose of all of said property in fee simple, without joinder or consent of the remaindermen of either of them.

To RODGER BAKERMAN and LESLIE BAKERMAN PAUL, in equal shares and as tenants in common, the vested remainder.

The real estate conveyed herein constitutes all of GRANTOR'S right, title and interest in that certain parcel of land situate, lying and being in Broward County, Florida legally described as:

All of SUNSET LAKE PARK No. 2, except for Lots 1,2 and 3 in Block 1 thereof, according to the Plat thereof recorded in Plat Book 52 at Page 26, among the Public Records of Broward County, Florida.

This conveyance also constitutes an assignment by Grantor to the Grantees of all of Grantor's rights title and interests as Lessor in that certain Lease dated February 1, 1962, appearing among the Public Records of Broward County, Florida in Official Records Book 2390 at Page 679, and in all "severed Leases" thereunder, in the same proportions and estates as set forth above.

TO HAVE AND TO HOLD by the said Grantees forever, all rights, title and interests herein conveyed, with all the estate, rights, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity to the use, and/or benefit of GRANTEES.

The addresses of the Grantees are:
BLOSSOM BAKERMAN 1213 NW 137th Terrace, Pembroke Pines, FL 33028
RODGER BAKERMAN 15658 SW 16th Street, Pembroke Pines, FL 33027
LESLIE BAKERMAN PAUL 6820 SW 101Street, Pinecrest, FL 33156

In WITNESS WHEREOF, I have unto set my hand and seal this 31 day of March, 2017.

Signed, sealed and delivered in presence of us:

[Signature]
WITNESS
Jazmin Camejo
PRINT NAME
[Signature]
WITNESS
Luis Cadavid
PRINT NAME

[Signature]
BLOSSOM BAKERMAN, Grantor

STATE OF FLORIDA)
COUNTY OF Broward) SS

The foregoing instrument was acknowledged before me this 31 day of March, 2017, by **BLOSSOM BAKERMAN**, an unremarried widow, who produced _____ as identification or who is personally known to me and who did take an oath.

My Commission expires:

[Signature]
Notary Public, State of Florida
Kathleen O'Donovan-Southards
Print Name



This document prepared by
and return to:
LEWIS & KRACOFF, P.A.
Alan Jay Lewis, Esq.
8220 State Road 84, Suite 200
Davie, FL 33324

Parcel I.D. No. 514228NR0010 Through 514228NR3840

THIS QUITCLAIM DEED, is executed this 25 day of May, 2011 by **EDITH PEARL**, a married woman, whose post office address is 891 14TH Street, Apt. 1801, Denver, CO 80202, Grantor, to **LEONARD PEARL and EDITH PEARL, TRUSTEES of the LEONARD PEARL and EDITH PEARL LIVING TRUST** dated January 6, 2011, whose post office address is 891 14TH Street, Apt. 1801, Denver, CO 80202, Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$1.00 and LOVE and AFFECTION in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

N.B. This Quitclaim Deed is being delivered to the Grantee for recording without any consideration being given by the Grantee to the Grantor other than \$1.00 and LOVE and AFFECTION. The parcel of property described on attached Exhibit "A" is not encumbered by any mortgage.

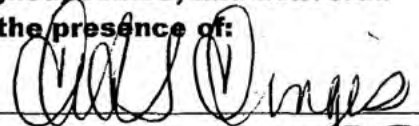
N.B. Documentary Stamps due to be placed on this Quitclaim deed is based on the consideration of \$1.00 and LOVE and AFFECTION and is in accordance with Florida Administrative Code Section 12B-4.013 29(b)

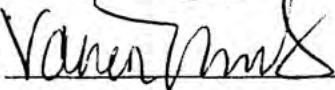
N.B. The parcel of property described on attached Exhibit "A" is not now nor has it ever been the Homestead of the Grantor, nor is it contiguous or adjacent to the Homestead of the Grantor. The principal residence and Homestead of the Grantor is: 891 14TH Street, Apt. 1801, Denver, CO 80202

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

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

Signed, sealed, and delivered
in the presence of:


Print Name: Debra Dinges


Print Name: Vanessa Manzanates


EDITH PEARL

Continued on Page 2.....

STATE OF COLORADO

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 25
day of May, 2011, by **EDITH PEARL**, who is personally known to
me or who has produced a Colorado I.D. as identification
and who did/did not take an oath.

Robert P. Wright

SIGNATURE OF NOTARY PUBLIC-

STATE OF COLORADO

PRINT, TYPE OR STAMP COMMISSIONED NAME

OF NOTARY PUBLIC:

COMMISSION NUMBER:

COMMISSION EXPIRES:

ROBERT P WRIGHT
NOTARY PUBLIC
STATE OF COLORADO

My commission expires October 5, 2016 *rpw*

I:\ALAN\PEARL\Quitclaim Deed2.wpd

EXHIBIT "A"

LEGAL DESCRIPTION

**An undivided 1/4 interest in and to:
the following described property:**

**All of SUNSET PARK No. 2, except Lots 1,2 and 3 in Block 1
thereof, as recorded in Plat Book 52, Page 26 of the Public
records of Broward County, Florida , including the lake
reflected therein.**

**The conveyance of the above described property is subject
to the following:**

Declaration of Intentions and Indenture of Lease recorded in O.R. Book 2390, Page 677, Public Records of Broward County, Florida.

Amendment to Lease recorded in O.R. Book 2465, Page 442, Public Records of Broward County, Florida.

Assignments of Lease recorded in O.R. Book 2627, Page 871, O.R. Book 2627, Page 849; O.R. Book 2627, Page 841; O.R. Book 2508, Page 492; O.R. Book 2508, Page 507; O.R. Book 2508, Page 512; O.R. Book 2508, Page 499; O.R. Book 2627, Page 856; O.R. Book 2627, Page 881; O.R. Book 2627, Page 886; O.R. Book 2465, Page 450; O.R. Book 2465, Page 457; O.R. Book 2465, Page 465; O.R. Book 2465, Page 472; O.R. Book 2465, Page 477; O.R. Book 2465, Page 482; O.R. Book 2562, Page 541; O.R. Book 2562, Page 549; 2562, Page 557; O.R. Book 2562, Page 571; O.R. Book 2562, Page 577; O.R. Book 2665, Page 132; O.R. Book 2665, Page 124; O.R. Book 2665, Page 118; O.R. Book 2665, Page 110 and O.R. Book 2665, Page 105 of the Public Records of Broward County, Florida.

AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE made and entered into this 20th day of September, 1962, by and between SHIRLEY SCHREIBER, joined by her husband LEONARD SCHREIBER, BLOSSOM BAKERMAN, joined by her husband, ROBERT BAKERMAN, EDITH PEARL, joined by her husband LEONARD PEARL, and FLORENCE GESUNDHEIT joined by her husband, MARCOS GESUNDHEIT, parties of the first part, hereinafter referred to as "LESSOR", and RO-LEN ACRES, INC., a Florida corporation, having its principal place of business at Hallandale, Broward County, Florida, party of the second part, hereinafter referred to as "LESSEE",

WITNESSETH:

WHEREAS, under date of the first day of February, 1962 the parties hereto did enter into that certain Lease Agreement entitled Indenture of Lease, filed among the Public Records of Broward County, Florida, in Official Records Book 2390 at page 677; and

WHEREAS, the parties have indicated their mutual desire to revise and amend certain of the provisions and terms of said Lease; and

WHEREAS, the parties are desirous of appointing an agent for the collection of rentals due the LESSOR under said Lease; and

WHEREAS, the development of the cooperative village in accordance with a master plan referred to in that certain Declaration of Intentions appended to the above-identified Lease as the first two pages thereof, has been undertaken with Ro-Len Management Corp. acting as the developer under contract with the LESSEE;

WHEREAS, Ro-Len Management Corp. is negotiating and entering into contracts for the management of the improved demised premises, and

Ro-Len
Box 416
Hallandale Fla

62 SEP 25 PM 3:49

6.25

WHEREAS, it is contemplated that Ro-Len Management Corp. has and will from time to time obligate itself in various respects with regard to the demised premises and this indenture such that the agency created is and will be coupled with an interest;

NOW, THEREFORE, in consideration of the premises herein contained as well as the sum of TEN (\$10.00) DOLLARS each to the other in hand paid, receipt of which is hereby acknowledged, as well as the mutual covenants and agreements herein contained, the parties do covenant and agree as follows:

1 (A) Simultaneously with the execution and delivery of these presents, the LESSEE has paid unto the LESSOR the additional sum of FORTY THOUSAND (\$40,000.00) DOLLARS, the receipt of which is hereby acknowledged, said sum to be an additional security deposit as reflected in ARTICLE XIII entitled SECURITY DEPOSIT. in the above-mentioned Lease.

1 (B) ARTICLE XIII entitled SECURITY DEPOSIT of the above-mentioned Lease is hereby revised and amended to reflect the sum of FIFTY THOUSAND (\$50,000.00) DOLLARS as the security deposit required and evidenced thereunder to the same effect and extent as if the sum reflected therein had been in the amount of FIFTY THOUSAND (\$50,000.00) DOLLARS at the time of the execution, ensembling and delivery of the original Lease.

2 (A) The parties comprising the LESSOR hereunder do herewith constitute and appoint Ro-Len Management Corp., a Florida corporation, as their sole and exclusive agent for the collection of any and all rentals and/or other payments which shall become due to the LESSOR under the above-described Lease as amended herein, and payment to said agent of such rentals or other payments by the LESSEE hereunder, its successors or assigns, shall discharge the LESSEE, its successors and assigns, from the obligation to pay rent and/or other sums due to the LESSOR hereunder, to the extent that such payments are made, providing only that

this agency shall not have been revoked as hereinafter provided before said payment shall have been made.

2 (B) The persons comprising the LESSOR hereunder do hereby covenant and agree with the LESSEE and among themselves both individually and in their collective capacity as LESSOR, that the agency created hereunder, to Ro-Len Management Corp., is coupled with an interest, and that said agency shall remain in full force and effect unless and until one of the following events shall occur:

(1) Five of the persons comprising the LESSOR, their heirs or assigns, shall, by an instrument in writing and duly recorded among the Public Records of Broward County, Florida, revoke the agency created herein. However, the revocation of the agency created herein shall not be binding upon any person unless and until said revocation shall have been recorded among the Public Records of Broward County, Florida; or, unless such person shall have been given written notification of said cancellation. Furthermore, any person who shall occupy the status of LESSEE hereunder and under the Lease as referred to above, its successors or assigns, shall be discharged with regard to any and all payments made to said agent within a period of sixty (60) days from the date of the recording of the revocation of said agency, unless within said sixty (60) days and prior to the making of such payment, said LESSEE, its successors or assigns, shall have received written notice of the revocation of the agency. For the purpose of explanation and not of limitation, sixty (60) days after the recording of the revocation reflected herein, the agency reflected herein shall cease and be of no force and effect with regard to all persons, and payments to said agent from and after said date shall not be deemed or constitute payments to the LESSOR hereunder or under the

Indenture of Lease identified above and said payments shall not discharge the LESSEE its heirs, successors and assigns from obligation to make said payments to the LESSOR.

(2) A petition is - - - filed by or on behalf of or against Ro-Len Management Corp. in bankruptcy, or an assignment is made by Ro-Len Management Corp. for the benefit of creditors, or the creditors of Ro-Len Management Corp. by process or otherwise elect or control the Board of Directors of said Ro-Len Management Corp., or any receiver or trustee or any representative of any creditor shall be appointed to take control of, to operate or to take possession of the assets or any of them, of Ro-Len Management Corp.

(3) Any civil suit or other civil action shall be instituted or prosecuted by the LESSOR or Ro-Len Management Corp. against the other, or in which the LESSOR or Ro-Len Management Corp. shall be joined as parties for reason of the within indenture, or the agency created herein, providing only that if said suit or other action shall be brought anywhere but in the Circuit Court of Broward County, Florida, then the agency created herein shall not terminate until evidence of the institution or prosecution of said suit or action is placed of record among the Public Records of Broward County, Florida, or written notification thereof is given to the then Lessee.

(4) Any heir, successor or assign of the LESSOR or of any one or more of the persons comprising LESSOR, taking the fee interest of the LESSOR or one or more of the persons comprising LESSOR, in and to the demised premises, files among the Public Records of Broward County, Florida, an instrument in writing duly revoking said agency. Said agency shall in all

respects be terminated upon the filing of said instrument, except that said termination shall not be effective with regard to the then Lessee and its or his sub-tenants if any for a period of sixty (60) days from the date of the filing of said instrument for record, unless written notice shall be given to the then Lessee. If written notice of the termination of the agency shall be given to the then Lessee, after the recording of the termination, then the agency created hereunder shall terminate with regard to the then Lessee and its sub-tenants upon receipt of said written notice.

The termination of agency for any one of the causes above-mentioned shall be permanent and for all time and said agency shall not be revived except by appropriate agreement duly executed and recorded in accordance with law.

2 (C) The agency created herein shall not be exercised by or run to the benefit of any assignee or successor of Ro-Len Management Corp. any creditor, receiver or trustee of Ro-Len Management Corp. or any representative of any such creditor, receiver or trustee, nor any court-appointed officer.

2 (D) All funds collected by Ro-Len Management Corp. on behalf of the LESSOR shall be held by Ro-Len Management Corp. in a fiduciary capacity on behalf of the LESSOR and none of said funds so collected shall enure to the benefit of Ro-Len Management Corp., its successors or assigns, its creditors or any representative of any creditor or creditors.

3. The requirements of filing Assignments for record as created in Paragraph C of ARTICLE XIV of the above-mentioned Lease is amended by substituting for the words:

"--, nor shall such assignment be deemed valid unless the assignment and assumption agreement

are promptly filed for record in the office of the Clerk of the Circuit Court in and for Dade County or Broward County, Florida, --"

the words:

"--, nor shall such assignment be deemed valid unless the assignment and assumption agreement are promptly filed for record in the office of the Clerk of the Circuit Court in and for Broward County, Florida, --"

4. LESSOR herewith forgives and excuses the rent due under the terms of the aforescribed Lease, as set forth in ARTICLE III thereof, as would be due and payable during and for the period October 1, 1962 through and including September 30, 1963; and LESSOR agrees to accept and LESSEE agrees to pay in its stead, rent for that period in the amounts set forth below, in advance, on the first day of each and every month for which said amount is stated to be due and payable:

\$1,800.00 per month	for October and November, 1962
\$2,608.48 per month	for December, 1962 and January 1963
\$6,250.00 per month	for April, May, June, July, August and September, 1963

Beginning October 1, 1963, and thereafter during the remaining term of the Lease, rent shall be in the amount as originally stated in ARTICLE III of the Lease. Nothing in this paragraph shall be deemed to waive or excuse any of the covenants, agreements, or requirements of the said ARTICLE III except as to the amount of rent which shall be due during the period October 1, 1962 through September 30, 1963.

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

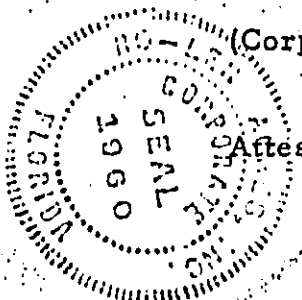
Signed, sealed and delivered in our presence:

Elayne Weiskopf
Jimmy Wong

Shirley Schreiber (SEAL)
Shirley Schreiber
Leonard Schreiber (SEAL)
Leonard Schreiber

<u>Clayne Weiskard</u>	<u>Blossom Bakerman</u> (SEAL) Blossom Bakerman
<u>Jimmy Wong</u>	<u>Robert Bakerman</u> (SEAL) Robert Bakerman
<u>Clayne Weiskard</u>	<u>Edith Pearl</u> (SEAL) Edith Pearl
<u>Jimmy Wong</u>	<u>Leonard Pearl</u> (SEAL) Leonard Pearl
<u>Clayne Weiskard</u>	<u>Florence Gesundheit</u> (SEAL) Florence Gesundheit
<u>Jimmy Wong</u>	<u>Marcos Gesundheit</u> (SEAL) Marcos Gesundheit

LESSOR



(Corporate Seal)

RO-LEN ACRES, INC.,
a Florida corporation,

Attest:

Marcos Gesundheit
Secretary

By

Leonard Schreiber
President

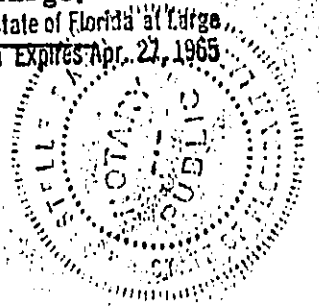
LESSEE

STATE OF FLORIDA)
COUNTY OF DADE) ss:

BEFORE ME, a Notary Public in and for said State and County, personally appeared Shirley Schreiber joined by her husband Leonard Schreiber, Blossom Bakerman joined by her husband Robert Bakerman, Edith Pearl joined by her husband Leonard Pearl, and Florence Gesundheit joined by her husband Marcos Gesundheit, to me well known and known to be the persons named in the foregoing Amendment To Lease and they acknowledged that they executed the same for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the 20th day of September, 1962.

Estelle Bach
Notary Public, State of Florida at large.
My commission expires: Notary Public, State of Florida at large
My Commission Expires Apr. 27, 1965



OFF. 2465 PAGE 449
REC.

STATE OF FLORIDA) ss:
COUNTY OF DADE)

BEFORE ME, a Notary Public in and for said State and County, personally appeared Leonard Schreiber, President and Marcos Gesundheit, Secretary of RO-LEN ACRES, INC., a Florida corporation, to me well known and known to be the persons named in the foregoing Amendment To Lease, and they acknowledged that they executed the same as such officers of such corporation for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the 20th day of September, 1962.

Esther Bach
Notary Public, State of Florida at Large
My commission expires: Notary Public, State of Florida at Large
My Commission Expires Apr. 27, 1965

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



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

Detail by Entity Name

Florida Profit Corporation

RO-LEN LAKE GARDENS "B" CORPORATION

Filing Information

Document Number	256279
FEI/EIN Number	59-0966885
Date Filed	02/22/1962
State	FL
Status	ACTIVE

Principal Address

820 S W 11TH AVENUE
HALLANDALE BEACH, FL 33009

Changed: 03/18/2010

Mailing Address

714 S W 11TH AVENUE
HALLANDALE BEACH, FL 33009

Changed: 05/01/2008

Registered Agent Name & Address

MASON, STEVEN RA
3363 SHERIDAN STREET
201
HOLLYWOOD, FL 33021

Name Changed: 03/18/2010

Address Changed: 03/18/2010

Officer/Director Detail

Name & Address

Title President

GUERTIN, JEAN-CLAUDE
820 S.W. 11TH AVENUE, APT. B-2
HALLANDALE BEACH, FL 33009

Title VP

Penman, JAMES

820 S.W. 11TH AVENUE, APT. B-9

HALLANDALE BEACH, FL 33009

Title Secretary-Treasurer

Roy, Sylvie

820 S.W. 11TH AVENUE, APT. B-2

HALLANDALE BEACH, FL 33009

Title Director

OUELLET, SUZANNE

820 SW 11TH AVENUE B-9

HALLANDALE BEACH, FL 33009

Title Director

BOUCHARD, LANGIS

820 SW 11TH AVENUE B-16

HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/26/2019
2020	05/05/2020
2021	04/30/2021

Document Images

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Detail by Entity Name

Florida Profit Corporation

RO-LEN MANAGEMENT CORP.

Filing Information

Document Number P99000105421

FEI/EIN Number 65-0969504

Date Filed 12/02/1999

State FL

Status ACTIVE

Principal Address

714 SW 11TH AVENUE
HALLANDALE BEACH, FL 33009

Changed: 05/08/2007

Mailing Address

714 SW 11TH AVENUE
HALLANDALE BEACH, FL 33009

Changed: 05/08/2007

Registered Agent Name & Address

MASON, STEVEN RA
3363 SHERIDAN STREET
201
HOLLYWOOD, FL 33021

Name Changed: 03/19/2010

Address Changed: 03/19/2010

Officer/Director Detail

Name & Address

Title President

BERGERON, BENOIT
815 S.W. 10TH TERRACE
UNIT V-11
HALLANDALE BEACH, FL 33009

Title 2nd Vice President

MERCIER, CLAUDE
800 S.W. 10TH TERRACE
UNIT T-3
HALLANDALE BEACH, FL 33009

Title Treasurer

DEGRASSE, GUY
815 S.W. 11TH AVENUE
UNIT G-6
HALLANDALE BEACH, FL 33009

Title Secretary

COTE, LISE
1015 S.W. 11TH AVENUE
UNIT K-6
HALLANDALE BEACH, FL 33009

Title VP

LAVOIE, RAYMOND
800 SW 10th TERRACE T-7
Hallandale Beach, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	05/05/2020
2021	04/14/2021

Document Images

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Florida Profit Corporation

RO-LEN ACRES INC

Filing Information

Document Number	235861
FEI/EIN Number	59-0969420
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State	FL
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Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	10/09/1992
Event Effective Date	NONE

Principal Address

C/O S. GORDON
11 ISLAND AVE #402
MIAMI, FL 33139

Changed: 10/07/1991

Mailing Address

C/O S. GORDON
11 ISLAND AVE #402
MIAMI, FL 33139

Changed: 10/07/1991

Registered Agent Name & Address

PEARL, LEONARD
11 ISLAND AVE
APT. #402
MIAMI BEACH, FL 33139

Address Changed: 10/07/1991

Officer/Director Detail

Name & Address

Title DS

GORDON, SIDNEY

11 ISLAND AVE
MIAMI, FL 00000

Title VD

PEARL, LEONARD
11 ISLAND AVE
MIAMI, FL 00000

Annual Reports

Report Year	Filed Date
1989	03/17/1989
1990	06/14/1990
1991	10/07/1991

Document Images

No images are available for this filing.

