



A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 49966

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
5140 23 09 0010	582150	No property address

Legal Description

A PARCEL OF LAND BEING A PORTION OF PARCEL "ALT", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A";
THENCE SOUTH 01°45'42" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 226.04 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 01°45'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 35.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";
THENCE SOUTH 89°35'13" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 849.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";
THENCE NORTH 01°45'42" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 242.38 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A";
THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;
THENCE NORTH 43°03'47" EAST, A DISTANCE OF 42.31 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 13.72 FEET;
THENCE SOUTH 76°53'25" EAST, A DISTANCE OF 51.33 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 71°11'50" EAST, A DISTANCE OF 38.03 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 83°33'43" EAST, A DISTANCE OF 100.64 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 171.90 FEET;
THENCE SOUTH 00°03'23" EAST, ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 43253, PAGE 853, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 226.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; SAID SOUTHWEST CORNER BEING ALSO A POINT ON A LINE 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A";
THENCE NORTH 89°35'13" EAST, ALONG SAID PARALLEL LINE, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND THE SOUTH LINE OF FLAMINGO PAVILION CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 41987, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 340.60 FEET TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND SITUATE, LYING AND BEING WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, CONTAINING 3.37 ACRES (146,987 SQUARE FEET), MORE OR LESS.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 15674	\$51,450	No	No	No

Owner of Record on Current Tax Roll
FLAMINGO AF HOLDING LLC

Billing Name & Address

5255 COLLINS AVE #4E
MIAMI BEACH FL 33140

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 11/18/2022 **Search covers** **20 years** **through:** 11/14/2022

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

FLAMINGO AF HOLDING, LLC
5255 COLLINS AVE, APT 4E
MIAMI BEACH FL 33140

Document

Tax Deed
Inst:115890715

Examiner Comments

ROBERT DANIAL, REGISTERED AGENT,
O/B/O FLAMINGO AF HOLDING, LLC
5161 COLLINS AVENUE
PHD
MIAMI BEACH FL 33140

Sunbiz

Related Documents (for Reference)

Tax Deed
Bk:46904 Pg:1665

Corrective Tax Deed
Bk:47075 Pg:259

Tax Deed
Bk:50088 Pg:202

Quit Claim Deed
Inst:112932713

Notice of Insufficiency of Deed
Inst:113005737

Corrective Quit Claim Deed
Inst:113019319

Satisfaction of Notice of Insufficiency of Deed
Inst:113055283

MORTGAGE HOLDER**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record**

CITY OF MIRAMAR
 CODE COMPLIANCE DIVISION
 11765 CITY HALL PROMENADE
 MIRAMAR FL 33025

Document**Examiner Comments**

Lien
 Bk:47005 Pg:1806

Lien
 Bk:47005 Pg:1812

Lien
 Bk:47113 Pg:341

Lien
 Bk:47172 Pg:1659

Lien
 Bk:47302 Pg:723

CITY OF MIRAMAR
 UTILITY BILLING SECTION
 2300 CIVIC CENTER PLACE
 MIRAMAR FL 33025

Lien
 Bk:47005 Pg:1806

Lien
 Bk:47005 Pg:1812

Lien
 Bk:47113 Pg:341

Lien
 Bk:47172 Pg:1659

Lien
 Bk:47302 Pg:723

CITY OF MIRAMAR
 DOUGLAS R. GONZALES
 200 E BROWARD BLVD #1900
 FT LAUDERDALE FL 33301

Lien
 Bk:47005 Pg:1806

Lien
 Bk:47005 Pg:1812

Lien
 Bk:47113 Pg:341

Lien
 Bk:47172 Pg:1659

Lien
 Bk:47302 Pg:723

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

File Name

49966PA.pdf



Site Address	W PEMBROKE ROAD, MIRAMAR FL 33027	ID #	5140 23 09 0010
Property Owner	FLAMINGO AF HOLDING LLC	Millage	2713
Mailing Address	5255 COLLINS AVE #4E MIAMI BEACH FL 33140	Use	94
Abbr Legal Description	FLAMINGO SQUARE 172-26 B PARCEL A LESS:BEG NE COR PAR A, S 226.05,W 340.60,N 226,E 73.10, N 12,NE 15,SE 100.64,E 146.13 TO POB AS PER OR 43253/853 (K/A CONSERVATION EASEMENT)		