REC 10843PG 17

5
LAW OFFICES: SINGER, HEYDER & ANSEL, P.A., MIRAMAR PARKWAY PLAZA, 3256 S. UNIVERSITY DRIVE, MIRAMAR, FLORIDA 33025

RECORD AND RETURN TO:
LAW OFFICES
SINGER, HEYDER & ANSEL, P.A.
3256 S. UNIVERSITY DRIVE
MIRAMAR, FLORIDA 33025

MAY 6 2 20 PM '83

83-139017

81

820 S.W. 11th Ave. Apt. B-14
Hallandale, Fla. 33009
INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA

4.57

Ho-Ten Lake Gardens Corporation
100 SHARES COMMON STOCK \$1.00 PAR VALUE

THIS CERTIFIES THAT * * * * * Yan Fung * * * * * is the registered

holder of Four and 57/100 Shares of the Common Stock having \$1.00 par value each, fully paid, transferable only on the books of the Corporation by the holder thereof or by Attorney upon surrender of this Certificate properly endorsed.

The Shares of stock represented by this Certificate are restricted, limited, encumbered, and assignable as follows:
Said Shares and the holder thereof are subject to the terms and conditions of the By-Laws of the Corporation and a Proprietary Lease and Occupancy Agreement entered into by the holder hereof and the Corporation, copies of which documents are on file with the Corporation.

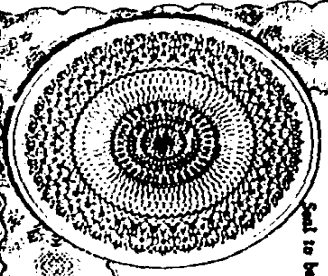
Said Shares are not transferable except in accordance with the provisions of the By-Laws of the Corporation and the aforementioned Proprietary Lease and Occupancy Agreement.

Said shares are encumbered by a lien held by the Corporation as provided for in the By-Laws.

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate

Seal to be hereunto affixed this 27th day

1983 of April 19, 1983



Ann M. Little
SECRETARY

Frank H. Little
PRESIDENT

WITNESSES:
E. T. JOHNSON
SECRETARY

5.84

PREPARED BY: FELICIA MINTZER
RO-LEN MANAGEMENT CORP.
714 S. W. 11th Avenue
Hallandale Beach, Fl. 33009

RETURN TO: SAME AS ABOVE

FOLIO # 1228 NR 034

GRANTOR: RO-LEN LAKE GARDENS " B " CORP.

LOCATED AT: 820 S. W. 11th Avenue

Hallandale Beach, Fl., 33009, does hereby

Transfer Apartment # B-14, located in said building and formerly
occupied by: YAN FUNG-----

TO: CARLOS ORTEGOZA-----

Whose Mailing Address is: 820 S. W. 11th Avenue - B-14
Hallandale Beach, Fl. 33009

SAID TRANSFER OF OWNERSHIP is represented by STOCK CERTIFICATE
NUMBER 121, issued by RO-LEN LAKE GARDENS " B " CORP.

Agreed to and signed this 3rd day of December, 2002

PRESIDENT

Laurent Bourque

SECRETARY

Anne Gullifa

LAURENT BOURQUE
PRINT NAME

ANNE GULLIFA
PRINT NAME

SWORN TO BEFORE ME, AND KNOWN TO ME PERSONALLY, THIS

3rd DAY OF December, 2002

Felicia Mintzer

FELICIA MINTZER- NOTARY

My Commission expires November 6th, 2003



Felicia Mintzer
My Commission CC873083
Expires November 6, 2003

82- 14863

This Indenture,

Made this 24 day of December A.D. 1981 Between
EDITH PEARL and LEONARD PEARL, as Trustees of the AIMEE PEARL TRUST
NO. 1 dated October 29, 1971
of the County of Dade in the State of Florida parties of the first part, and
AIMEE PEARL
of the County of Dade in the State of Florida whose post office address is
2037 N. E. 120th Road, North Miami, Florida 33181
party of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
TEN DOLLARS (\$10.00) and other good and valuable considerations, to
them in hand paid by the said party of the second part, the receipt whereof is hereby acknowl-
edged, have granted, bargained, and sold to the said party of the second part, her heirs
and assigns forever, the following described land, situate, and being in the County of Broward
State of Florida to wit:

Four (4%) percent of Edith Pearl's original (not remaining)
undivided twenty-five (25%) percent interest in and to all
of the real property being a part of that development in
Broward County, Florida known as Rolan Lake Gardens, together
with four (4%) percent of Edith Pearl's original (not remain-
ing) undivided twenty-five (25%) percent interest as lessor
under each and every existing 99-year lease as to all property
comprising portions of said Rolan Lake Gardens.

This is the interest acquired by the grantors from Edith
Pearl pursuant to deed dated January 1, 1978.

45
In Broward County for Documentary
Stamp Tax as required by law.
James H. Tully Deputy

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever

In Witness Whereof, The said parties of the first part have hereunto set their
hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Edith Pearl L.S.
EDITH PEARL
Leonard Pearl L.S.
LEONARD PEARL

STATE OF FLORIDA,
COUNTY OF Dade }

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
EDITH PEARL and LEONARD PEARL, as Trustees of the AIMEE PEARL TRUST
NO. 1 dated October 29, 1971
to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this
December A.D. 1981.

MR. Leonard Pearl
2037 NE 120th Rd
N. Miami, Fla
33181

RECORDED IN THE OFFICIAL PUBLIC, State of Florida
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATTS
COUNTY ADMINISTRATOR

This instrument prepared by: STANLEY H. SPIELER, ESQ.
Address 4700 Biscayne Boulevard
Miami, Florida 33137

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES APRIL 1985
LEONARD PEARL GENERAL TRS. UNDERWRITING

Jan 20 11 25 AM '82

REC 9989 PAGE 391

400

Broward County Property Appraiser's Network

Page 1 of 2

UJ
This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 514228-43-0470

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Marty Kiar, in his official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

BAKERMAN,BLOSSOM LIFE ESTATE BAKERMAN,RODGER

BAKERMAN,BLOSSOM
714 SW 11 AVE
HALLANDALE BEACH FL 33009-6755

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County, Instrument # 114679552, appears to be legally insufficient for the following reasons:

- There is an issue with the legal description in the Deed. The description in your Deed does not correctly or completely match the full legal description of record for this property. If you used a title company, you should contact them so they may fix the error and re-record it as a Corrective Deed. If the Deed was self-prepared, you should correct the Deed and re-record it as a Corrective Deed. If you have any questions, please contact us at 954-357-6846.
- The legal description is incorrect. Per the legal description, the entire plat is being conveyed as the owners do not own the entire plat. Please provide our office with a copy of the survey so that we can determine which parcel(s) is being conveyed. Please correct and rerecord deed to include correct legal description. If you have any questions, please contact me at 954-357-6816 or bdunkley@bcpa.net.

Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 20th day of February, 2018, in Fort Lauderdale, Broward County, Florida.

MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston

Patti Huston, Deputy Appraiser

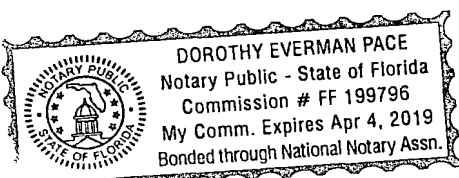
954-357-6846

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on February 20, 2018 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]

Dorothy Everman Pace
NOTARY PUBLIC



Broward County Property Appraiser's Network

Page 2 of 2

Instr# 114679552 , Page 1 of 1, Recorded 10/24/2017 at 11:13 AM
 Broward County Commission
 Deed Doc Stamps: \$0.70

Return to:
 BLOSSOM BAKERMAN
 1213 NW 137TH TERRACE
 PEMBROKE PINES, FL 33028

THIS QUIT CLAIM DEED entered into this 31 day of March, 2017, by and between BLOSSOM BAKERMAN, an un-remarried widow, GRANTOR, whose post office address is 1213 N. W. 137th Terrace, Pembroke Pines, Florida 33218, and BLOSSOM BAKERMAN, RODGER BAKERMAN, her son, and LESLIE BAKERMAN PAUL, her daughter, GRANTEES, in the proportions and estates set forth below:

GRANTOR, in consideration of love and affection, and other good and valuable consideration in hand paid, receipt of which is acknowledged, does hereby remise, release, convey and quit claim unto Grantees their heirs and assigns forever, the real property hereafter described, in the following proportions and estates:

To BLOSSOM BAKERMAN, a life estate, without any liability for waste, and with full power and authority to sell, convey, mortgage, lease or otherwise manage or dispose of all of said property in fee simple, without joinder or consent of the remaindermen of either of them.

To RODGER BAKERMAN and LESLIE BAKERMAN PAUL, in equal shares and as tenants in common, the vested remainder.

The real estate conveyed herein constitutes all of GRANTOR'S right, title and interest in that certain parcel of land situate, lying and being in Broward County, Florida legally described as:

All of SUNSET LAKE PARK No. 2, except for Lots 1, 2 and 3 in Block 1 thereof, according to the Plat thereof recorded in Plat Book 52 at Page 26, among the Public Records of Broward County, Florida.

This conveyance also constitutes an assignment by Grantor to the Grantees of all of Grantor's rights title and interests as Lessor in that certain Lease dated February 1, 1962, appearing among the Public Records of Broward County, Florida in Official Records Book 2390 at Page 679, and in all "severed Leases" thereunder, in the same proportions and estates as set forth above.

TO HAVE AND TO HOLD by the said Grantees forever, all rights, title and interests herein conveyed, with all the estate, rights, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity to the use, and/or benefit of GRANTEES.

The addresses of the Grantees are:

BLOSSOM BAKERMAN 1213 NW 137th Terrace, Pembroke Pines, FL 33028
 RODGER BAKERMAN 15658 SW 16th Street, Pembroke Pines, FL 33027
 LESLIE BAKERMAN PAUL 6820 SW 101st Street, Pinecrest, FL 33156

In WITNESS WHEREOF, I have unto set my hand and seal this 31 day of March, 2017.

Signed, sealed and delivered in presence of us:

[Signature]
 WITNESS

Jarmin Camargo
 PRINT NAME

[Signature]
 WITNESS

Lisa Cadavid
 PRINT NAME

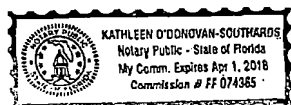
[Signature]
 BLOSSOM BAKERMAN, Grantor

STATE OF FLORIDA)
 COUNTY OF Broward) SS

The foregoing instrument was acknowledged before me this 31 day of March, 2017, by BLOSSOM BAKERMAN, an unremarried widow, who produced identification or who is personally known to me and who did take an oath.

My Commission expires:

[Signature]
 Notary Public, State of Florida
Kathleen O'Donnovan-Southards
 Print Name





Affidavit of No Florida Estate Tax Due

DR-312
R. 08/13

TC
Rule 12C-3.008
Florida Administrative Code
Effective 01/14

(This space available for case style of estate probate proceeding)

(For official use only)

State of FL

County of Miami-Dade

I, the undersigned, Rodger Bakerman, do hereby state:

(print name of personal representative)

1. I am the personal representative as defined in section 198.01 or section 731.201, Florida Statutes, as the case may be, of the estate of Blossom Bakerman

(print name of decedent)

2. The decedent referenced above died on [REDACTED] and was domiciled (as defined in s. 198.015, F.S.) at the time of death in the state of FLORIDA

(date of death)

On date of death, the decedent was (check one): ☒ a U.S. citizen ☐ not a U.S. citizen

3. A federal estate tax return (federal Form 706 or 706-NA) is not required to be filed for the estate.
4. The estate does not owe Florida estate tax pursuant to Chapter 198, F.S.
5. I acknowledge personal liability for distribution in whole or in part of any of the estate by having obtained release of such property from the lien of the Florida estate tax.

Under penalties of perjury, I declare that I have read this Affidavit and the facts stated in it are true. This declaration is based on all information of which the personal representative has any knowledge [ss. 92.525(1)(b); 213.37; 837.06, F.S.].

Executed this 20th day of July, 2021

Signature Rodger Bakerman

Print name Rodger Bakerman

Telephone number (305) 336-7584

Mailing address 15658 Southwest 16th Street

City/State/ZIP Pembroke Pines, FL, 33027

State of FL

County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by Rodger Bakerman by means of physical presence

On this 20th day of July, 2021

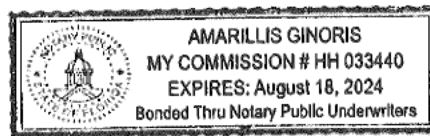
Signature of Notary [Signature]

(Check one)

☐ Personally known

☒ Or produced identification

Type of identification produced FL. Drivers License



Print, type, or stamp name of Notary Public

File this form with the appropriate clerk of the court. Do not mail to the Florida Department of Revenue.

~~62-44689~~DECLARATION OF INTENTIONS

By the LESSOR and LESSEE of the attached Indenture of
Lease:

The parties to that certain Lease dated the 1st day of
February, 1962, in which SHIRLEY SCHREIBER, joined
by her husband, LEONARD SCHREIBER, BLOSSOM BAKERMAN,
joined by her husband, ROBERT BAKERMAN, EDITH PEARL, join-
ed by her husband, LEONARD PEARL, and FLORENCE GESUND-
HEIT, joined by her husband, MARCOS GESUNDHEIT, are the LES-
SOR, and RO-LEN ACRES, INC., a Florida corporation, is the LES-
SEE, hereto affirm that the following includes their understandings
and intentions:

LESSOR acknowledges that it is the owner of all the
parcel of land described as SUNSET LAKE PARK
NO. 2, except for Lots 1, 2, and 3 of Block 1
thereof; according to the Plat thereof, recorded
in Plat Book 52 at Page 26, of the Public Records
of Broward County, Florida, including a lake
totally within said SUNSET LAKE PARK NO. 2.
The LESSEE in taking this Lease has demon-
strated his intention to improve the demised
premises in accordance with a master plan
which is currently under consideration. This
master plan makes provision for between seven-
teen (17) and twenty (20) apartment houses con-
taining approximately twenty (20), one (1) or two
(2) bedroom apartments each.
The plan also contemplates the setting aside of a
portion of the demised premises for a private
recreational facility to inure to the benefit of all

RECORDED
62 MAY 9 PM 3:00

100

Return: Ro-Len Acres Inc.
722 SW 4th Street
Hallandale Fla

occupants of apartments within the demised premises.

It is the further intention of the parties that although this Lease is a demise of the entire premises, to treat this Lease as to such portions of the demised premises as are improved, as if it were a separate and distinct Lease for each apartment house upon the land so improved by said apartment house and its appurtenant structures and parking lot, when instruments reflecting the "severance" of the improved parcels are executed by the parties.

It is further contemplated by the parties hereto that the Leases hereunder may be partitioned and assigned in parts, each part containing the lands appurtenant to one apartment house.

This Declaration of Intentions shall not be construed as binding upon the parties hereto, or any other persons, but is placed here solely for the purpose of evidencing the plan of operation contemplated by the parties at the time of the execution of the within indenture of Lease.

INDENTURE OF LEASE

THIS LEASE made and entered into this 10th day of February, 1962, by and between SHIRLEY SCHREIBER, joined by her husband, LEONARD SCHREIBER, BLOSSOM BAKERMAN, joined by her husband, ROBERT BAKERMAN, EDITH PEARL, joined by her husband, LEONARD PEARL, and FLORENCE GESUNDHEIT, joined by her husband, MARCOS GESUNDHEIT, parties of the first part, hereinafter referred to as "LESSOR", and RO-LEN ACRES, INC., a Florida corporation, having its principal place of business at Hallandale, Broward County, Florida, party of the second part, hereinafter referred to as "LESSEE".

W I T N E S S E T H:

ARTICLE I. DEMISE OF PREMISES.

Upon the terms and conditions hereinafter set forth and in consideration of the payment from time to time by the LESSEE of the rent hereinafter reserved and specified, and in consideration of the prompt performance continuously by the LESSEE of each and every covenant and agreement hereinafter contained by the LESSEE to be kept and performed, the performance of each and every one of which is hereby declared to be an integral part of the consideration to be furnished by the LESSEE, the LESSOR does hereby lease, let and demise unto the LESSEE, and the LESSEE does hereby lease of and from the LESSOR, the following-described premises, situate, lying and being in Broward County, Florida, to-wit:

All of SUNSET LAKE PARK NO. 2, except Lots 1, 2, and 3 in Block 1 thereof, according to the Plat thereof, as recorded in Plat Book 52 at Page 26, of the Public Records of Broward County, Florida; including the lake reflected therein.

The above-described premises are leased subject to encumbrances, conditions, restrictions and limitations of record, and to all applicable zoning laws and ordinances now existing, or which may hereafter exist during the term of this Lease.

ARTICLE II. TERM.

The term of this Lease shall be for a period of ninety-nine (99) years, commencing on the 1st day of February, 1962, and continuing up to and including the 31st day of January, 2061, unless this Lease be sooner terminated in accordance with the terms hereof.

ARTICLE III. RENT.

LESSEE agrees to pay LESSOR, and LESSOR agrees to accept from the LESSEE as rent the sum of Seventy-Five Thousand (\$75,000.00) Dollars per year for each and every year of the term of this Lease, payable in monthly installments of Six Thousand Two Hundred Fifty (\$6,250.00) Dollars per month, in advance on the 1st day of each and every month during the term of this Lease.

Rent shall first become due and payable the 1st day of October, 1962, and the rent which would, except for the provision of this paragraph, be due and payable for the period 1 February, 1962, through 30 September, 1962, is waived and forgiven by LESSOR.

All rent called for hereunder shall be payable at such place as the LESSOR may specify in writing from time to time, and a place once specified as the place for the payment of the rent, shall be such until it shall have been changed by written notice, given by the LESSOR unto the LESSEE in the manner hereinafter prescribed for giving notice.

All rent shall be payable without notice or demand. For the present and until further notice, the LESSOR specifies that rent shall be paid hereunder at 714 Southwest 11th Avenue, Hallandale, Florida.

PAGE 2

All rent shall be payable in current legal tender of the United States as the same is constituted by law, at the time the said rent becomes due. Extensions, indulgences or changes by the LESSOR in the mode or time of payment of the rent upon any occasion shall not be construed as any continuing waiver or change, or as a waiver of the provisions of this paragraph, or as requiring any similar change or indulgence by the LESSOR upon any subsequent occasion.

All money and other sums which shall become due to LESSOR hereunder by reason of any provision of this Lease, is and shall always be a valid and first lien upon the buildings and improvements on said property, and upon all of the interests of the LESSEE in this Lease, and paramount to any mortgage which LESSEE may execute thereon, or any lien caused by LESSEE.

ARTICLE IV. TAXES, ETC.

LESSEE covenants and agrees with LESSOR that the LESSEE will promptly pay all taxes levied or assessed at any and all times for and after the year 1962, and during the entire term hereby demised, by any and all taxing authorities and including not only ad valorem and personal property taxes but also special assessments and liens for public improvements and including, in general, all taxes, tax liens or liens in the nature of taxes which may be assessed or imposed against the premises, including the land and all buildings, furniture, fixtures and improvements now or hereafter thereon. In the event any of said taxes or assessments are payable according to their term in installments, then the LESSEE shall have the right to pay the same as such installments fall due.

The parties hereto do hereby agree that the LESSEE shall pay the taxes and other charges as enumerated in this Article IV. of

this Lease and shall deliver official receipts evidencing such payment unto the LESSOR at the place at which rental payments are required to be made, which payment of taxes shall be made and such receipt delivered at least forty-five (45) days before the said tax itself would become delinquent in accordance with the law then in force governing the payment of such tax or taxes. If, however, the LESSEE desires to contest the validity of any tax or tax claim, the LESSEE may do so without being in default hereunder as to its obligation to pay taxes, provided the LESSEE gives the LESSOR notice of its intention to so do and furnishes the LESSOR with a bond with surety made by a surety company qualified to do business in the State of Florida, in one and one-half (1-1/2) times the amount to the tax item or items contested, at least forty-five (45) days before the tax or tax items proposed to be contested would otherwise become delinquent.

ARTICLE V. LESSEE'S RIGHT TO BUILD.

A. The LESSOR covenants and agrees with the LESSEE that the LESSEE shall have the right to erect, construct and build upon the demised premises, at the expense of the LESSEE, apartment buildings with appurtenant structures, in a good and suitable manner, and in full compliance with all relevant laws, regulations, zoning ordinances, and building code requirements, provided, however, the right of LESSEE to construct such buildings is granted upon the following express conditions:

1. The LESSEE shall prepare and submit to LESSOR for approval prior to commencement of any construction whatsoever, a Master Development Plan of the demised premises, demonstrating with the accuracy required of surveys of real property

the proposed location of every building contemplated, together with appurtenant structures and parking space allocated to each building, and the order and approximate dates upon which construction of each building is expected to commence. Said Master Development Plan shall also include, but not be limited to, a description of each building contemplated and include the number of stories, the number of rooms and the types of rooms, planned for each building. Said plan shall include architectural sketches and elevations of the various buildings, but for the purpose of this paragraph need not include final building plans.

Said Master Development Plan shall be submitted to the LESSEE on or before July 1, 1962, and shall demonstrate that all construction as reflected thereon shall commence no later than July 1, 1964. Said Master Development Plan may be revised from time to time with the consent of the parties hereto.

Said Master Development Plan shall provide for not less than seventeen (17) nor more than twenty (20) apartment houses, and may include provision for the construction of private recreational facilities. Within twenty (20) days of the receipt of said Master Development Plan, LESSOR shall indicate approval or disapproval of the entire plan or any part thereof, by notice in accordance with the provision for giving notice herein. If LESSOR shall fail to

give notice as required hereunder on or before the 20th day after LESSOR'S receipt of said Master Plan, said plan shall be deemed approved. If LESSOR shall disapprove any part or all of the Master Plan, and LESSOR and LESSEE shall fail to negotiate a plan suitable to both parties, then the parties shall refer their differences to arbitration in accordance with Article XVI. hereof entitled "Arbitration".

Upon the approval of the Master Development Plan by the LESSEE, or upon a final award by the arbitrators in accordance with this article and Article XVI. hereof, then construction and/or improvement may commence in accordance with said Master Development Plan and the conditions as set forth hereinafter.

2. That when construction of any building is commenced, it shall be carried through continuously and expeditiously to completion, as promptly as conditions of the trade, availability of labor and materials and Government restrictions will permit, and that the same is completed free from all mechanic's liens, and free from any and all claims liable to ripen into mechanic's liens. The parties understand and agree, however, if construction is once commenced and is interrupted, by reason of acts of God, or the public enemy, casualty, strikes, embargos, lockouts, Governmental restrictions, or any act or facts over which the LESSEE has no con-

trol, such interruptions shall not be considered such an interruption in the doing of work as will constitute the LESSEE in default of this Article V. as the case may be.

3. That the total cost of the actual construction work of each apartment house constructed upon the demised premises shall amount to not less than Seventy Thousand (\$70,000.00) Dollars, and such minimum cost shall be exclusive of engineering fees, architectural fees and attorneys' fees, landscaping and shrubbery, cost and expenses of financing, and the cost of furniture or fixtures or the services of LESSEE.

4. That each apartment building shall be of the minimum size of ten thousand (10,000) square feet and shall be of first class modern construction, and shall be constructed in accordance with applicable zoning ordinances, restrictions, set backs and building codes, and that said buildings as completed will be wholly within the parcel ascribed to it upon the Master Plan hereinabove mentioned.

5. That the LESSEE will, upon written demand of the LESSOR, and within five (5) days after such demand, from time to time as reasonable requests are made by the LESSOR to the LESSEE, while the work of construction is in progress, and up to and including the time when the building shall have been completed and paid for in its entirety by the LESSEE, give unto the LESSOR bona fide evidence that

the work done has been paid for, or that adequate provisions have been made for the payment of said work, and that upon the completion of the construction, the LESSEE shall exhibit unto the LESSOR bona fide receipted bills, and/or waivers of lien from all persons who shall have furnished work, labor, services and/or materials to the construction, showing that all charges for said work, labor, services and/or materials have been paid, or that the liens or lien claims which would otherwise exist therefore shall have been released.

6. That the plans for the construction upon the demised premises must be prepared by an architect who is licensed to practice as such and who actually practices as such in the State of Florida.

7. Any and all buildings and constructions and all work thereof and all work and materials incorporated therein shall be and become a part of the real estate demised herein and upon termination of the interest of the LESSEE in the demised premises, whether by default or by ordinary lapse of time, all of said improvements and buildings shall pass to and become the property of the LESSOR without the necessity of the LESSOR paying any compensation therefor.

B. Before the LESSEE may commence construction of each separate building or structure upon the demised premises or a part thereof, the LESSEE shall:

1. Deliver to the LESSOR a complete set of plans

and specifications pursuant to which it is proposed to construct said building; and

2. Deliver to the LESSOR, if requested, evidence of the cost of construction of said building, which cost shall be evidenced either through the bona fide bid of a general or prime contractor to whom it is proposed to award the construction job, or if the job is not to be awarded to a general contractor, then by the sum total of the allowance for sub-contractors, laborers and materialmen, attested by the architect who prepared the plans as being a bona fide and fair estimate of the cost of the proposed building; and

3. With regard to each building or buildings, create a building fund account or construction loan account sufficient to pay all costs of construction, with the Mortgagee providing construction financing, into which the LESSEE must first deposit a sum of money which shall be not less than the difference between the estimated construction costs or contract price for the construction of said building increased by all costs charged by the Mortgagee for the creation of said mortgage including but not limited to any mortgage discount, association fee, attorneys' fee, or other closing costs, together with any escrows for taxes and/or insurance reserved by said Mortgagee, less the total amount of the construction mortgage. In the event the Mortgagee shall require the creation of a like fund then the amount which must be deposited by the LESSEE hereunder shall

in no event be less than the amount said Mortgagee requires to be deposited. If said Mortgagee is an institutional lender and it will allow the LESSEE to deposit paid bills and receipts applicable to the construction rather than cash monies into said construction loan fund, then the requirement of this paragraph shall be deemed met by the execution of a construction loan agreement by and between the LESSEE and said Mortgagee providing for the deposit of the aforementioned amount in either cash or paid bills and upon the execution of said agreement by the LESSEE and the Mortgagee, and the depositing of said paid bills with the Mortgagee, the requirements of this paragraph shall be deemed met. Said construction loan fund shall be composed of the amounts deposited by the LESSEE hereunder together with the net proceeds of the construction mortgage.

4. If the LESSEE should default under any of the terms and conditions of this Lease after creating the aforementioned building fund account and before such fund itself shall have been completely disbursed, and if by reason of such default the LESSOR cancels this Lease (and "cancellation" shall be deemed to mean the extinguishment of this Lease by adjudication by a Court of competent jurisdiction or by cancellation instrument between the parties hereto), then all improvements heretofore placed upon the demised premises or any part thereof by the LESSEE shall have and shall become a part of the

land by operation of law and agreement of the parties, and also, all of the then undisbursed balance of the building and construction fund created with the aforementioned Mortgagee and together with any sums remaining undisbursed on the mortgage given by said Mortgagee to the LESSEE herein, shall all be and become the property of the LESSOR as a part of the building just as though the building and construction funds described herein were attached to and made a part of the land and were already expended by improvements within the scope of the building construction described herein.

In the event that work once commenced shall be discontinued for reasons other than those described or referred to in the Article V., Paragraph A, and should such delay in construction continue for a period of at least thirty (30) days, then such delay in construction shall be and constitute a default under the terms and provisions of this Lease just as though the LESSEE herein had failed to make rental payments hereunder and the grace period applicable thereto had expired.

ARTICLE VI. SUBORDINATION TO MORTGAGES.

Upon the following conditions and subject to the terms contained in this Lease, and providing that this Lease is not in default, the LESSEE may, in conjunction with the construction work described in Article V. hereof, require the LESSOR to join with the LESSEE in the execution of either or both of the two following mortgages for each building or combination of buildings being constructed, which

mortgages will encumber the fee simple title to the part of the demised premises to be improved with the funds from said mortgage, to-wit:

1. A "temporary construction mortgage"; or
2. A "permanent mortgage".

A. The "temporary construction mortgage" will be the mortgage which the LESSEE obtains to be used in conjunction with the making of payments for work as it progresses; but the LESSEE may require the joinder by the LESSOR in the temporary construction mortgage only if:

1. Such requirement is made in writing by the LESSEE to the LESSOR before any work of construction is started; and,
2. The proceeds of the "temporary construction mortgage" are paid into a construction loan fund to be administered by the mortgagee pursuant to a construction loan agreement, to insure the availability of funds to complete construction; and,
3. Said construction loan fund shall be the recipient of all of the proceeds of the mortgage involved minus any deductions made by the Mortgagee to pay costs, fees, or discounts associated with the creation of said mortgage, or to fund insurance or tax escrow accounts, and shall have a sufficient sum deposited by the LESSEE so that the total of said fund shall be sufficient to pay all construction costs as may be reasonably estimated by the LESSOR or of the Mortgagee financing said construction; and,
4. The LESSEE shall have first procured a commitment from an institutional lender (meaning a bank, trust company, life insurance company, or

a Federal Savings and Loan Association authorized to do business in the State of Florida, and having an office or correspondent in Dade County or Broward County, Florida), to make the permanent mortgage, and shall, simultaneously with the joinder by the LESSOR in the "temporary construction mortgage", assign the commitment to the LESSOR upon the condition that if the LESSEE defaults in the building obligation, the LESSOR itself may have the benefit of the permanent mortgage committed to be made; and,

5. The said "temporary construction mortgage" is such that it does not mature sooner than at a time which is designated by the architect or contractor who is to supervise the work and construction, as necessary to complete the contemplated construction, and the closing of the permanent mortgage; and that the maturity of said "temporary construction mortgage" shall be such that it may be paid off and retired out of the proceeds of the closing of the permanent mortgage; and,

6. The closing time of the commitment to make the permanent mortgage (the time by which the mortgage covered by the commitment must be closed) must be sufficiently remote to enable, with reasonable expectancy, the building to be finished so that the benefits of the commitment may be availed of; and,

7. The LESSEE previously exhibits to LESSOR, a bona fide contract between LESSEE and a general

contractor hired to do the construction work, which general contractor shall be duly licensed to do business by the appropriate Governmental authorities.

The LESSOR'S subordination to a "temporary construction mortgage" shall only be to a mortgage given by an institutional lender, as defined in sub-paragraph A-4 of this Article VI. However, such "temporary construction mortgage" need not be made by an institutional lender. In the event the LESSEE sees fit to obtain the temporary construction loan from a private person, firm or corporation, that does not fall within the definition of institutional lender as described hereinabove, then the LESSOR agrees to join in such "temporary construction mortgage" provided that the interest rate on said "temporary construction mortgage" does not exceed six and one-half (6-1/2%) per cent per annum, and provides for prepayment without penalty.

In all cases it is further agreed that the LESSOR shall only be required to join in said "temporary construction mortgage" provided that the builder of the improvement shall post the normal and usual completion bond in an amount equal to the cost of the improvement. Any mortgage which the LESSEE fails to characterize in writing as a "temporary construction mortgage" before the commencement of the work, or which fails to comply with any and all of the foregoing conditions shall be deemed to be a permanent mortgage; and thereupon the LESSEE shall be conclusively presumed to have waived the right to require the joinder by the LESSOR in the "temporary construction mortgage".

B. The "permanent mortgage" is the mortgage which will accomplish the LESSEE'S permanent financing as distinguished from the "temporary construction mortgage"; and in order to require the LESSOR to join in the execution of the permanent mortgage, the LESSEE must comply with the following requirements with reference to

such permanent mortgage, to-wit:

1. The lender-mortgagee must be an institutional lender; and the term "institutional lender" shall mean a bank, trust company, life insurance company, or a Federal Savings and Loan Association authorized to do business in the State of Florida; having an office or correspondent in Dade or Broward County, Florida; and,
2. The said "permanent mortgage" shall bear interest at a rate not to exceed seven (7%) per cent per annum, and it must provide for obligatory amortization of not less than three (3%) per cent, nor more than seven (7%) per cent of the original face or principal amount of the mortgage in any one (1) year of the mortgage term, in advance of the final payment, and the final payment shall not mature sooner than fifteen (15) years from the date of the mortgage, nor later than thirty (30) years from the date of the mortgage.
3. Said mortgage shall contain a provision that the Mortgagee will give the LESSOR notice of any default in such mortgage and will afford the LESSOR an opportunity to cure the default on not less than ten (10) days' written notice before becoming entitled to accelerate or foreclose or otherwise enforce the said mortgage, and the debt secured by it. The term "ten (10) days' written notice" shall mean the period of time which commences upon the receipt of such notice of default.

C. Both the "temporary construction mortgage" and the "permanent mortgage" or either of them shall contain a provision that the

Mortgagee recognizes it to be the fact that the joinder by the LESSOR in the mortgage is purely for the purpose of creating a mortgage lien against the property encumbered by it and that no personal liability shall ever attach to or personal judgment be sought against the LESSOR by reason of the LESSOR'S joinder in the mortgage, and, therefore, the LESSOR need not join in the note or bond which the mortgage secures. The "temporary construction mortgage" and the "permanent mortgage" referred to in this Article, are the only mortgages which the LESSEE may ever call upon the LESSOR to execute as hereinafter set forth, during the life of the Lease.

"Joinder" in the mortgage as referred to in this Article of this Lease Agreement is intended to mean and include and particularly if the Mortgagee should require it, the joinder of the spouse of any one of the persons comprising the LESSOR, or the joinder of any other person or persons as may be legally and necessarily required for title purposes to constitute the mortgage lien a first mortgage superior in lien and dignity to the interests of any other person in the property. Joinder herein by the LESSOR may be accomplished either by the execution of the original mortgage document or by the execution of an agreement subordinating their interest to that of the institutional mortgagee, as the institutional mortgagee shall require.

D. The LESSEE shall be solely responsible to promptly pay all mortgage payments, when due under the terms and conditions of the mortgages, and the term "mortgage payments" shall include principal and interest installments, and payments to fund escrow accounts to pay taxes and insurance as required by the Mortgagee. The LESSEE shall furnish to the LESSOR proof of payment of principal and interest installments within ten (10) days after said principal and interest installments are due, under the terms and conditions of the mortgages, and shall furnish proof that said mortgages have been

kept in good standing, at any time when requested to do so by the LESSOR. LESSEE further agrees to furnish to LESSOR a copy of every notice which may be served upon the LESSEE with respect to any default or claimed default on the part of the LESSEE in the performance of any of the terms, covenants, or conditions of said "temporary construction mortgage" and/or said "permanent mortgage".

E. LESSOR agrees to subordinate all of its interest in and to the demised premises to the lien of the aforescribed mortgages, upon the conditions above set forth, it being specifically understood that LESSOR shall not be required to subordinate any of his interests to the lien and operation of the "permanent mortgages" described above unless provision shall have been made for the full payment of the "temporary construction mortgage" out of the proceeds of said "permanent mortgage"; and further, that such complete payment of the outstanding balance of the "temporary construction mortgage" shall be made.

F. Nothing in this Article shall be deemed to require the LESSOR to join in or subordinate his interests in and to the entire subdivision to any mortgage whatsoever, which mortgage encumbers more of the demised premises than is being improved under said mortgage. In the case of a "permanent mortgage", the LESSOR shall not be required to encumber or subordinate its interest in and to any part of the demised premises to more than one mortgage lien. However, the LESSOR shall be required to join in or subordinate its interests to all mortgages in accordance with this Article, providing that no two (2) mortgages encumber the same property in whole or in part. Furthermore, LESSOR need not join in or subordinate its interest to any mortgages encumbering property then or previously subject to a mortgage lien in which the LESSOR has joined or to which LESSOR has subordinated its interests.

G. Disputes or controversies arising under this Article shall be referred to Arbitration for settlement in accordance with Article XVI hereunder.

ARTICLE VII. OPTION TO PURCHASE.

A. Subject in all respects to the provisions of this Article VII., the LESSEE is hereby given the option to purchase the demised premises; but in order to exercise such option, the LESSEE must comply with the following conditions precedent thereof, to-wit:

1. The LESSEE must give the LESSOR written notice by registered or certified mail of the LESSEE'S desire and intention to exercise such option, which notice must be given during "the option period" hereinafter referred to as such.
2. Along with said notice, the LESSEE must pay unto the LESSOR the sum of Fifty Thousand(\$ 50,000.00) Dollars as a deposit to secure the performance by the LESSEE of the LESSEE'S exercise of the option; or, to express it otherwise, upon the giving of such notice, the LESSOR shall be bound to sell to the LESSEE and the LESSEE shall be bound to buy from the LESSOR the said demised premises upon the terms and the conditions herein set forth; and if the LESSEE thereafter complies with such obligation upon the terms and within the time limited hereby, then the said deposit of Fifty Thousand (\$50,000) Dollars shall become a part of the option or purchase price; but if the LESSEE fails to conclude the said purchase upon the terms and within the time limited hereby, then the said sum of Fifty Thousand (\$50,000.00) Dollars shall

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be retained by the LESSOR as liquidated and agreed upon damages for the failure of the LESSEE to have concluded the said purchase and in addition thereto, the option to purchase shall thenceforth be deemed extinguished, null and void and have no further force and effect.

3. That said notice shall specify a time and place when the purchase will be concluded, which time must be within "the option period", and it shall not be earlier than sixty (60) days from the time when the said notice shall have been given, and the said place shall be any bank, trust company or title company, named in said notice, then maintaining an office or place of business in Broward County, or Dade County, Florida.

4. At the time of giving of the notice and at all times through the time when the purchase is completed, the LESSEE must be in good standing and not in default under this Lease.

B. "The option period" referred to in this paragraph as such is in the period of time commencing with the first (1st) day of the tenth (10th) year of the term of this Lease and expiring upon the last day of the fifteenth (15th) year of the term of this Lease.

C. The option price (the price for which the LESSEE upon the exercise of the option to purchase may purchase the demised premises) is the sum of Seven Hundred Fifty Thousand (\$750,000.00) Dollars, payable all in cash at the time of closing.

D. At the closing, the conveyance by the LESSOR to the LESSEE shall be by Warranty Deed, in statutory form; and it shall be subject to taxes, zoning ordinances, restrictions and limitations

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of record as they may now exist and as they may now affect the use of the premises, the rights of all persons claiming under, by and through the LESSEE and all clouds, claims or encumbrances created by the LESSEE or claim by any persons claiming under, by, through or against the LESSEE. There shall be no other or further adjustments against or diminution of the option price, and at the closing, the LESSEE shall pay unto the LESSOR the entire option price (less credit, as aforesaid, for the deposit which accompanies the notice of intention to exercise the option) in lawful money of the United States as it is then, by law constituted. By the foregoing provision, it is agreed that there will be no proration of rent under this Lease for the calendar year in which the option to purchase is exercised and consummated if such be the case, but full rent shall be paid through December of the said calendar year. Further, LESSEE hereby acknowledges that title to the property will be satisfactory to the LESSEE if title is in the same condition as on the date hereof.

E. If the LESSEE should not exercise and consummate the exercise of this option during the option period, then it shall expire automatically. All persons to whom these presents may come after the expiration of the option period may conclusively presume that said option has expired without being exercised unless record of the ownership of the fee simple title, indicating the contrary to be true appears among the Public Records of Broward County, Florida.

F. The option herewith granted cannot exist independently of the ownership of the LESSEE'S interest in this lease and the cancellation of this Lease for default of the LESSEE or its termination by reason of any of the other provisions of the Lease respecting the termination of the Lease, occurring before the exercise and consummation of the exercise of the option, shall automatically cancel and ex-

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tinguish the said option to purchase; and all persons to whom there may come competent notice of cancellation of this Lease or of its termination before the exercise and consummation of the exercise of the option shall conclusively presume that the option itself has likewise been cancelled, terminated and rescinded.

G. The option to purchase reflected herein, shall be void and shall not be exercisable by the LESSEE hereunder if at the time when said option to purchase may be exercised, the LESSOR hereunder or any one of the persons comprising the LESSOR hereunder, their successors or assigns, shall be personally obligated as maker, endorser, or guarantor upon any notes and/or mortgages encumbering said lot or lots or any part thereof, unless the holder of said note and mortgage or notes and mortgages shall agree in writing that upon consummation of the purchase and sale, the LESSOR and all of the persons comprising said LESSOR, shall be released from all personal liability under said notes and mortgages. However, if the said personal liability of the LESSOR and all persons comprising the LESSOR hereunder, is extinguished during the option period with respect to any lot or lots, then this option provision shall become effective with respect to such lot or lots from that date to the end of the option period. Nothing herein shall be construed to require the LESSOR or any of the persons comprising said LESSOR, to pay any sum to any person or to otherwise expend money, time or effort to obtain the LESSOR'S, or any of the persons comprising said LESSOR, release from the aforesaid mortgages.

H. The option to purchase shall be exercisable only with regard to the entire demised premises. However, if any portion of the demised premises shall have been severed and assigned or otherwise partitioned in accordance with the provisions of Article XIV, Para-

graph B thereof, then this option shall be separately exercisable with regard to each entire parcel so severed and assigned or partitioned, at the option price specified in the instrument so severing and assigning said parcel; whether or not this option is exercised with regard to any other part of, or all of, the remaining demised premises. This option to purchase with regard to any separate parcel which has been severed and assigned or partitioned, shall be exercisable only with regard to the entire separate parcel so severed and assigned, or partitioned.

ARTICLE VIII. MECHANIC'S LIENS, ETC.

All persons are put upon notice of the fact that the LESSEE shall never, under any circumstances, have the power to subject the interest of the LESSOR in the premises to any mechanic's or materialmen's liens of any kind and all persons dealing with the LESSEE are hereby put upon notice that they must look wholly to the interest of the LESSEE in the demised premises and not to that of the LESSOR.

LESSEE covenants and agrees with LESSOR that LESSEE will not permit or suffer to be filed or claimed against the interest of the LESSOR in the demised premises during the continuance of this Lease, any claim or lien of any kind, and if such lien be claimed or filed, it shall be the duty of the LESSEE, within thirty (30) days after the claim shall have been filed among the Public Records of Broward County, Florida, or within thirty (30) days after the LESSOR shall have been given written notice of such claim and shall have transmitted written notice of the receipt of such claim unto the LESSEE (whichever thirty (30) day period expires earlier) to cause the premises to be released from such claim, either by payment or the posting of bond or the payment into Court of the amount necessary to relieve and release the premises from such claim or in any other manner in which,

as a matter of law, will result, within the said period of thirty (30) days, in releasing the LESSOR and the title of the LESSOR from such claim; and the LESSEE covenants and agrees within said period of thirty (30) days so to cause the premises and the LESSOR'S interest therein to be relieved from the legal effect of such claim.

ARTICLE IX. LESSOR'S LIEN FOR RENT.

The LESSOR shall have the first lien, paramount to all others, on every right and interest of the LESSEE in and to this Lease and on the buildings now or hereafter on the premises and on the furnishings and equipment, fixtures and personal property of every kind and on the equity therein owned by the LESSEE and brought upon the premises by the LESSEE as part of the equipment used therein, which lien is granted for the purpose of securing the payment of rent, taxes, assessments, charges, liens, penalties and damages herein covenanted to be paid by the LESSEE and for the purpose of securing the performance of any and all and singular the covenants, conditions and obligations of this Lease to be performed and observed by the LESSEE.

ARTICLE X. INDEMNIFICATION OF LESSOR AGAINST LIABILITY.

LESSEE covenants and agrees with the LESSOR that during the entire term of this Lease, the LESSEE will indemnify and save harmless the LESSOR against any and all claims, debts, demands or obligations which may be made against the LESSOR or against the LESSOR'S title in the premises, arising by reason of or in connection with the making of this Lease and the ownership by the LESSEE of the interest created in the Lease hereby; and if it becomes necessary for the LESSOR to defend any actions seeking to impose any such liability, the LESSEE will pay the LESSOR all costs of Court and attorneys' fees incurred by the LESSOR in affecting such defense in addition to any other sums which the LESSOR may be called upon to pay by reason of

the entry of a judgment against the LESSOR in the litigation in which such claim is asserted.

The LESSEE will cause to be written a policy or policies of insurance in the form generally known as public liability and/or owner's landlord and tenant policies and boiler insurance policies and elevator insurance policies, when there be boilers and elevators included in any improvements located upon the demised premises, insuring the LESSEE against any and all claims and demands made by any person or persons whomsoever for injuries received in connection with the operation and maintenance of the improvements and buildings located upon the demised premises or any other risk insured against by such policies, each class of which policies shall have been written within limits of not less than Two Hundred Thousand (\$200,000.00) Dollars for damages incurred or claimed by any one person and for not less than Five Hundred Thousand (\$500,000.00) Dollars for damages incurred or claimed by more than one person. All such policies shall name the LESSEE and the LESSOR, as their respective interests may appear, as the persons assured by such policy or policies; and the original or a true copy of each of such policies shall be delivered by the LESSEE to the LESSOR promptly upon the writing of such policy or policies together with adequate evidence of the fact that the premiums are paid.

ARTICLE XI. CASUALTY INSURANCE PROVISIONS

A. LESSEE covenants and agrees with LESSOR that LESSEE will at all times during the term of this Lease keep insured any and all buildings and improvements now or hereafter located upon said demised premises and all personal property which the LESSEE may bring or maintain upon the premises in order to comply with the terms of this Lease, in good and responsible insurance companies authorized to do business in Dade County or Broward County, Florida, or in such companies as shall have been approved by any Mortgagee then holding a Mortgage encumbering the fee simple title to the demised premises, for protection against all loss or damage to the said premises by fire, windstorm or causes insured against by "extended coverage" and the amount of all of such insurance shall, if obtainable, be maintained at an amount equal to the highest insurable value then existing at the time of obtaining or renewing such insurance and in every case if at all obtainable from a reliable company for a reasonably economical premium; the amount of such insurance should be maintained at a figure reasonably approximating the replacement cost of said building, and improvements, fixtures, furnishings and other insurable items of property. If the buildings or improvements on the premises at any time contain boilers or elevators, then the LESSEES will cause to be written what is generally known as boiler insurance policies and elevator insurance policies and wherever the doctrine of co-insurance might apply to any of such insurance, in the amount of the insurance so carried by the LESSEE will at all times be sufficient to prevent co-insurance on the part of the LESSOR and/or the LESSEE. All of such policies shall be payable, in the event of loss amounting to either partial destruction or total destruction, jointly to the LESSOR and the LESSEE, with their respective interests in said payment or payments to be established as hereinafter set forth, and with said funds made available by said payment to be distributed or disbursed as hereinafter set forth.

B. From the inception of any construction work which the LESSEE may affect on the demised premises, and as often as the LESSEE may construct a building or make a substantial alteration in a building, the LESSEE will cause builder's risk insurance policies to be written in compliance with the provisions of the preceding paragraph as such paragraph relates to the nature, minimum amount and naming of parties assured by such coverage.

C. In the event of the damage by partial or total destruction of the said buildings or improvements or said personal property by fire, windstorm or any other casualty for which insurance will be payable, and as often as such insurance money shall be paid to the LESSOR and the LESSEE as hereinabove set forth, said sums so paid shall be deposited in a joint account of the LESSOR and the LESSEE in a bank in Broward County or Dade County, Florida, designated by the LESSOR, and shall be available at the election of the LESSEE to the LESSEE for the reconstruction or repair, as the case may be, of any building or buildings damaged or destroyed by fire, windstorm or other casualty for which insurance money shall be payable, and shall be by the LESSOR and the LESSEE paid out from such joint account from time to time on the estimates of the architect licensed as such in the State of Florida, having supervision of such construction and repair, certifying that the amount of such estimate is being applied to the payment of the reconstruction or repair and at a reasonable cost therefor; provided, however, that it shall be the duty of the LESSEE, at the time of creating such joint bank account and from time to time thereafter until the said work of reconstruction or repair shall have been completed and paid for, to afford the LESSOR adequate evidence of the fact that at all times the undisbursed portion of the fund in said joint bank account is sufficient to pay for the work of construction or repair in its entirety, and if at any time it should reasonably appear that said fund will be insufficient to pay

for the full cost of the job, the LESSEE shall immediately and forthwith deposit into said fund such funds as may reasonably appear to be necessary and to procure receipted bills and full and final waivers of lien when the work shall have been completed and done. It shall be the duty of the LESSEE to cause such showing to be made and such repairs to be accomplished as often as the premises may be damaged or may need repairs, and all of such work shall be effected, completed and paid for as promptly as the exercise by the LESSEE of due diligence makes it possible, and in any event it shall be completed within nine months after the time when the loss or damage first took place; but such nine months period shall be enlarged by any delays caused without fault or neglect on the part of the LESSEE, by Act of God, strikes, lockouts or other conditions which are not attributable to or are not caused by the LESSEE's default or neglect to exercise due diligence. The work, when completed, shall restore the premises substantially to the condition in which they existed before such damage or destruction took place, and in any event, they shall cause the premises as restored to have a value which is not less than the value which the premises had or possessed prior to the loss or damage which made such repairs or reconstruction necessary.

D. The originals of all such policies shall be delivered to the LESSOR by the LESSEE along with the receipted bills evidencing the fact that the payments therefor are paid; but nothing herein contained shall be construed as prohibiting the LESSEE from financing the premiums where the terms of the policies are for three years or more, and in such event the receipts shall evidence it to be the fact that the installment premiums payment or payments are paid at or before their respective maturities. Where, however, there is a mortgage on the premises, and if under the terms of such mortgage it is obligatory upon the LESSEE to cause the originals of such policies to be delivered to the Mortgagee, then the LESSEE shall deliver such originals to the Mortgagee and shall

deliver to the LESSOR certificates of such policies. The said policies or certificates thereof, as the case may be, together with evidence of the fact that the premiums have been paid as aforesaid, shall be delivered by the LESSEE to the LESSOR before the expiration of the then corresponding insurance coverage to the end that the LESSOR may be assured that such coverage is being carried by the LESSEE continuously.

E. In any instances where the proceeds of insurance have been paid into the joint bank account hereabove provided for and the LESSEE has elected to use said funds for repair or replacement of damage and there remains a balance in said account after all bills and expenses of said repair or replacement have been made, said balance shall be distributed as follows: First, to the LESSOR that amount necessary to pay any Lease rental payments which may at that time be in default; second, from the remaining funds to make any and all other payments required by the terms of this Lease to be made by the LESSEE at such time; third, the remaining balance, if any, to the LESSEE. If at any time while the joint bank account contains any undisbursed funds, the Lease is cancelled for the LESSEE's default, then the undisbursed portion of the said joint bank account shall be and become immediately the property of the LESSOR as part of what will accrue to the LESSOR upon the occasion of default by the LESSEE and the consequent cancellation of the Lease as liquidated and agreed upon damages for such default and for such cancellation. Provided, however, in the event of dispute between LESSOR and LESSEE with respect to LESSEE's alleged default and LESSOR's justification for or right to cancellation of said Lease because of said alleged default, said funds remaining in said joint bank account as hereinabove provided shall be held in escrow by the bank in which said funds are deposited upon proof being furnished to said bank of the institution of any action in a court of competent jurisdiction by either the LESSOR or the LESSEE, founded upon either

the LESSEE'S alleged default or the LESSOR'S attempted cancellation. Said funds shall then be paid by said bank to the Clerk of the Court in which said action has been filed, and are to be disbursed only by order of said Court.

ARTICLE XII. LESSEE'S DUTY TO PAY INSURANCE PREMIUMS.

A. LESSEE covenants and agrees with LESSOR that LESSEE will pay the premiums for all insurance policies which LESSEE is obligated to carry under the terms of this Lease and will deliver the said policies and the evidence of payment to the LESSOR within the time hereinabove limited.

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

ARTICLE XIII. SECURITY DEPOSIT.

Simultaneously with the execution and delivery of these presents, the LESSEE has paid unto LESSOR the sum of Ten Thousand (\$10,000.00) Dollars, in addition to the rental installment hereinbefore provided for, the receipt whereof is hereby acknowledged, said sum is and will be security deposit for the faithful performance by the LESSEE of all of the terms, covenants and conditions herein contained by the LESSEE to be kept and performed, and with reference to said security

deposit, the parties hereto covenant and agree, each with the other, as follows:

1. The said security deposit need not be kept separate, segregated or earmarked by the LESSOR.
2. No interest shall be paid by the LESSOR unto the LESSEE on the said security deposit or any part thereof.
3. No part of said security deposit shall ever be applied as rent.
4. If this Lease, or any part thereof, shall be cancelled by LESSOR for the default of the LESSEE at any time before the LESSEE becomes entitled to the return of said security deposit in accordance with the terms and conditions hereof on the part of the LESSEE prior to the expiration of the term hereof (provided such default shall exist for at least thirty [30] days), then the said security deposit paid to LESSOR by LESSEE shall, thereupon, pass to and become the property of the LESSOR, not as a penalty or forfeiture, but as liquidated damages, in addition to other liquidated damages set forth in this Lease, to the LESSOR because of such cancellation or default, hereby fixed and agreed upon between the parties hereto, both the LESSOR and the LESSEE recognizing the impossibility of precisely ascertaining the amount of damages that will be sustained by LESSOR in consequence of such default. Looking at the matter prospectively and not retrospectively, and both parties desiring to obviate any question of dispute concerning the amount of such damages and

the cost and effect of such default, the parties hereto have entered into this Lease and have set the amount of rental and agreed as provided herein in contemplation of such liquidated damages. However, nothing contained herein shall prevent the LESSOR from electing to return said security deposit to LESSEE upon such default and suing LESSEE at law or in equity for the actual damages sustained by LESSOR in consequence of such default.

5. The security deposit reflected herein shall be returned to the LESSEE on October 1, 1972, providing that this Lease shall be in full force and effect with regard to the demised premises, and not in default. However, no assignee of the LESSEE nor any of his successors or assigns in interest hereunder shall have a right to any part of said security deposit or to the return thereof, unless the LESSOR and the LESSEE named herein, shall have in writing acknowledged the sum or sums to be paid to such successor or assignee, and such successor or assignee shall have prior to or at the time of taking his interest hereunder approved and agreed to said sum in writing.

XIV. ASSIGNMENT.

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

A. This Lease is freely assignable only in its entirety so that at no time may any part or portion less than the whole, or interest therein, be assigned without the entire property, or interest in the entire property, being assigned simultaneously and in the same instrument, and at no time can there be any severance or break-up of interest in and to the entire property demised herein or of the term hereof. The

LESSEE, however, shall have the right to sub-let the demised premises in whole or in part, provided, however, that any such sub-letting or the acceptance of any rent at any time by the LESSOR from any such sub-lessee, shall not constitute or be an attornment by the sub-lessee to the LESSOR and, provided that all such sub-letting shall be subject and subordinate to all of the terms and conditions of this Lease.

B. Notwithstanding Paragraph A above, it is specifically understood and agreed that this Lease may, with the written consent of the LESSOR, be severed and assigned in parts or partitioned with regard to the demised premises:

1. By severance and assignment or partition the parties hereto mean that one or more parts or portions of the demised premises may be assigned separately by the LESSEE to the same or different assignees; or by declaration filed of record, the parties may partition or divide the demised premises into separate parts. Such severance and assignment or partition shall be effective with regard to the specific part or parcel so severed and assigned or partitioned, to remove it from the effect of this Lease as this Lease appurains to any and all of the remaining demised premises, whether or not such remaining parts or parcels of the demised premises shall have been severed and assigned, or partitioned. Any part or parcel which shall be severed and assigned or partitioned shall, however, be separately subject to each and every one of the terms of this Lease to the same extent as if this Lease were originally drawn and executed separately with regard to each part or parcel so severed and assigned or partitioned.

2. By way of explanation and not of limitation the parties specify that the intent of this Paragraph B is to provide a method whereby each part or parcel which may be severed and assigned or partitioned shall be treated as if it were the demised premises in a separate Lease having all the terms and conditions of the within Lease except as may be modified by the instruments severing and assigning or partitioning the parcels.

3. It is specifically covenanted and agreed that once a parcel has been severed and assigned or partitioned, in accordance herewith, it shall be for all purposes separately treated as the demised premises of a separate Lease having the same terms and conditions as the within Indenture, and no default or breach or covenant between the then LESSOR and LESSEE, of such "separate lease," under the terms of such "separate lease" shall have any effect whatsoever with regard to any other "separate lease," or with regard to the within Indenture and such of the demised premises as shall not have been severed and assigned or partitioned; nor shall any default or breach of covenant between the then parties to the within Indenture with regard to any and all of the demised premises which at the time of said default or breach was not severed and assigned or partitioned, have any effect on any "separate lease."

4. Severance and assignment or partition shall be effective if and only if:

(a) The LESSEE and assignee shall execute in proper form an assignment designating the severed and assigned part or parcel of the demised premises, which instrument shall be effective to meet the requirements

of Paragraph C of this Article; or

(b) The LESSEE shall issue in a form suitable to the LESSOR a Declaration designating the part or parcel of the demised premises to be severed or partitioned; and

(c) In either case (a) or (b) above, the LESSOR shall approve said assignment or partition and so signify approval in writing on the said instrument; and

(d) Said Assignment or Declaration shall specify the part of the rental reserved herein which shall be attributable to the severed or partitioned part or parcel; the price at which the option to purchase as reflected in Article VII may be exercised with regard to the severed or partitioned parcel, and the cash payment due on notification under said Article VII; and such other provisions as the LESSOR may in its uncontrolled discretion require.

5. When one or more parts or parcels shall be severed and assigned or partitioned the rent called for in the within Lease for the remaining demised premises shall be reduced by the amount of rent specified in the instrument severing or partitioning the parcel as applicable to the part or parcel. Similarly the option price and cash payment, for the remaining demised premises, due on notification, of the LESSEE'S intention to purchase, as reflected in Article VII herein, shall be reduced by the amounts of the option price and cash payments specified in the instrument severing or partitioning the parcel as applicable to the severed or partitioned part or parcel.

6. Nothing herein shall be construed:

(a) To require the LESSOR hereunder, its successors or assigns, to give any approval required in this Paragraph

B, but such approvals shall be given by the LESSOR, its successors and assigns, when it in its uncontrolled discretion^{it} desires so to do.

(b) To require any severance or partition of this Lease.

(c) To require a parcel having once been severed or partitioned to be subsequently severed or partitioned, but a part or parcel of the demised premises having once been severed and assigned or partitioned may be assigned or reassigned under the provisions of this Article XIV., Paragraphs A, C, D and E.

(d) To discharge the LESSEE hereunder from his obligations and covenants created and preserved to him under this Article XIV, in the case of assignments.

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

D. Each side (LESSOR of the one part and LESSEE of the other part) hereby covenants and agrees with the other that such side will, within fifteen (15) days after written notice shall have been given that side by the other, requiring a statement of the status of the Lease, give such statement in writing and truthfully, so as to

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

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

ARTICLE XV. CONDEMNATION.

It is further understood and agreed that, if at any time during the term of this Lease, the demised real estate or the improvements or buildings located thereon, or any portion thereof, be taken or appropriated or condemned by reason of eminent domain, there shall be such division of the proceeds and awards in such condemnation proceedings, and such abatement of rent and other adjustments made, as shall be just and equitable under the circumstances. If the LESSOR and LESSEE are unable to agree upon what division, annual abatement of rent or other adjustments are just and equitable within thirty (30) days after such award has been made, then the matters

in dispute shall, by appropriate proceedings, be submitted to a court then having jurisdiction of the subject matter in Dade County or Broward County, Florida, for its decision and determination of the matters in dispute. If the premises be wholly taken by condemnation, this Lease shall be cancelled. Although the title to buildings and improvements placed by the LESSEE upon the demised premises will pass to the LESSOR, nevertheless, for purposes of condemnation, the fact that the LESSEE placed such buildings on the demised premises, shall be taken into account, and the deprivation to the LESSEE of the use of such buildings shall, pro tanto, be an item of damage in determining the portion of the condemnation award to which the LESSEE is entitled. In general, it is the intent of this paragraph that upon condemnation, the parties hereto shall share in their awards to the extent that their interests respectively are depreciated, damaged or destroyed by the exercise of the right of eminent domain.

ARTICLE XVI. ARBITRATION.

Whenever in this Indenture an Article or paragraph shall provide for settlement of the differences or controversies between the parties hereto, their heirs or assigns by arbitration, or when both parties having a dispute shall agree to submit to arbitration, then the parties shall proceed in accordance with this Article and the Laws of Florida, and specifically "The Florida Arbitration Code".

The award of said arbitrators shall be deemed final and binding upon the parties for all purposes when the time for taking an appeal or applying for a modification of said award shall have run in accordance with the provisions of "The Florida Arbitration Code".

The decision of the arbitrators shall be based upon this Indenture and any amendments and revisions thereto whenever this Indenture shall be applicable, and demonstrative, but this Indenture shall be construed in accordance with the Laws of the State of Florida.

ARTICLE XVII. REPAIR OF PREMISES.

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

ARTICLE XVIII. DEMOLITION.

A. Although it is the LESSEE'S duty under the terms hereof

to keep and maintain any buildings and improvements upon the demised premises in good repair, this shall not be construed as empowering the LESSEE to tear down and destroy any building or buildings now or hereafter on the premises or any substantial part thereof or to cause any item of major repair and reconstruction to be made unless and until the LESSEE :

1. Causes plans for the new building or the new construction to be prepared in full accordance with the applicable laws, building codes, zoning ordinances and all applicable statutes and ordinances and delivers the plans to the LESSOR at least thirty (30) days before the work proposed to be done pursuant thereto is actually commenced; and
2. Furnished the LESSOR with what is generally known as a completion bond with corporate surety satisfactory to LESSOR, guaranteeing the doing and completion of the said work; or
3. In lieu of furnishing the said bond, creates an escrow fund with any bank or trust company then doing business in Broward County, Florida, selected by the LESSEE, into which there shall be paid by the LESSEE the full cost of the work of repair and replacement, which cost shall be evidenced by the bona fide bid of a general contractor of the aggregate of the bona fide bids and estimates of sub-contractors and materialmen, all of which evidence must be submitted by the LESSEE to the LESSOR not later than thirty (30) days before the work itself starts, which escrow fund will be utilized to pay for the work as it progresses upon the requisition of the contractor and

the certificate of an architect supervising the work but disbursements from which escrow fund will be made upon the written order of the LESSOR and the LESSEE, the LESSOR binding itself if it elects to exercise such joint control over the escrow fund to approve progress promptly so long as the balance remaining in the escrow fund is sufficient to cause the work to be carried through to completion and paid for in full and final waivers and releases secured from all persons who furnished work, labor, services and/or materials to the job; and

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

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

ARTICLE XIX. ADDITIONAL COVENANTS OF LESSEE.

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

B. LESSEE covenants and agrees with LESSOR that no

damage or destruction to any building or improvement by fire, wind-storm or any other casualty shall be deemed to entitle the LESSEE to surrender possession of the premises or to terminate this Lease or to violate any of its provisions or to cause any rebate in the rent then due or thereafter becoming due under the terms hereof; and if the Lease be cancelled for the LESSEE'S default at any time while there remains outstanding any obligation from any insurance company to pay for the damage or any part thereof, then the claim against the insurance company shall, upon the cancellation of the within Lease, be deemed immediately to become the absolute and unconditional property of the LESSOR.

C. LESSEE covenants and agrees with the LESSOR that nothing in this Lease contained shall ever be construed as empowering the LESSEE to encumber or cause the LESSOR to encumber the title or interest of the LESSOR except as expressly herein provided.

D. LESSEE covenants and agrees with the LESSOR that at the termination of this Lease whether by lapse of time or otherwise, the LESSEE will peaceably and quietly deliver possession of the premises and all improvements situated thereon, including the fixtures, equipment and air conditioning system thereof, if any, to the LESSOR, in as good state and condition as reasonable use, wear and tear, and natural depreciation will have permitted, and that all buildings, improvements, fixtures and equipment then situated upon the demised premises shall become and remain the property of LESSOR and that no compensations shall be allowed or paid by LESSOR to the LESSEE therefor.

E. LESSEE covenants and agrees with LESSOR that if at any time the LESSOR is required to enforce this Lease or to defend any action arising out of the facts in connection with or caused by

reason of the ownership by the LESSEE of this Lease or the occupancy of the premises pursuant hereto, LESSEE will owe and will pay to the LESSOR all costs of Court and reasonable attorneys' fees incurred or expended by the LESSOR in conducting such defense or enforcing the terms of this Lease. The amount of such costs and fees may, at the option of the LESSOR, be collected just as though the said amount were an amount of rent then maturing and becoming due.

ARTICLE XX. QUIET ENJOYMENT.

LESSOR covenants and agrees with LESSEE that so long as the LESSEE keeps and performs all of the covenants and conditions by the LESSEE to be kept and performed, the LESSEE shall have quiet and undisturbed and continued possession of the premises, free from any claim against the LESSOR and all persons claiming under, by and through the LESSOR.

ARTICLE XXI. LESSOR'S RIGHT OF ENTRY.

The LESSOR and LESSOR'S agent shall have the right of entry upon the premises at all reasonable times to examine the condition and use thereof, provided only that such right shall be exercised in such manner as not to interfere with the LESSEE in the conduct of the LESSEE'S operation of said premises; and if the said premises are damaged by fire, windstorm or by any other casualty which causes the premises to be exposed to the elements, then the LESSOR may enter upon the premises to make emergency repairs; but if the LESSOR exercises its option to make emergency repairs, such act or acts shall not be deemed to excuse the LESSEE from its obligation to keep the premises in repair and the LESSEE shall, upon demand of the LESSOR, reimburse the LESSOR for the cost and expenses of such emergency repairs.

ARTICLE XXII. DEFAULT PROVISIONS.

A. It is further covenanted and agreed by and between the

parties hereto that in case at any time default shall be made by the LESSEE in the payment of any of the rent herein provided for upon the day the same becomes due and payable or in case of default in relation to liens, as hereinabove provided for, or if the LESSEE shall fail to pay any of the taxes or assessments herein provided for or in case of the sale or forfeiture of said premises or any part thereof during said demised term for non-payment of any tax or assessment or in case the LESSEE shall fail to keep insured any building or buildings or improvements which may at any time hereafter be upon the said premises, as herein provided for, or shall fail to spend insurance money as herein provided for, or shall fail to build or rebuild, as herein provided for, or shall fail to keep any mortgage having a priority over this Lease in good standing pursuant to the terms thereof, in the manner herein provided for, or if the LESSEE shall fail to perform any of the covenants of this Lease by it to be kept and performed, then, in any of such events, it shall and may be lawful for the LESSOR, at the election of the LESSOR, to declare said demised term ended and to re-enter upon said premises and the building or buildings and improvements situated thereon or any part thereof, either with or without process of law, the said LESSEE hereby waiving any demand for possession of said premises and any and all building and improvements then situated thereon or the LESSOR may have such other remedies as the law and this instrument afford; and the LESSEE covenants and agrees that upon the termination of said demised term, that such election of the said LESSOR or in any other way, it, the LESSEE, will surrender and deliver up the said premises and property (real and personal) peaceably to the LESSOR, immediately upon the termination of the said demised term; and if the LESSEE, its agents,

attorneys, and tenants shall hold the said premises or any part thereof one day after the same should be surrendered according to the terms of this Lease, it shall be deemed guilty of forcible detainer of said premises under the statute and shall be subject to eviction or removal, forcibly or otherwise, with or without process of law.

B. Though this be a long-term Lease, the parties understand and agree that the relationship between them is that of landlord and tenant and the LESSEE specifically acknowledges that all statutory proceedings in the State of Florida, regulating the relationship of landlord and tenant, respecting collection of rent or repossession of the premises, accrued to the landlord hereunder.

C. Nothing herein contained shall be construed as authorizing the LESSOR to declare this Lease in default, however, where the default consists in the non-payment of rent or taxes, until such non-payment, inviolation of the terms of this Lease, shall have continued for thirty (30) days; and where the alleged default consists in some violation other than the non-payment of rent or taxes, LESSOR may not declare this Lease in default until such violation shall have continued uncured for thirty (30) days after the LESSOR shall have given the LESSEE written notice to such violation; provided, however, that nothing herein contained shall be construed as precluding the LESSOR from having such remedy as may be and become necessary in order to preserve the LESSOR'S rights and the interest of the LESSOR in the premises and in this Lease even before the expiration of the grace or notice periods provided for in this paragraph if under particular circumstances then existing the allowance of such grace or the giving of such notice would prejudice or endanger the rights and the state of the LESSOR in this Lease and in the demised premises. That if the LESSEE defaults in the payment of any of the sums required to

be paid by the LESSEE as provided for in this Lease (included therein but not limited thereto to rent, taxes, insurance premiums and assessments) then the LESSEE may cure said default at any time prior to a decree of Court cancelling said Lease or a decree and/or judgment of eviction by payment unto the LESSOR of the sums due and owing said LESSOR and/or paid by LESSOR in behalf of the LESSEE together with interest thereon at the rate of ten (10%) per cent per annum from the day such payment was due as well as payment to LESSOR of any and all costs expended by the LESSOR including therein payment to the attorney of the LESSOR of a reasonable attorneys' fee. This provision shall be in addition and supplemental to any provisions set forth in the Lease indenture with respect to payment of deferred interest and shall supersede provisions with respect to deferred interest payment during any grace periods.

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

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

F. It is further agreed by and between the parties hereto that the right given to the LESSOR in this Lease to collect the rent that may be due under the terms of this Lease by any proceedings under the same or the right to collect any additional rent, money or payments due under the terms of this Lease by any proceedings under the same or the right given the LESSOR to enforce any of the terms and provisions of this Lease shall not in any way affect the right of such LESSOR to declare this Lease void and the term

created hereby ended, as herein provided, when default is made in the payment of said rent or when default is made by the LESSEE in any of the terms and provisions of this Lease. The LESSEE shall pay the LESSOR all costs of Court and reasonable attorneys' fees which the LESSOR may pay or is obligated to pay in connection with the enforcement of this Lease by reason of the failure of the LESSEE promptly to observe and keep any or all of its conditions, covenants and agreements.

G. It is further covenanted and agreed by and between the parties hereto, in the event of the termination of this Lease at any time before the expiration of the term of ninety-nine (99) years hereby created for the breach of any of the covenants herein contained, then and in such case all of the right, estate and interest of the LESSEE in and under this indenture and in the demised premises hereinabove described and all improvements, buildings and the LESSEE'S interest in all furniture, furnishings, fixtures and equipment then situate in said demised premises, together with all rents, issues and profits of said premises and the improvements thereon, whether then accrued or to accrue, and all insurance policies and all insurance monies paid or payable thereunder shall, without any compensation made therefor unto the LESSEE, at once pass to and become the property of the LESSOR, not as a penalty or forfeiture, but as liquidated damages to the LESSOR because of such default by the LESSEE hereby affixed and agreed upon between the parties hereto, each of the parties hereto recognizing the impossibility of precisely ascertaining the amount of damages that will be sustained by the LESSOR in consequence of such default and the parties desiring to obviate any question or dispute concerning the amount of such damage and the cost and affect of such default in consequence of such forfeiture, have taken these elements into consideration in

fixing and agreeing upon the amount of rent to be paid by the LESSEE to the LESSOR.

H. The LESSEE pledges with and assigns unto the LESSOR all of the rent, issues and profits which otherwise might accrue to the LESSEE for the use, enjoyment and operation of the demised premises; and in connection with such pledging of the rents, the LESSEE covenants and agrees with the LESSOR that if the LESSOR, upon default of the LESSEE, elects to file a suit in chancery to enforce the Lease and protect the LESSOR'S rights thereunder, then the LESSOR may, as ancillary to such suit, apply to any Court having jurisdiction thereof for the appointment of a receiver of all and singular the demised premises, the improvements and buildings located thereon and thereupon it is expressly covenanted and agreed that the Court shall forthwith appoint a receiver with the usual powers and duties of receivers in like cases and such appointment shall be made by such Court as a matter of strict right to the LESSOR and without reference to the adequacy of the value of the property which is subject to the landlord's lien or to the solvency or insolvency of the LESSEE and without reference to the commission of waste. Nothing in this paragraph contained shall be construed as empowering the LESSOR to collect rents accruing from the premises unless and until the LESSEE gets in default.

ARTICLE XXIII. RESERVATION FOR ROAD RIGHT OF WAY.

The parties hereto acknowledge and agree that the following described property, to-wit:

The South 10 feet of Lot 21, Block 1, and the South 10 feet of Lots 21 through 32, inclusive, Block 2, SUNSET LAKE PARK NO. 2, according to the Plat thereof, as recorded in Plat Book 52 at Page 26, of the Public Records of Broward County, Florida,

being a portion of the premises demised in this Lease, is reserved by

the LESSOR as a road right of way, and the LESSOR may at its option and without consent of the LESSEE grant or otherwise convey said property to an appropriate municipal corporation or political subdivisions for a road right of way, free and clear of this Lease, and in so doing remove said property from the operation of this Lease.

Nothing herein shall be construed as a dedication of the afore-described property to the public for any purpose, It being specifically understood that the reservation reserved herein shall run to the benefit of the LESSOR exclusively, subject to use by the LESSEE, until the LESSOR shall have executed an instrument appropriate for dedicating or granting said property as a road right of way.

ARTICLE XXIV. MISCELLANEOUS PROVISIONS.

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

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

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

C. That all arrearages in the payment of rent shall bear interest from the date when due and payable at the rate of ten (10%) per cent per annum until paid.

D. That no modification, release, discharge or waiver of any provision hereof shall be of any force, effect, or value unless in writing signed by the LESSOR or LESSOR'S duly authorized agent.

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

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

G. When either party desires to give notice unto the other in connection with and according to the terms of this Lease, such notice shall be given by either registered or certified mail and shall be deemed given when it shall have been deposited in the United States mails with sufficient postage prepaid thereon to carry it to its addressed destination, and the notice in each instance shall be addressed as follows: . ,

For the LESSOR:	714 Southwest 11th Avenue Hallandale, Florida,
For the LESSEE:	714 Southwest 11th Avenue Hallandale, Florida,

Either party may change the address for the giving of notices hereunder by giving notice of such change to all other parties, in the manner provided therefor herein.

H. That all references to the LESSOR and the LESSOR mean thereby the persons who from time to time occupy the position, respectively, of LESSOR and LESSEE, although this shall not be construed as relieving a person of any liability incurred by him, her or it by reason of or in connection with his, her or its having been LESSOR or LESSEE at any one time.

SIGNATURE PAGE

SEE 2390 PAGE 728

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

Signed, sealed and delivered
in our presence

Robert H. Ligon
Esquire Bach

Shirley Schreiber (SEAL) -
SHIRLEY SCHREIBER
Leonard Schreiber (SEAL) -
LEONARD SCHREIBER

Robert H. Ligon
Esquire Bach

Blossom Bakerman (SEAL) -
BLOSSOM BAKERMAN
Robert Bakerman (SEAL) -
ROBERT BAKERMAN

Robert H. Ligon
Esquire Bach

Edith Pearl (SEAL) -
EDITH PEARL
Leonard Pearl (SEAL) -
LEONARD PEARL

Robert H. Ligon
Esquire Bach

Florence Gesundheit (SEAL) -
FLORENCE GESUNDHEIT
Marcos Gesundheit (SEAL) -
MARCOS GESUNDHEIT
Lessor

As to Lessor

RO-LEN ACRES, INC.
Lessee

Robert H. Ligon
Esquire Bach

By Leonard Schreiber
President

Attest Robert Bakerman
Secretary

As to Lessee

(Corporate Seal)

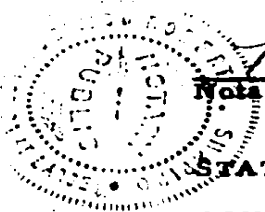


STATE OF FLORIDA)
COUNTY OF DADE) SS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared SHIRLEY SCHREIBER, LEONARD SCHREIBER, her husband; BLOSSOM BAKERMAN, ROBERT BAKERMAN, her husband; EDITH PEARL, LEONARD PEARL, her husband; FLORENCE GESUNDHEIT and MARCOS GESUNDHEIT, her husband, to me well known to be the persons described in and who executed the foregoing Indenture of Lease and they acknowledged before me that they executed said Indenture of Lease for the purposes therein expressed.

WITNESS my hand and official seal this 8th day of May,

A. D. 1962.



John D. Shapiro
Notary Public, State of Florida at Large

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Nov. 28, 1964

STATE OF FLORIDA)
COUNTY OF DADE) SS

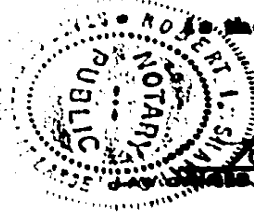
RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

I HEREBY CERTIFY that on this 5th day of May, A. D. 1962, before me personally appeared LEONARD SCHREIBER and ROBERT BAKERMAN, to me well known, and known to me to be the individuals described in and who executed the foregoing Indenture of Lease as President and Secretary of RO-LEN ACRES, INC., a corporation under the laws of the State of Florida, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 5th day of May, A. D. 1962.

Notary Public, State of Florida at Large
My Commission Expires Nov. 28, 1964

My Commission Expires:



John D. Shapiro
Notary Public, State of Florida at Large

78- 84521

This Indenture,

Made this 22nd day of December, A. D. 1977, Between
EDITH PEARL

of the County of Dade, in the State of Florida, part y of the first part, and
DEBBIE PEARL

of the County of Dade, in the State of Florida, whose post office address is
2037 N. E. 120th Road, North Miami, Florida 33181

part y of the second part.

Witnesseth, That the said part y of the first part, for and in consideration of ~~document~~
Love, affection, and other good and valuable considerations, ~~of the~~
~~part y of the second part, have granted, bargained, and sold to the said part y of the second part, her heirs~~
and assigns forever, the following described land, situate, and being in the County of Broward
State of Florida, to wit:

Four (4%) percent of Edith Pearl's original (not remaining)
undivided twenty-five (25%) percent interest in and to all
of the real property being a part of that development in
Broward County, Florida known as Rolan Lake Gardens, together
with four (4%) percent of Edith Pearl's original (not
remaining) undivided twenty-five (25%) percent interest as
lessor under each and every existing 99 year lease as to all
property comprising portions of said Rolan Lake Gardens.

STATE OF FLORIDA
COUNTY OF DADE
00.55

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
APR 778
00.30

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

In Witness Whereof, The said part y of the first part ha S hereunto set her
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

Edith Pearl
EDITH PEARL

LS

LS

STATE OF FLORIDA,
COUNTY OF DADE

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
EDITH PEARL

to me known to be the person described in 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 22nd day of
December, A. D. 19 77.

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

[Signature]
Notary Public, State of Florida

My commission expires:

This instrument prepared by:
Address

STANLEY H. SPETTER
Attorney at Law
2240 Biscayne Boulevard
Miami, Florida 33137
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
COMMISSION EXPIRES, FEB. 12 1980
BONDED BY GENERAL INSURANCE UNDERWRITERS

78 APR 7 11 47

REC 7003 REC31

2-5-80

78- 84522 This Indenture,

Made this 22nd day of December, A. D. 1977, Between
EDITH PEARL

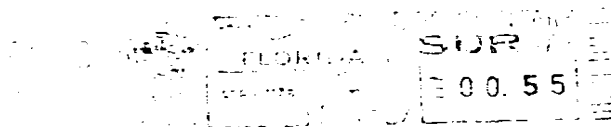
of the County of Dade in the State of Florida part y of the first part, and
EDITH PEARL and LEONARD PEARL, as Trustees of the AIMEE PEARL TRUST
NO. 1 dated October 29, 1971
of the County of Dade in the State of Florida whose post office address is
2037 N. E. 120th Road, North Miami, Florida 33181

part ies of the second part.

Witnesseth. That the said party of the first part, for and in consideration of ~~the sum of~~
Love, affection, and other good and valuable considerations, ~~the sum of~~
~~the sum of~~ has granted, bargained, and sold to the said part ies of the second part, their heirs
and assigns forever, the following described land, situate, and being in the County of Broward
State of Florida to wit:

Four (4%) percent of Edith Pearl's original (not remaining)
undivided twenty-five (25%) percent interest in and to all
of the real property being a part of that development in
Broward County, Florida known as Rolan Lake Gardens, together
with four (4%) percent of Edith Pearl's original (not
remaining) undivided twenty-five (25%) percent interest as
lessor under each and every existing 99-year lease as to
all property comprising portions of said Rolan Lake Gardens.

The Trustees have full power and authority to protect, sell,
lease, encumber and otherwise manage and dispose of the
property described herein.



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

In Witness Whereof, The said part y of the first part ha s hereunto set her
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature: Edith Pearl]
EDITH PEARL

U.S.

U.S.

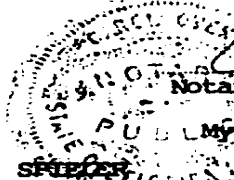
STATE OF FLORIDA,
COUNTY OF DADE

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
EDITH PEARL

to me known to be the person described in 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 22nd day of
December A. D. 19 77.

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



[Signature: Carol Owens]
Notary Public, State of Florida

My commission expires:

This Instrument prepared by:
Address
STANLEY H. STEFFER
Attorney at Law
2240 Biscayne Boulevard
Miami, Florida 33137

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES, FEB. 12 1980
BONDED THRU GENERAL INSURANCE UNDERWRITERS

FILED
1500 REC 032

4.00

78- 84523 This Indenture,

Made this 1st day of January A. D. 1978, Between
EDITH PEARL

of the County of Dade in the State of Florida part y of the first part, and
DEBBIE PEARL

of the County of Dade in the State of Florida whose post office address is
2037 N. E. 120th Road, North Miami, Florida 33181

part y of the second part.

Witnesseth, That the said part y of the first part, for and in consideration of ~~love, affection, and other good and valuable considerations, ~~nothing~~~~
~~have granted, bargained, and sold to the said part y of the second part, her heirs~~
and assigns forever, the following described land, situate, and being in the County of Broward
State of Florida, to wit:

Four (4%) percent of Edith Pearl's original (not remaining)
undivided twenty-five (25%) percent interest in and to all
of the real property being a part of that development in
Broward County, Florida known as Rolan Lake Gardens, together
with four (4%) percent of Edith Pearl's original (not
remaining) undivided twenty-five (25%) percent interest as
lessor under each and every existing 99 year lease as to all
property comprising portions of said Rolan Lake Gardens.

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
000.55

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
DEPT. OF REVENUE
PR. APR-778
11.65
000.30

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

In Witness Whereof, The said part y of the first part has hereunto set her
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Carol Owens

Edith Pearl
EDITH PEARL

STATE OF FLORIDA,
COUNTY OF DADE

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

EDITH PEARL

to me known to be the person described in 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 1st day of
January A. D. 19 78.

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

NOTARY
STANLEY M. SPEER
2240 Biscayne Boulevard
Miami, Florida 33137

Carol Owens
Notary Public, State of Florida

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES, FEB. 12 1980
BONDED THRU GENERAL INSURANCE UNDERWRITERS

This Instrument prepared by:
Address

78 APR 7 AM 11:47

REC 7503 REC 233

400

78- 84524

This Indenture,

Made this 1st day of January A.D. 1978. Between

EDITH PEARL

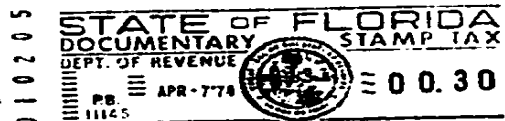
of the County of Dade in the State of Florida part y of the first part. and
EDITH PEARL and LEONARD PEARL, as Trustees of the AIMEE PEARL TRUST
NO. 1 dated October 29, 1971
of the County of Dade in the State of Florida whose post office address is
2037 N. E. 120th Road, North Miami, Florida 33181

part ies of the second part.

Witnesseth, That the said party of the first part, for and in consideration of ~~money~~ Love, affection, and other good and valuable considerations, ~~nothing~~ nothing, ~~has granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to wit:~~

Four (4%) percent of Edith Pearl's original (not remaining) undivided twenty-five (25%) percent interest in and to all of the real property being a part of that development in Broward County, Florida known as Rolen Lake Gardens, together with four (4%) percent of Edith Pearl's original (not remaining) undivided twenty-five (25%) percent interest as lessor under each and every existing 99-year lease as to all property comprising portions of said Rolen Lake Gardens.

The Trustees have full power and authority to protect, sell, lease, encumber and otherwise manage and dispose of the property described herein.




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

In Witness Whereof, The said part Y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

ned, sealed and delivered in the presence of:


Carol Owens

Edith Pearl
EDITH PEARL

STATE OF FLORIDA,
COUNTY OF DADE

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

EDITH PEARL

to me known to be the person described in 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 1st day of January A. D. 19 78.

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

This Instrument prepared by:
Address

STANLEY H. SPIETER
Attorney at Law
2240 Biscayne Boulevard
Miami, Florida 33137

Carol Owens
Notary Public, State of Florida

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES, FEB. 12 1980
BONDED THRU GENERAL INSURANCE UNDERWRITERS

70 APR 7 AM 11:47

Net 7003 PAGE 034

4.00

This document prepared by
and return to:
LEWIS & KRACOFF, P.A.
Alan Jay Lewis, Esq.
3109 Stirling Road, Suite 101
Ft. Lauderdale, Florida 33312

Parcel I.D. No.: 514228NR0010 through 514228NR3840

THIS QUITCLAIM DEED, is executed this 22 day of July, 2014
by **LEONARD PEARL and EDITH PEARL TRUSTEES of the LEONARD PEARL and
EDITH PEARL LIVING TRUST dated January 6, 2011, as amended, GRANTOR***
whose address(es) is(are): **500 SE Mizner Blvd., Apt. A801, Boca Raton, Florida
33432**

and **LEONARD PEARL and EDITH PEARL, husband and wife , GRANTEE*** whose
post office address(es) is (are): **500 SE Mizner Blvd., Apt. A801, Boca Raton,
Florida 33432**

WITNESSETH, that the said Grantor , for and in consideration of the sum of \$1.00
and LOVE and AFFECTION in hand paid by the said Grantee , the receipt whereof is
hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee
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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

***N.B. This Quitclaim Deed is being delivered to the Grantee for recording without
any consideration being given by the Grantee to the Grantor other than \$1.00
and LOVE and AFFECTION. The parcel of property described on attached Exhibit
"A" is not encumbered by any mortgage.***

***N.B. Documentary Stamps due to be placed on this Quitclaim deed is based on
the consideration of \$1.00 and LOVE and AFFECTION and is in accordance with
Florida Administrative Code Section 12B-4.013 (28)(e)***

***N.B. The parcel of property described on attached Exhibit "A" is not now nor
has it ever been the Homestead of the Grantor, nor is it contiguous or adjacent
to the Homestead of the Grantor. The principal residence and Homestead of
the Grantor is: 500 SE Mizner Blvd., Apt. A801, Boca Raton, Florida 33432***

Continued on Page 2.....

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

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

Signed, sealed, and delivered
in the presence of:

Evelyn

Print Name:

Evelyn ENim

Dr Jay L

Print Name:

Alan Jay Lewis

Leonard Pearl, Trustee

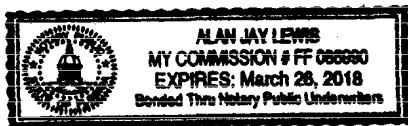
LEONARD PEARL, as TRUSTEE
of the LEONARD PEARL and
EDITH PEARL LIVING TRUST
dated January 6, 2011, as amended

Edith Pearl, Trustee

EDITH PEARL, as TRUSTEE of the
LEONARD PEARL and EDITH
PEARL LIVING TRUST dated
January 6, 2011, as amended

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing document was acknowledged before me this 22 day of July, 2014, before me personally appeared LEONARD PEARL and EDITH PEARL TRUSTEES of the LEONARD PEARL and EDITH PEARL LIVING TRUST dated January 6, 2011, as amended ☒ who are personally known to me, or [] who provided N/A for identification,.



Dr Jay L

Signature of Individual taking Acknowledgment

Name printed, typed or stamped:

Title: Notary Public, State of Florida

Commission Number: _____

EXHIBIT "A"

LEGAL DESCRIPTION

**An undivided 1/4 Interest in and to:
the following described property:**

**All of SUNSET PARK No. 2, except Lots 1,2 and 3 in Block 1
thereof, as recorded in Plat Book 52, Page 26 of the Public
records of Broward County, Florida , including the lake
reflected therein.**

**The conveyance of the above described property is subject
to the following:**

- . Declaration of Intentions and Indenture of Lease recorded in O.R. Book 2390, Page 677, Public Records of Broward County, Florida.
- . Amendment to Lease recorded in O.R. Book 2465, Page 442, Public Records of Broward County, Florida.
- . Assignments of Lease recorded in O.R. Book 2627, Page 871, O.R. Book 2627, Page 849; O.R. Book 2627, Page 841; O.R. Book 2508, Page 492; O.R. Book 2508, Page 507; O.R. Book 2508, Page 512; O.R. Book 2508, Page 499; O.R. Book 2627, Page 856; O.R. Book 2627, Page 881; O.R. Book 2627, Page 886; O.R. Book 2465, Page 450; O.R. Book 2465, Page 457; O.R. Book 2465, Page 465; O.R. Book 2465, Page 472; O.R. Book 2465, Page 477; O.R. Book 2465, Page 482; O.R. Book 2562, Page 541; O.R. Book 2562, Page 549; 2562, Page 557; O.R. Book 2562, Page 571; O.R. Book 2562, Page 577; O.R. Book 2665, Page 132; O.R. Book 2665, Page 124; O.R. Book 2665, Page 118; O.R. Book 2665, Page 110 and O.R. Book 2665, Page 105 of the Public Records of Broward County, Florida.

This document prepared by
and return to:
LEWIS & KRACOFF, P.A.
Alan Jay Lewis, Esq.
3109 Stirling Road, Suite 101
Ft. Lauderdale, Florida 33312

Parcel I.D. No.: 514228NR0010 through 514228NR3840

THIS QUITCLAIM DEED, is executed this 22 day of July, 2014 by
LEONARD PEARL and EDITH PEARL, Husband and Wife, GRANTOR* whose
address(es) is(are): 500 SE Mizner Blvd., Apt. A801, Boca Raton, Florida 33432

and **EDITH PEARL, a married woman, GRANTEE*** whose post office
address(es) is (are): 500 SE Mizner Blvd., Apt. A801, Boca Raton, Florida 33432

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$1.00
and LOVE and AFFECTION in hand paid by the said Grantee, the receipt whereof is
hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee
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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

***N.B. This Quitclaim Deed is being delivered to the Grantee for recording
without any consideration being given by the Grantee to the Grantor other than
\$1.00 and LOVE and AFFECTION. The parcel of property described on attached
Exhibit "A" is not encumbered by any mortgage.***

***N.B. Documentary Stamps due to be placed on this Quitclaim deed is based
on the consideration of \$1.00 and LOVE and AFFECTION and is in accordance
with Florida Administrative Code Section 12B-4.013 (27)***

***N.B. The parcel of property described on attached Exhibit "A" is not now nor
has it ever been the Homestead of the Grantor, nor is it contiguous or adjacent
to the Homestead of the Grantor. The principal residence and Homestead of
the Grantor is: 500 SE Mizner Blvd., Apt. A801, Boca Raton, Florida 33432***

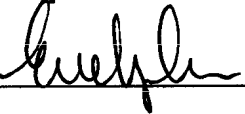
TO HAVE AND TO HOLD the same together with all and singular the appurtenances

Continued on Page 2.....

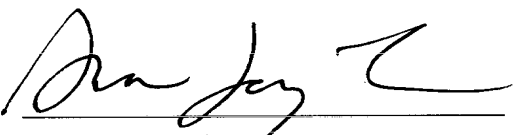
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

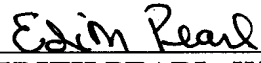
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:


Print Name: Evelyn Enim

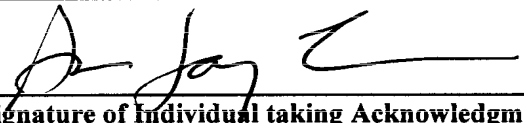

LEONARD PEARL, Husband


Print Name: Alan Jay Lewis


EDITH PEARL, Wife

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing document was acknowledged before me this 22 day of July, 2014, before me personally appeared LEONARD PEARL and EDITH PEARL, Husband and Wife ☒ who are personally known to me, or ☐ who provided N/A for identification,.


Signature of Individual taking Acknowledgment
Name printed, typed or stamped:
Title: Notary Public, State of
Commission Number: _____

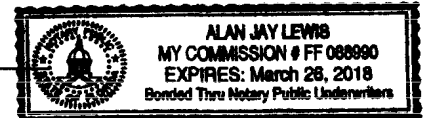


EXHIBIT "A"

LEGAL DESCRIPTION

**An undivided 1/4 Interest in and to:
the following described property:**

**All of SUNSET PARK No. 2, except Lots 1,2 and 3 in Block 1
thereof, as recorded in Plat Book 52, Page 26 of the Public
records of Broward County, Florida , including the lake
reflected therein.**

**The conveyance of the above described property is subject
to the following:**

Declaration of Intentions and Indenture of Lease recorded in O.R. Book 2390, Page 677, Public Records of Broward County, Florida.

Amendment to Lease recorded in O.R. Book 2465, Page 442, Public Records of Broward County, Florida.

Assignments of Lease recorded in O.R. Book 2627, Page 871, O.R. Book 2627, Page 849; O.R. Book 2627, Page 841; O.R. Book 2508, Page 492; O.R. Book 2508, Page 507; O.R. Book 2508, Page 512; O.R. Book 2508, Page 499; O.R. Book 2627, Page 856; O.R. Book 2627, Page 881; O.R. Book 2627, Page 886; O.R. Book 2465, Page 450; O.R. Book 2465, Page 457; O.R. Book 2465, Page 465; O.R. Book 2465, Page 472; O.R. Book 2465, Page 477; O.R. Book 2465, Page 482; O.R. Book 2562, Page 541; O.R. Book 2562, Page 549; 2562, Page 557; O.R. Book 2562, Page 571; O.R. Book 2562, Page 577; O.R. Book 2665, Page 132; O.R. Book 2665, Page 124; O.R. Book 2665, Page 118; O.R. Book 2665, Page 110 and O.R. Book 2665, Page 105 of the Public Records of Broward County, Florida.

3.
**This document prepared by
and return to:
LEWIS & KRACOFF, P.A.
Alan Jay Lewis, Esq.
3109 Stirling Road, Suite 101
Ft. Lauderdale, Florida 33312**

Parcel I.D. No.: 514228NR0010 through 514228NR3840

**THIS QUITCLAIM DEED, is executed this 22 day of July, 2014 by
EDITH PEARL, a married woman, GRANTOR* whose address(es) is(are): 500 SE
Mizner Blvd., Apt. A801, Boca Raton, Florida 33432**

**and LEONARD PEARL and EDITH PEARL TRUSTEES of THE EDITH PEARL
AMENDED AND RESTATED REVOCABLE TRUST AGREEMENT dated
July 22, 2014, GRANTEE* whose post office address(es) is (are): 500 SE
Mizner Blvd., Apt. A801, Boca Raton, Florida 33432**

**WITNESSETH, that the said Grantor , for and in consideration of the sum of \$1.00
and LOVE and AFFECTION in hand paid by the said Grantee , the receipt whereof is
hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee
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:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

***N.B. This Quit Claim Deed is being executed in accordance with Florida
Statute §689.071 and provides that the Trustees named herein are
granted full power and authoirty to protect, conserve and to sell or lease,
or to encumber or otherwise to manage and dispose of the real property
set forth in Exhibit "A".***

***N.B. This Quitclaim Deed is being delivered to the Grantee for recording without
any consideration being given by the Grantee to the Grantor other than \$1.00
and LOVE and AFFECTION. The parcel of property described on attached Exhibit
"A" is not encumbered by any mortgage.***

***N.B. Documentary Stamps due to be placed on this Quitclaim deed is based on
the consideration of \$1.00 and LOVE and AFFECTION and is in accordance with
Florida Adminlstrative Code Section 12B-4.013 (28)(a)***

Continued on Page 2.....

N.B. The parcel of property described on attached Exhibit "A" is not now nor has it ever been the Homestead of the Grantor, nor is it contiguous or adjacent to the Homestead of the Grantor. The principal residence and Homestead of the Grantor is: 500 SE Mizner Blvd., Apt. A801, Boca Raton, Florida 33432

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

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

Signed, sealed, and delivered
in the presence of:

[Signature]
Print Name: Edith Pearl

Edith Pearl
EDITH PEARL

[Signature]
Print Name: Alan Jay Lewis

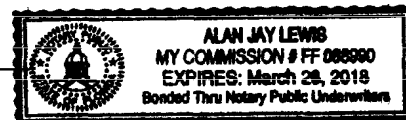
STATE OF FLORIDA)

) ss:

COUNTY OF BROWARD)

The foregoing document was acknowledged before me this 22 day of July, 2014, before me personally appeared **EDITH PEARL**, [X] who are personally known to me, or [] who provided N/A for identification.

[Signature]
Signature of Individual taking Acknowledgment
Name printed, typed or stamped:
Title: Notary Public, State of Florida
Commission Number: _____



C:\Users\Alan Lewis\Dropbox\Alan's netdrive\ALAN\Pearl, Leonard and Edith, Estate Planning\Quitclaim Deed transferring Broward County real property from Edith Pearl to Edith Pearl Trust.wpd

EXHIBIT "A"

LEGAL DESCRIPTION

**An undivided 1/4 interest in and to:
the following described property:**

**All of SUNSET PARK No. 2, except Lots 1,2 and 3 in Block 1
thereof, as recorded in Plat Book 52, Page 26 of the Public
records of Broward County, Florida , including the lake
reflected therein.**

**The conveyance of the above described property is subject
to the following:**

*Declaration of Intentions and Indenture of Lease recorded in O.R. Book 2390, Page 677, Public
Records of Broward County, Florida.*

*Amendment to Lease recorded in O.R. Book 2465, Page 442, Public Records of Broward County,
Florida.*

*Assignments of Lease recorded in O.R. Book 2627, Page 871, O.R. Book 2627, Page 849; O.R.
Book 2627, Page 841; O.R. Book 2508, Page 492; O.R. Book 2508, Page 507; O.R. Book 2508,
Page 512; O.R. Book 2508, Page 499; O.R. Book 2627, Page 856; O.R. Book 2627, Page 881;
O.R. Book 2627, Page 886; O.R. Book 2465, Page 450; O.R. Book 2465, Page 457; O.R. Book
2465, Page 465; O.R. Book 2465, Page 472; O.R. Book 2465, Page 477; O.R. Book 2465, Page
482; O.R. Book 2562, Page 541; O.R. Book 2562, Page 549; 2562, Page 557; O.R. Book 2562,
Page 571; O.R. Book 2562, Page 577; O.R. Book 2665, Page 132; O.R. Book 2665, Page 124;
O.R. Book 2665, Page 118; O.R. Book 2665, Page 110 and O.R. Book 2665, Page 105 of the
Public Records of Broward County, Florida.*

62- 85709

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, under date of February 1, 1962, SHIRLEY SCHREIBER, joined by her husband, LEONARD SCHREIBER, BLOSSOM BAKERMAN, joined by her husband, ROBERT BAKERMAN, EDITH PEARL, joined by her husband, LEONARD PEARL, and FLORENCE GESUNDHEIT, joined by her husband, MARCOS GESUNDHEIT, as Lessor and hereinafter referred to as LESSOR, did enter into a certain Lease Agreement with RO-LEN ACRES, INC., a Florida corporation, as Lessee, which lease appears among the Public Records of Broward County, Florida, in Official Records Book 2390, at Page 677, and which lease was amended by an Amendment of Lease dated September 20, 1962, by and between the same parties, which lease as amended demised unto the Lessee, under the terms and conditions provided therein, the following described real property, situate, lying and being in Broward County, Florida:

All of SUNSET LAKE PARK NO. 2, except Lots 1, 2 and 3, in Block 1, thereof, according to the plat thereof as recorded in Plat Book 52, at Page 26, of the Public Records of Broward County, Florida;

and

WHEREAS, under the provisions of Article XIV entitled ASSIGNMENT of said Lease Agreement as amended, the Lessee therein may sever portions of the demised premises and separately assign the same in accordance with said Article; and

WHEREAS, RO-LEN MANAGEMENT CORP., a Florida corporation, hereinafter called ASSIGNEE, has entered into covenants and

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Book 441
Hollander

agreements with RO-LEN ACRES, INC., a Florida corporation, hereinafter called ASSIGNOR, to develop and otherwise improve the demised premises; and

WHEREAS, the ASSIGNEE has, in accordance with said covenants and agreements, caused to be constructed upon a portion of the demised premises hereinafter described, an apartment building commonly known as Apartment Building "B" RO-LEN LAKE GARDENS; and

WHEREAS, the ASSIGNEE has agreed to purchase and the ASSIGNOR has agreed to sell said apartment building upon completion, said purchase and sale to be consummated by a partial assignment of the above-mentioned Lease Agreement as amended; and has agreed, as part of the purchase price therefor, to assume the obligation of that certain mortgage to First Federal Savings & Loan Association of Broward County encumbering that portion of the demised premises hereinafter described; and

WHEREAS, the ASSIGNEE, in accordance with said covenants and agreements, has promoted the development of the demised premises and has sold apartments in the above-mentioned apartment building; and

WHEREAS, the LESSOR has agreed to the severance and assignment of the premises hereinafter described in accordance with Article XIV, paragraph B of said Lease Agreement as amended:

NOW, THEREFORE, in consideration of the premises and of the sum of Ten Dollars (\$10.00) each to the other in hand paid, the receipt of which is hereby acknowledged, the parties hereto do hereby mutually covenant and agree as follows:

1. ASSIGNOR hereby assigns unto the ASSIGNEE, its successors and assigns, the following portion of the premises demised

in the above described lease, which portion is more specifically described as follows:

Lot Seven (7) less the North 18 feet thereof and all of Lots Eight (8), Nine (9), Ten (10) and the North 4.75 feet of Lot Eleven (11) in Block One (1) of SUNSET LAKE PARK NO. 2 AMENDED, according to the Plat thereof recorded in Plat Book 56, Page 5, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida,

and is hereinafter referred to as the Severed Premises, together with the buildings and improvements thereon with the appurtenances thereunto belonging and together with any and all options for the purchase of the Severed Premises and together with any other rights and interests of whatsoever nature thereunto appertaining which the ASSIGNOR may have at the time of the execution of these presents.

TO HAVE AND TO HOLD the same unto the ASSIGNEE, its successors and assigns, from the first day of October, 1962, for the rest of the term of said lease and any extensions thereof; subject, however, in all respects to the rentals, covenants, provisions and restrictions contained in said lease as the same may pertain to the Severed Premises and subject also to that certain mortgage to the First Federal Savings and Loan Association of Broward County, Florida, dated May 11, 1962, and encumbering the Severed Premises.

2. ASSIGNEE by the execution hereof does hereby assume the obligation of the above described mortgage to the First Federal Savings and Loan Association of Broward County, encumbering the Severed Premises and agrees to pay the outstanding indebtedness thereof in full in accordance with the terms and provisions of said mortgage. ASSIGNEE,

by the execution hereof, does hereby assume all the obligations of the ASSIGNOR as Lessee under the above-described Lease Agreement as amended insofar as the same shall pertain to the Severed Premises, and further covenants and agrees to abide by and perform each and every the covenants and obligations of the Lessee under said Lease Agreement as amended as the same shall pertain to the Severed Premises, to the same effect and extent as if the ASSIGNEE had been the Lessee in the Lease Agreement and said Lease Agreement had demised the Severed Premises only, for the rental hereinafter described.

3. ASSIGNOR, ASSIGNEE and the LESSOR, by the execution hereof, do hereby agree that the Severed Premises as hereinafter described shall be in all respects deemed severed and/or partitioned in accordance with Article XIV, paragraph B, of the above described Lease Agreement as amended; and that the provisions of the original Lease Agreement as amended, as they shall pertain to the Severed Premises shall be deemed the provisions of a Separate Lease in accordance with Article XIV, paragraph B3 thereof. It is specifically agreed between the parties hereto that paragraph B 5 of Article XIV shall not be a provision of the Separate Lease contemplated herein and the ASSIGNEE, its successors and assigns, shall have no rights of any nature whatsoever in regard to the aforementioned paragraph B 5 of Article XIV.

4. (a) ASSIGNOR, ASSIGNEE and LESSOR, by the execution hereof, do hereby agree that the rental attributable to the Severed Premises shall be the sum of \$3,360.00 per year for each and every year of the term of this Separate Lease, payable in monthly installments of \$280.00 in advance on the first day of each and every month during the term of the Separate Lease which sum the ASSIGNEE agrees to pay the LESSOR and the LESSOR agrees to accept from the ASSIGNEE.

(b) ASSIGNOR, ASSIGNEE, and LESSOR, by the execution hereof agree and covenant:

1.- That the deposit as reflected in Article VII, OPTION TO PURCHASE, paragraph A 2 as it shall be applicable to this Separate Lease and with regard to the Severed Premises shall be the sum of \$3,000.00.

2.- That the Option Price as reflected in Article VII, paragraph C as it shall be applicable to this Separate Lease and with regard to the Severed Premises shall be the sum of \$30,000.00.

3.- That no part of the indebtedness secured by the above described mortgage to First Federal Savings and Loan Association of Broward County shall be an offset against the Option Price nor shall the Option Price be diminished for reason of said indebtedness, notwithstanding the fact that the persons comprising the LESSOR shall have jointly and severally executed said mortgage and/or executed, endorsed or guaranteed the mortgage note secured by said mortgage or any renewals thereof; neither shall any outstanding indebtedness, or any part thereof, secured by any mortgage on the Severed Premises or any part thereof be an offset against or a diminution of the Option Price.

5. LESSOR, by the execution hereof, does hereby approve and consent to the within Assignment and the severance and/or partitioning of the Severed Premises aforescribed herein and does hereby covenant and agree with the ASSIGNEE that the ASSIGNEE shall be henceforth considered and occupy the status as Lessee under the Separate Lease contemplated herein having the same provisions as the above described Lease Agreement as amended, save and except paragraph B 5 of Article XIV, and having as demised premises the Severed Premises described herein, reserving the rental set forth herein and the Option Price and

deposit set forth herein and such other additional terms and covenants contained herein. Nothing herein, however, shall be construed to require the LESSOR to consent to the further severance or partitioning of the Severed Premises or to the assignment in parts of the Severed Premises, it being understood, however, that the Severed Premises may be assigned in whole as provided in paragraph A of Article XIV, of the above described Lease Agreement as amended. The execution of this Assignment by the LESSOR hereof is only for the purposes specifically identified and stated herein and shall not be construed as obligating the LESSOR to any of the covenants and agreements as are the duties and obligations of the ASSIGNEE, ASSIGNOR or Lessee.

6. ASSIGNOR covenants and agrees the aforescribed Lease Agreement as amended is in full force and effect and not in default and that said lease is valid and existing according to its terms.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed at NORTH MIAMI BEACH, County of DADE, State of Florida, this 22nd day of September, 1962.

Attest:

Man. J. J. J.
Secretary

RO-LEN ACRES, INC.

ASSIGNOR

By: Howard M. M. (SEAL)
President

Attest:

Edna B.
Secretary

RO-LEN MANAGEMENT CORP.

ASSIGNEE

By: Howard M. M. (SEAL)
President

<u>Elayne Weisburd</u>	<u>Shirley Schreiber</u> (SEAL) Shirley Schreiber
<u>Jimmy Wong</u>	<u>Leonard Schreiber</u> (SEAL) Leonard Schreiber
<u>Elayne Weisburd</u>	<u>Blossom Bakerman</u> (SEAL) Blossom Bakerman
<u>Jimmy Wong</u>	<u>Robert Bakerman</u> (SEAL) Robert Bakerman
<u>Elayne Weisburd</u>	<u>Edith Pearl</u> (SEAL) Edith Pearl
<u>Jimmy Wong</u>	<u>Leonard Pearl</u> (SEAL) Leonard Pearl
<u>Elayne Weisburd</u>	<u>Florence Gesundheit</u> (SEAL) Florence Gesundheit
<u>Jimmy Wong</u>	<u>Marcos Gesundheit</u> (SEAL) Marcos Gesundheit

LESSOR

STATE OF FLORIDA)
COUNTY OF DADE) ss:

BEFORE ME, a Notary Public in and for said State and County, personally appeared LEONARD Schreiber and MARCO'S Gesundheit as President & Secretary of RO-LEN ACRES, INC., a Florida corporation, to me well known and known to be the persons named in the foregoing Assignment of Lease, and they acknowledged that they executed the same as such officers of such corporation for the purposes therein expressed.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the 22nd day of September, 1962.

Estelle Bach
Notary Public, State of Florida at large
My commission expires Apr. 27, 1965

STATE OF FLORIDA)
COUNTY OF DADE) ss:

BEFORE ME, a Notary Public in and for said State and County, personally appeared LEONARD Schreiber and ROBERT BAKEMAN as President & Asst Secretary of RO-LEN MANAGEMENT CORP., a Florida corporation, to me well known and known to be the persons named in the foregoing Assignment of Lease, and they acknowledged that they executed the same as such officers of such corporation for the purposes therein expressed.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the 22nd day of September, 1962.

Estelle Bach
Notary Public, State of Florida at large
My commission expires Apr. 27, 1965

STATE OF FLORIDA)
COUNTY OF DADE) ss:

BEFORE ME, a Notary Public in and for said State and County, personally appeared Shirley Schreiber joined by her husband Leonard Schreiber, Blossom Bakerman joined by her husband Robert Bakerman, Edith Pearl joined by her husband Leonard Pearl and Florence Gesundheit joined by her husband Marcos Gesundheit, to me well known and known to be the persons named in the foregoing Assignment of Lease, and they acknowledged that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the 22nd day of September, 1962.

Estelle Bach
Notary Public, State of Florida at large
My commission expires Apr. 27, 1965

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

62- 35713

OFF: 2465 PAGE 482
REC:

ASSIGNMENT OF LEASE

THIS AGREEMENT, made and entered into this 24 day of September, 1962, by and between RO-LEN MANAGEMENT CORP., a Florida corporation, hereinafter referred to as the ASSIGNOR and RO-LEN LAKE GARDENS "B" CORPORATION, a Florida corporation, hereinafter referred to as ASSIGNEE:

WITNESSETH:

WHEREAS, the ASSIGNOR by Assignment of Lease hereinafter referred to as the Separate Lease dated the 22nd day of September, 1962, by and between RO-LEN ACRES, INC, RO-LEN MANAGEMENT CORP., and eight natural persons collectively referred to therein as "LESSOR", did obtain a leasehold interest in property situate, lying and being in Broward County, Florida, and more specifically described as:

Lot Seven (7) less the North 18 feet thereof and all of Lots Eight (8), Nine (9), Ten (10) and the North 4.75 feet of Lot Eleven (11) in Block One (1) of SUNSET LAKE PARK NO. 2 AMENDED, according to the Plat thereof recorded in Plat Book 56, Page 5, of the Public Records of Broward County, Florida,

hereinafter referred to as the Demised Severed Premises, subject to the terms, conditions and covenants contained therein and the rental reserve therein; and

WHEREAS, the ASSIGNOR has developed and improved the Demised Severed Premises and has caused to be constructed thereon an apartment building commonly known as Apartment Building "B" RO-LEN LAKE GARDENS; and

WHEREAS, the ASSIGNOR as Developer has offered for sale and has sold apartments in said Apartment Buildings in cooperation with the ASSIGNEE; and

WHEREAS, the ASSIGNOR has agreed to convey and otherwise assign

its interest in the Demised Severed Premises to the ASSIGNEE upon terms and conditions more specifically described herein and for considerations as more specifically described herein, each of which is deemed to be an integral part of the consideration furnished hereunder; and

WHEREAS, said consideration consists of:

1. Purchase price paid or to be paid to ASSIGNOR on behalf of the ASSIGNEE by the purchasers of apartments in the aforescribed apartment building, which purchase price shall in the aggregate be equal to the full price of all apartments within the aforescribed apartment building, as reflected on the promotional materials of the ASSIGNOR;

2. The assumption by ASSIGNEE of the outstanding indebtedness of a certain mortgage to the First Federal Savings and Loan Association of Broward County, Florida, dated May 11, 1962, and encumbering the Demised Severed Premises, which assumption shall constitute part of the purchase price as above described;

3. The execution and adoption by the ASSIGNEE and the ASSIGNOR of a Management Contract in which the ASSIGNEE shall act as Managing Agent for the ASSIGNOR in and about the management, maintenance and upkeep of the Demised Severed Premises and all other property (ies) of the ASSIGNEE as said property (ies) is therein described;

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) each to the other in hand paid and of the mutual covenants and agreements herein contained, and of the considerations reflected in the preamble hereto, the parties do hereby mutually covenant and agree as follows:

1. ASSIGNOR hereby assigns unto the ASSIGNEE, its successors and assigns, all of its right title and interests in and to the Demised Severed Premises under that certain Separate Lease as identified in the preamble to this indenture, together with the buildings and improvements thereon, the appurtenances thereunto belonging and together with any and all options for the purchase of the Demised Severed Premises and together with any other rights and interests of whatsoever nature thereunto appertaining which the ASSIGNOR may have at the time of the execution of these presents.

TO HAVE AND TO HOLD the same unto the ASSIGNEE, its successors and assigns, from the first day of October, 1962 for all the rest of the term of said Separate Lease, and any extensions thereof subject however, in all respects to the rentals, covenants, provisions and restrictions contained in said Separate Lease as the same pertains to the Demised Severed Premises and subject also to that certain mortgage to the First Federal Savings and Loan Association of Broward County, Florida, dated May 11, 1962 and encumbering the Demised Severed Premises.

2. ASSIGNEE by the execution hereof does hereby assume the obligations of the above-described mortgage to the First Federal Savings and Loan Association of Broward County encumbering the Demised Severed Premises and agrees to pay the outstanding indebtedness thereof in full in accordance with the terms and provisions of said mortgage. ASSIGNEE by the execution hereof does hereby assume all the obligations of the ASSIGNOR as Lessee under the above-described Separate Lease, including but not limited to the obligation to pay rent therein provided, and further covenants and agrees to abide by and perform each and every the covenants, agreements and obligations of the ASSIGNOR as Lessee under said Separate Lease as the same shall pertain to the Demised Separate Premises to the same effect and extent as if the ASSIGNEE had been the Lessee in the said Separate Lease at the time of the execution thereof.

3. The parties hereto covenant and agree that should the ASSIGNOR in its uncontrolled discretion require it, the ASSIGNEE, its successors and assigns, will by appropriate resolution of its Board of Directors, if a corporation, or by execution of suitable documents, if a natural person or persons, ratify, confirm, adopt and otherwise consent to:

A. This Assignment;

B. That certain Management Contract by and between the ASSIGNOR and the ASSIGNEE hereto, having been executed the same date as the within indenture and appertaining to the Demised Severed Premises;

C. The House Rules promulgated by the ASSIGNOR and applicable to the private recreational facilities within RO-LEN LAKE GARDENS, a development situate in the City of Hallandale, Broward County, Florida; and

D. Any and all acts and agreements of the ASSIGNOR, and the ASSIGNEE, RO-LEN ACRES, INC., a Florida corporation, to the extent that interests of the ASSIGNEE hereunder shall derive from such acts and agreements, but nothing herein shall be deemed to require the ASSIGNEE to assume any indebtedness not specifically provided for herein or by other agreement in which ASSIGNEE is a party.

4. Failure of the ASSIGNEE, its successors and assigns, to ratify, confirm, adopt and/or otherwise consent to any of the acts or agreements as required in Paragraph No. 3 herein shall, at the option of the ASSIGNOR, void this Assignment; and the parties agree that this Assignment is conditional upon such ratification, confirmation, adoption and/or consent being given.

5. If the ASSIGNEE, its successors or assigns, shall exercise and otherwise avail itself of any of the rights, interests or privileges granted unto it hereunder, then the ASSIGNEE, at the option of the ASSIGNOR, shall be deemed to have ratified this Assignment, the aforesaid Management Contract and such other acts and/or agreements as are referred to in Paragraph 3D herein.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed at North Miami Beach, County of Dade, State of Florida, the day and year first above written.

(Corporate Seal)

Attest

Mr. [Signature]
Secretary

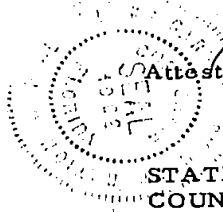
ASSIGNOR
RO-LEN MANAGEMENT CORP.,
a Florida corporation.

By

Edward [Signature]
President

(Corporate Seal)

ASSIGNEE
RO-LEN LAKE GARDENS "B"
CORPORATION, a Florida
corporation.



Attest

Robert B. ...

Secretary-Treasurer

By

Leonard Schreiber

President

STATE OF FLORIDA)
COUNTY OF Dade) ss:

BEFORE ME, a Notary Public in and for said State and County, personally appeared Leonard Schreiber, President, and Marcos Gesundheit, Secretary, of RO-LEN MANAGEMENT CORP., a Florida corporation, to me well known and known to be the persons named in the foregoing Assignment of Lease, and they acknowledged that they executed the same as such officers of such corporation for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the 24th day of September, 1962.

Estelle Bach
Notary Public, State of Florida at Large
My commission expires Apr. 27, 1965

STATE OF FLORIDA)
COUNTY OF Dade) ss:

BEFORE ME, a Notary Public in and for said State and County, personally appeared Leonard Schreiber, President, and Robert Bakerman, Secretary, of RO-LEN LAKE GARDENS "B" CORPORATION, a Florida corporation, to me well known and known to be the persons named in the foregoing Assignment of Lease, and they acknowledged that they executed the same as such officers of such corporation for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the 24th day of September, 1962.

Estelle Bach
Notary Public, State of Florida at Large
My commission expires Apr. 27, 1965

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

61-105321

WARRANTY DEED.
(From Corporation.)CROUCH AND WAHD
ATTORNEYS AT LAW
410 EAST BEACH BOULEVARD
HALLANDALE, FLORIDA

OFF. REC. 2284 PAGE 134

This Indenture

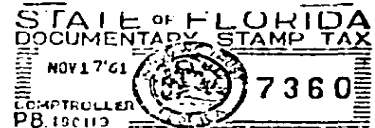
Made this 16th day of November, A. D. 1961,

Between JUNHALLA COMPANY,
a corporation existing under the laws of the State of Florida
having its principal place of business in the County of Broward
State of Florida party of the first part, and
SHIRLEY SCHREIBER, BLOSSOM BAKERMAN and EDITH PEARL
722 S. W. 4th Court, Hallandale, Florida,

of the County of Broward and State of Florida
parties of the second part,

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

Lots 10 through 17 of Block 1 and Lots 9 through 17 of Block 2,
of SUNSET LAKE PARK NO. 2, according to Plat thereof re-
corded in Plat Book 52, page 26, of the Public Records of Broward
County, Florida.

BROWARD
COUNTYBROWARD
COUNTY

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

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

JUNHALLA COMPANY

By Theodore E. Curcie
President.

Attest: *[Signature]*
Secretary
Signed, Sealed and Delivered in Presence of:

Ruth A. Le June
Agnes C. Fernandez

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



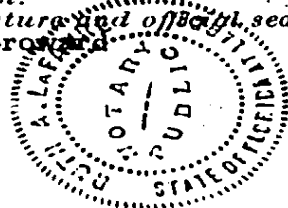
State of Florida,
County of Broward.

I HEREBY CERTIFY, That on this 16th day of November A. D. 19 61 before me personally appeared THEODORE E. CURCIE and JOHN P. CURCIE President and Secretary respectively of JUNHALLA COMPANY, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to

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

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

Grantee



Ruth A. Le June
Notary Public
My Commission Expires.

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

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61-105324

WARRANTY DEED.
(From Corporation.)CROUCH AND WAHD
ATTORNEYS AT LAW
410 EAST BEACH BOULEVARD
HALLANDALE, FLORIDAOFF. 2284 PAGE 140
REC. 2284**This Indenture**I made this 17th day of November, A. D. 19 61 ,
Between JUNHALLA COMPANYa corporation existing under the laws of the State of Florida
having its principal place of business in the County of Broward and
State of Florida party of the first part, and
SHIRLEY SCHREIBER, BLOSSOM BAKERMAN and EDITH PEARL
722 S. W. 4th Court, Hallandale, Florida,of the County of Broward and State of Florida
parties of the second part,**Witnesseth.** That the said party of the first part, for and in consideration
of the sum of ---ten dollars and other valuable considerations-----Dollars,
to it in hand paid by the said parties of the second part, the receipt
whereof is hereby acknowledged, has granted, bargained and sold to the
said parties of the second part, their heirs and assigns
forever, the following described land, situate, lying and being in the County of
Broward State of Florida, to wit:Lots 18 through 21 of Block 1, Lots 18 thru 54 of Block 2, Lots 1
through 4 of Block 3, and Parcel A and Parcel B, of SUNSET LAKE PARK
NO. 2, according to Plat thereof recorded in Plat Book 52, page 26, of the
Public Records of Broward County, Florida.Grantees, by their acceptance of this deed, hereby expressly assume
and agree to pay that certain mortgage to George J. Baya and Mary Phillips
Baya, his wife, dated November 4, 1959, and recorded April 13, 1960 in
O. R. Book 1895, page 277, of the Public Records of Broward County, Florida,
in the original face amount of \$71,000.00.and the said party of the first part does hereby fully warrant the title to said
land, and will defend the same against the lawful claims of all persons whomsoever.**In Witness Whereof,** the said party of the first part has
caused these presents to be signed in its name by its President,
and its corporate seal to be affixed, attested by its
Secretary the day and year above written.

JUNHALLA COMPANY

By Theodore E. Curcie
President.

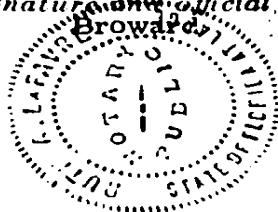
Signed, Sealed and Delivered in Presence of:

Keith A. La Jorre
Signed for and on behalf ofRECORDED IN OFFICIAL RECORDS ROOM
OF THE CLERK OF CIRCUIT COURT
FRANK H. MARKS
CLERK OF CIRCUIT COURTState of Florida,
County of Broward.I HEREBY CERTIFY, That on this 17th day of November A. D. 19 61,
before me personally appeared THEODORE E. CURCIE and
JOHN P. CURCIE President and Secretary
respectively of JUNHALLA COMPANY, a corporation
under the laws of the State of Florida, to me known to be the
persons described in and who executed the foregoing conveyance to

SHIRLEY SCHREIBER, BLOSSOM BAKERMAN and EDITH PEARL

and severally acknowledged the execution thereof to be their free act and deed as
such officers, for the uses and purposes therein mentioned; and that they affixed
thereto the official seal of said corporation, and the said instrument is the act and
deed of said corporation.WITNESS my signature and official seal at Hallandale
in the County of Broward and State of Florida, the day and
year last aforesaid.Keith A. La Jorre
Notary Public
My Commission Expires...Notary Public, State of Florida at Large
My Commission Expires Sept. 18, 1963
Bonded by American Surety Co. of N. Y.

1961 NOV 17 PM 3:12

BROWARD
COUNTYSTATE OF FLORIDA
DOCUMENTARY STAMP TAX
NOV 17 '61
COMPTROLLER
PB 19019 6380

63 80
35 20

WARRANTY DEED.
(From Corporation.)

CROUCH AND WARD
ATTORNEYS AT LAW
410 EAST BEACH BOULEVARD
HALLANDALE, FLORIDA

OFF. REC. 2231 PAGE 866

61- 77105

This Indenture

Made this 14th day of August, A. D. 1961,
Between JUNHALLA COMPANY,
a corporation existing under the laws of the State of Florida
having its principal place of business in the County of Broward
State of Florida party of the first part, and

SHIRLEY SCHREIBER, BLOSSOM BAKERMAN and EDITH PEARL

722 S. W. 4th Court, Hallandale, Florida
of the County of Broward and State of Florida
parties of the second part,

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

Lots 1 through 9, inclusive, in Block 1, and Lots 1 through 8, inclusive, in Block 2, of SUNSET LAKE PARK NO. 2, according to plat thereof recorded in Plat Book 52, page 26, of the Public Records of Broward County, Florida.



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



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

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

(Corporate Seal)

Attest: John P. Curcie
Secretary

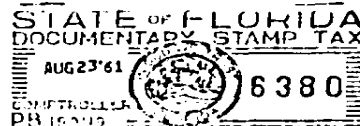
JUNHALLA COMPANY

By Theodore E. Curcie
President.

Signed, Sealed and Delivered in Presence of:

Ruth A. La Faure

BROWARD
COUNTY



State of Florida,

County of Broward

I HEREBY CERTIFY, That on this 14th day of August A. D. 19 61 before me personally appeared THEODORE E. CURCIE and JOHN P. CURCIE President and Secretary respectively of JUNHALLA COMPANY, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to

SHIRLEY SCHREIBER, BLOSSOM BAKERMAN and EDITH PEARL,

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

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

Return to Leonard Schreiber
722 SW. 4th Court
Hallandale, Florida

Ruth A. La Faure
Notary Public
My Commission Expires

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

1961 AUG 23 AM 11:53

1.75

61-106688

This Indenture,

Made this 20 day of November, A. D. 1961
Between SHIRLEY SCHREIBER and LEONARD SCHREIBER, her husband,
BLOSSOM BAKERMAN and ROBERT BAKERMAN, her husband; EDITH PEARL and
LEONARD PEARL, her husband
of the County of Dade in the State of Florida
parties of the first part, and

FLORENCE GESUNDHEIT (2489 modern Ave Miami Beach)

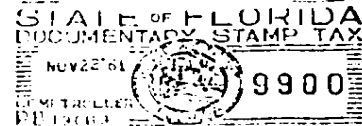
of the County of Dade in the State of Florida
part of the second part,

Witnesseth, that the said part of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations Dollars, to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said part y of the second part, her heirs and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

An undivided one quarter (1/4) interest in all of SUNSET LAKE PARK No. 2, less Lots 1, 2 and 3 in Block 1, according to the Plat thereof, recorded in Plat Book 52, Page 26, of the Public Records of Broward County, Florida.



BROWARD COUNTY



BROWARD COUNTY



61 NOV 22 PM 2:52

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
In Witness Whereof, the said parties of the first part have hereunto set their hands and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Carl H. Wiley

Shirley Schreiber
Leonard Schreiber
Blossom Bakerman
Robert Bakerman
Edith Pearl
Leonard Pearl
L S
L S

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

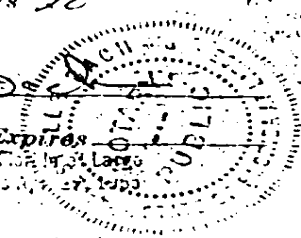
State of Florida,
County of Dade

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, SHIRLEY SCHREIBER and LEONARD SCHREIBER, her husband; BLOSSOM BAKERMAN and ROBERT BAKERMAN, her husband; EDITH PEARL and LEONARD PEARL, her husband, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and official seal at Miami
County of Dade, and State of Florida, this 20 day of November, A. D. 1961.

Notary Public

My Commission Expires

Notary Public, State of Florida, at Large
My Commission Expires 12-31-1963



PAGE 603

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

DATE: January 3rd, 2022

PROPERTY ID # 514228-NR-0340 (TD # 47710)

WARNING

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

ORTEGOZA, CARLOS EST
820 SW 11 AVENUE UNIT 14-B
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 820 SW 11 AVENUE #14B, HALLANDALE BEACH, FL 33009-6784 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 January 31, 2022\$4,449.17
Or

* Estimated Amount due if paid by February 15, 2022\$4,501.94

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 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

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

DATE: January 3rd, 2022
PROPERTY ID # 514228-NR-0340 (TD # 47710)

WARNING

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AIMEE PEARL
2037 N.E. 120TH ROAD
NORTH MIAMI, FL 33181

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

DATE: January 3rd, 2022

PROPERTY ID # 514228-NR-0340 (TD # 47710)

WARNING

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BLOSSOM BAKERMAN, DECEASED
1213 NW 137TH TERRACE
PEMBROKE PINES, FL 33028

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

DATE: January 3rd, 2022
PROPERTY ID # 514228-NR-0340 (TD # 47710)

WARNING

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DEBBIE PEARL
2037 N.E. 120TH ROAD
NORTH MIAMI, FL 33181

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

DATE: January 3rd, 2022
PROPERTY ID # 514228-NR-0340 (TD # 47710)

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FLORENCE GESUNDHEIT
2489 MERIDIAN AVE
MIAMI BEACH, FL 33140

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

DATE: January 3rd, 2022

PROPERTY ID # 514228-NR-0340 (TD # 47710)

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LEONARD PEARL AND EDITH PEARL TRUSTEES OF THE EDITH PEARL AMENDED AND
RESTATED REVOCABLE TRUST AGREEMENT DATED JULY 22, 2014
500 SE MIZNER BLVD., APT. A801
BOCA RATON, FL 33432

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 820 SW 11 AVENUE #14B,
HALLANDALE BEACH, FL 33009-6784 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
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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

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LESLIE BAKERMAN PAUL
6820 SW 101 STREET
PINECREST, FL 33156

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

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PROPERTY ID # 514228-NR-0340 (TD # 47710)

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RO-LEN LAKE GARDENS "B" CORPORATION
714 S W 11TH AVENUE
HALLANDALE BEACH, FL 33009

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RODGER BAKERMAN
15658 SW 16TH STREET
PEMBROKE PINES, FL 33027

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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

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

DATE: January 3rd, 2022

PROPERTY ID # 514228-NR-0340 (TD # 47710)

WARNING

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

SHIRLEY SCHREIBER, AND THE ESTATE OF BLOSSOM BAKERMAN, DECEASED.
722 SW 4TH CT
HALLANDALE BEACH, FL 33009

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 820 SW 11 AVENUE #14B, HALLANDALE BEACH, FL 33009-6784 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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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 January 31, 2022\$4,449.17
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714 SW 11TH AVENUE
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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 3rd, 2022
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EDITH PEARL
891 14TH STREET, APT. 1801
DENVER, CO 80202

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 3rd, 2022

PROPERTY ID # 514228-NR-0340 (TD # 47710)

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LEONARD PEARL AND EDITH PEARL
500 SE MIZNER BLVD., APT. A801
BOCA RATON, FL 33432

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

DATE: January 3rd, 2022
PROPERTY ID # 514228-NR-0340 (TD # 47710)

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LEONARD PEARL, REGISTERED AGENT O/B/O RO-LEN ACRES INC
11 ISLAND AVE APT. #402
MIAMI BEACH, FL 33139

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DATE: January 3rd, 2022

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LEONARD SCHRIEBER, ROBERT BAKERMAN, DECEASED, EDITH PEARL AND LEONARD PEARL, AND MARCOS GESUNDHEIT
714 SW 11TH AVENUE
HALLANDALE, FL 33009

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

DATE: January 3rd, 2022
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RO-LEN ACRES INC C/O S. GORDON
11 ISLAND AVE #402
MIAMI, FL 33139

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714 SW 11TH AVENUE
HALLANDALE, FL 33009

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RODGER BAKERMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF BLOSSOM
BAKERMAN, DECEASED
15658 SOUTHWEST 16TH STREET
PEMBROKE PINES, FL 33027

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STEVEN MASON, RA, REGISTERED AGENT O/B/O RO-LEN LAKE GARDENS "B"
CORPORATION
3363 SHERIDAN STREET 201
HOLLYWOOD, FL 33021

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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 January 31, 2022\$4,449.17

Or

* Estimated Amount due if paid by February 15, 2022\$4,501.94

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 16, 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

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

DATE: January 3rd, 2022

PROPERTY ID # 514228-NR-0340 (TD # 47710)

WARNING

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

STEVEN MASON, RA, REGISTERED AGENT O/B/O RO-LEN MANAGEMENT CORP.
3363 SHERIDAN STREET 201
HOLLYWOOD, FL 33021

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 820 SW 11 AVENUE #14B, HALLANDALE BEACH, FL 33009-6784 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: January 3rd, 2022
PROPERTY ID # 514228-NR-0340 (TD # 47710)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 820 SW 11 AVENUE #14B, HALLANDALE BEACH, FL 33009-6784 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022

PROPERTY ID # 514228-NR-0340 (TD # 47710)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 820 SW 11 AVENUE #14B, HALLANDALE BEACH, FL 33009-6784 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

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

DATE: January 3rd, 2022

PROPERTY ID # 514228-NR-0340 (TD # 47710)

WARNING

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

RO-LEN LAKE GARDENS "B" CORPORATION
820 S W 11TH AVENUE
HALLANDALE BEACH, FL 33009

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TD 47710 FEBRUARY 2022 WARNING

CITY OF HALLANDALE BEACH

ATTN CRA DEPT

400 S FEDERAL HWY

HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

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City, State, ZIP+	

TD 47710 FEBRUARY 2022 WARNING
CITY OF HALLANDALE BEACH
ATTN CITY ATTORNEY
400 S FEDERAL HIGHWAY 2ND FLR
HALLANDALE BEACH, FL 33009

7020 1810 0000 1434 8371

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
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City, State, ZIP+4

TD 47710 FEBRUARY 2022 WARNING

ORTEGOZA, CARLOS EST
820 SW 11 AVENUE UNIT 14-B
HALLANDALE BEACH, FL 33009

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

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City, State, ZIP+4

TD 47710 FEBRUARY 2022 WARNING

FLORENCE GESUNDHEIT
2489 MERIDIAN AVE
MIAMI BEACH, FL 33140

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

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

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Sent To

Street and Apt. #

City, State, ZIP+

TD 47710 FEBRUARY 2022 WARNING
LEONARD PEARL AND EDITH PEARL
TRUSTEES OF THE EDITH PEARL AMENDED
AND RESTATED REVOCABLE TRUST
AGREEMENT DATED JULY 22, 2014
500 SE MIZNER BLVD., APT. A801
BOCA RATON, FL 33432

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

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Street and Apt. #

City, State, ZIP+

TD 47710 FEBRUARY 2022 WARNING

LESLIE BAKERMAN PAUL
6820 SW 101 STREET
PINECREST, FL 33156

7020 1810 0000 1434 8418

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

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Street and Apt. No.
City, State, ZIP+4

TD 47710 FEBRUARY 2022 WARNING
EDITH PEARL
891 14TH STREET, APT. 1801
DENVER, CO 80202

7020 1810 0000 1434 8425

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Street and Apt. N

City, State, ZIP+

TD 47710 FEBRUARY 2022 WARNING

RODGER BAKERMAN
15658 SW 16TH STREET
PEMBROKE PINES, FL 33027

7020 1810 0000 1434 8432

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City, State, ZIP+4

TD 47710 FEBRUARY 2022 WARNING
SHIRLEY SCHREIBER, AND THE ESTATE
OF BLOSSOM BAKERMAN, DECEASED.
722 SW 4TH CT
HALLANDALE BEACH, FL 33009

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

See Reverse for Instructions

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☐ Adult Signature Required \$
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TD 47710 FEBRUARY 2022 WARNING
SHIRLEY SCHREIBER, THE ESTATE OF
BLOSSOM BAKERMAN, DECEASED, AND
FLORENCE GESUNDHEIT
714 SW 11TH AVENUE
HALLANDALE, FL 33009

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

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

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	TD 47710 FEBRUARY 2022 WARNING
<i>Sent To</i>	AIMEE PEARL
<i>Street and Apt. No.</i>	2037 N.E. 120TH ROAD
<i>City, State, ZIP+4</i>	NORTH MIAMI, FL 33181

7020 1A10 0000 1448 8463

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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TD 47710 FEBRUARY 2022 WARNING
LEONARD PEARL AND EDITH PEARL
500 SE MIZNER BLVD., APT. A801
BOCA RATON, FL 33432

7020 1810 0000 1434 8470

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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Sent To
Street and Apt. No.
City, State, ZIP+4

TD 47710 FEBRUARY 2022 WARNING
DEBBIE PEARL
2037 N.E. 120TH ROAD
NORTH MIAMI, FL 33181

7020 1810 0000 1434 8487

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Postmark
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Postage

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47710 FEBRUARY 2022 WARNING
BLOSSOM BAKERMAN, DECEASED
1213 NW 137TH TERRACE
PEMBROKE PINES, FL 33028

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

See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
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Total Postage at	TD 47710 FEBRUARY 2022 WARNING
\$	LEONARD SCHRIEBER, ROBERT BAKERMAN,
Sent To	DECEASED, EDITH PEARL AND LEONARD
Street and Apt. N	PEARL, AND MARCOS GESUNDHEIT
	714 SW 11TH AVENUE
City, State, ZIP+	HALLANDALE, FL 33009
PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions	

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7020 1810 0000 1434 8500

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Total Postage and	
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Sent To	
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TD 47710 FEBRUARY 2022 WARNING

RODGER BAKERMAN, PERSONAL
REPRESENTATIVE OF THE ESTATE OF
BLOSSOM BAKERMAN, DECEASED
15658 SOUTHWEST 16TH STREET
PEMBROKE PINES, FL 33027

7020 1810 0000 1434 8517

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Postmark
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Postage

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Sent To

Street and Apt. N

City, State, ZIP+

TD 47710 FEBRUARY 2022 WARNING

RO-LEN ACRES, INC.
722 SW 4TH COURT
HALLANDALE, FL 33009

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

See Reverse for Instructions

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OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage at	
\$	
Sent To	
Street and Apt. N	
City, State, ZIP+	

TD 47710 FEBRUARY 2022 WARNING
RO-LEN MANAGEMENT CORP.
714 SW 11TH AVENUE
HALLANDALE BEACH, FL 33009

7020 1810 0000 1434 8531

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47710 FEBRUARY 2022 WARNING

RO-LEN ACRES, INC.
714 SW 11TH AVENUE
HALLANDALE, FL 33009

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

See Reverse for Instructions

7020 1810 0000 1448 8548

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47710 FEBRUARY 2022 WARNING

STEVEN MASON, RA, REGISTERED AGENT
O/B/O RO-LEN LAKE GARDENS "B"
CORPORATION
3363 SHERIDAN STREET 201
HOLLYWOOD, FL 33021

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

See Reverse for Instructions

5558 434 8555
7020 1810 0000 1434 0201

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

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

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$
Total Postage and
\$
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark
Here

TD 47710 FEBRUARY 2022 WARNING
STEVEN MASON, RA, REGISTERED AGENT
O/B/O RO-LEN MANAGEMENT CORP.
3363 SHERIDAN STREET 201
HOLLYWOOD, FL 33021

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

See Reverse for Instructions

7020 1610 0000 1434 8562

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

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4	

TD 47710 FEBRUARY 2022 WARNING
RO-LEN ACRES INC C/O S. GORDON
11 ISLAND AVE #402
MIAMI, FL 33139

5458 4524 0000 0720 1810 0000 1434 8524

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and	
\$	

TD 47710 FEBRUARY 2022 WARNING
RO-LEN LAKE GARDENS "B"
CORPORATION
714 S W 11TH AVENUE
HALLANDALE BEACH, FL 33009

Sent To	
Street and Apt. No	
City, State, ZIP+4 ¹	

7020 1610 0000 1434 8586

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage at _____	TD 47710 FEBRUARY 2022 WARNING
Sent To _____	RO-LEN LAKE GARDENS "B"
Street and Apt. No _____	CORPORATION
City, State, ZIP+4 _____	820 S W 11TH AVENUE
	HALLANDALE BEACH, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1810 0000 1434 8593

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 47710 FEBRUARY 2022 WARNING
LEONARD PEARL, REGISTERED AGENT
O/B/O RO-LEN ACRES INC
11 ISLAND AVE APT. #402
MIAMI BEACH, FL 33156

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 47710 FEBRUARY 2022 WARNING

DEBBIE PEARL
2037 N.E. 120TH ROAD
NORTH MIAMI, FL 33181



9590 9402 6898 1104 8727 36

7020 1810 0000 1434 8470

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent
☐ AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <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"/> Certified Mail Restricted Delivery | |
| <input type="checkbox"/> Restricted Delivery | |

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47710 FEBRUARY 2022 WARNING
LEONARD SCHRIEBER, ROBERT BAKERMAN,
DECEASED, EDITH PEARL AND LEONARD
PEARL, AND MARCOS GESUNDHEIT
714 SW 11TH AVENUE
HALLANDALE, FL 33009



9590 9402 6898 1104 8727 50

2.

7020 1810 0000 1434 8494

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

T. W.

☒ Agent☐ Addressee

B. Received by (Printed Name)

COVID-19

C. Date of Delivery

1-6-21

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

3. Service Type

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

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

Restricted Delivery

(over \$500)

SENDER. COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47710 FEBRUARY 2022 WARNING
LESLIE BAKERMAN PAUL
6820 SW 101 STREET
PINECREST, FL 33156



9590 9402 6898 1104 8726 68

7020 1810 0000 1434 8401

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/2/22

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

3. Service Type

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

Delivery Restricted Delivery

II

Restricted Delivery

(over \$500)

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature**

x T W.

☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery	
---------------------	--

COV $\neq 0$ - (c)

$$1 - 6 - 21$$

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

1. Article Addressed to:

TD 47710 FEBRUARY 2022 WARNING
RO-LEN MANAGEMENT CORP.
714 SW 11TH AVENUE
HALLANDALE BEACH, FL 33009



9590 9402 6898 1104 8727 81

7020 1810 0000 1434 8524

3. Service Type

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47710 FEBRUARY 2022 WARNING

ORTEGOZA, CARLOS EST
820 SW 11 AVENUE UNIT 14-B
HIALEAH ANDALE BEACH, FL 33009



9590 9402 6898 1104-8726 37

2.

7020 1810 0000 1434 8371

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by (Printed Name)

COVER-19

C. Date of Delivery

1-6-21

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
- ☐ Delivery Restricted Delivery

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

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47710 FEBRUARY 2022 WARNINGRO-LEN ACRES, INC.
714 SW 11TH AVENUE
HALLANDALE, FL 33009

9590 9402 6898 1104 8727 74

7020 1810 0000 1434 8531

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

T. W.

☒ Agent☐ Addressee

B. Received by (Printed Name)

COVID-19

C. Date of Delivery

1-6-21

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
- ☐ Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Signature Confirmation Restricted Delivery (over \$500)

- ☐ 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 47710 FEBRUARY 2022 WARNING
 ROLEN LAKE GARDENS "B"
 CORPORATION
 820 S W 11TH AVENUE
 HALLANDALE BEACH, FL 33009



9590 9402 6898 1104 8675 58

2.

7020 1810 0000 1434 8586

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

T.W.

☒ Agent☐ Addressee

B. Received by (Printed Name)

COVER-19

C. Date of Delivery

11-6-21

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
- ☐ Delivery Restricted Delivery

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

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47710 FEBRUARY 2022 WARNING
SHIRLEY SCHREIBER, THE ESTATE OF
BLOSSOM BAKERMAN, DECEASED, AND
FLORENCE GESUNDHEIT
714 SW 11TH AVENUE
HALLANDALE, FL 33009



9590 9402 6898 1104 8727 05

2. 7020 1810 0000 1434 8449

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X T.W.

☒ Agent☐ Addressee

B. Received by (Printed Name)

LOVED-19

C. Date of Delivery

1-6-21

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
- ☐ Delivery Restricted Delivery

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

Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47710 FEBRUARY 2022 WARNING
RO-LEN LAKE GARDENS "B"
CORPORATION
714 S W 11TH AVENUE
HALLANDALE BEACH, FL 33009



9590 9402 6898 1104 8675 41

2.

7020 1810 0000 1434 8579

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

T. W.

☒ Agent☐ Addressee

B. Received by (Printed Name)

COVET-19

C. Date of Delivery

11-6-21

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

3. Service Type

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

Restricted Delivery

(over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47710 FEBRUARY 2022 WARNING
FLORENCE GESUNDHEIT
2489 MERIDIAN AVE
MIAMI BEACH, FL 33140



9590 9402 6898 1104 8726 44

2. 7020 1810 0000 1434 8388

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Postal Worker*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Postal Worker

C. Date of Delivery

1/7/22

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

3. Service Type

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

Restricted Delivery
(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 47710 FEBRUARY 2022 WARNING

AIMEE PEARL
2037 N.E. 120TH ROAD
NORTH MIAMI, FL 33181

9590 9402 6898 1104 8727 12

2. /

7020 1810 0000 1434 8456

(over \$500)

Restricted Delivery

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 | |

(over \$500)

Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No