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
2022	\$51,450		\$51,450	\$51,450	
2021	\$51,450		\$51,450	\$51,450	\$1,116.58
2020	\$51,450		\$51,450	\$51,450	\$1,120.54

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$51,450	\$51,450	\$51,450	\$51,450
Portability	0	0	0	0
Assessed/SOH	\$51,450	\$51,450	\$51,450	\$51,450
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	\$51,450	\$51,450	\$51,450	\$51,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/20/2019	TXD-D	\$27,100	115890715	\$0.35	146,986	SF
5/26/2015	DRR-T	\$100	113019319			
1/5/2015	QCD-T	\$100	112932713			
7/17/2013	TXD-D	\$85,600	111744161			
5/11/2010	DRR-T		47075 / 259			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			3V			MM		
L			3V					
1			3.37					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #49966

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2023, 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 MIRAMAR UTILITY BILLING SECTION 2300 CIVIC CENTER PLACE MIRAMAR, FL 33025	CITY OF MIRAMAR DOUGLAS R. GONZALES 200 E BROWARD BLVD #1900 FT LAUDERDALE, FL 33301	FLAMINGO AF HOLDING LLC 5255 COLLINS AVE #4E MIAMI BEACH, FL 33140	ROBERT DANIAL, REGISTERED AGENT, O/B/O FLAMINGO AF HOLDING, LLC 5161 COLLINS AVENUE PHD MIAMI BEACH, FL 33140
CITY OF MIRAMAR CODE COMPLIANCE DIVISION 11765 CITY HALL PROMENADE MIRAMAR, FL 33025	*FLAMINGO PAVILION CONDOMINIUM ASSOCIATION, INC. C/O TDSUNSHINE PROPERTY MANAGEMENT LLC 8181 W BROWARD BLVD STE 380 PLANTATION, FL 33324	*EG MIRAMAR LLC 308 S COCONUT LN MIAMI BEACH, FL 33139	*FLAMINGO ESTATES MAINT ASSOC PO BOX 840407 HOLLYWOOD, FL 33084-2407

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 2023 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Monica Cepero
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy Misty Del Hierro

Broward County, Florida

INSTR # 118603477
Recorded 01/04/23 at 02:36 PM
Broward County Commission
1 Page(s)
#14

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49966

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: 514023-09-0010
Certificate Number: 15674
Date of Issuance: 05/26/2020
Certificate Holder: BLACK CUB, LLC SB MUNI CUST FOR
Description of Property: FLAMINGO SQUARE 172-26 B
PARCEL A LESS:BEG NE COR PAR A,
S 226.05,W 340.60,N 226,E 73.10,
See Additional Legal on Tax Roll

Name in which assessed: FLAMINGO AF HOLDING LLC
Legal Titleholders: FLAMINGO AF HOLDING LLC
5255 COLLINS AVE #4E
MIAMI BEACH, FL 33140

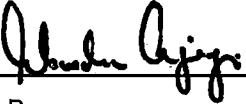
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of April, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

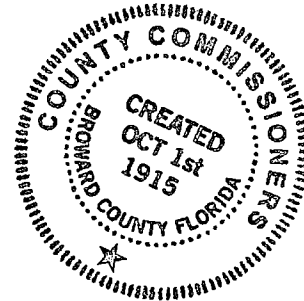
broward.deedauktion.net
*Pre-registration is required to bid.

Dated this 4th day of January, 2023.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



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

Publish: DAILY BUSINESS REVIEW
Issues: 03/16/2023, 03/23/2023, 03/30/2023 & 04/06/2023
Minimum Bid: 6854.54

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49966

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Certificate Number: 15674
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Certificate Holder: BLACK CUB, LLC SB MUNI CUST FOR
Description of Property: FLAMINGO SQUARE 172-26 B
PARCEL A LESS: BEG NE COR PAR A,
S 226.05, W 340.60, N 226, E 73.10,
See Additional Legal on Tax Roll

Name in which assessed: FLAMINGO AF HOLDING LLC
Legal Titleholders: FLAMINGO AF HOLDING LLC
5255 COLLINS AVE #4E
MIAMI BEACH, FL 33140

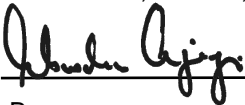
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of April, 2023. 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 20th day of January, 2023.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 03/16/2023, 03/23/2023, 03/30/2023 & 04/06/2023
Minimum Bid: 7234.54

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

49966
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 15674

in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

03/16/2023 03/23/2023 03/30/2023 04/06/2023

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

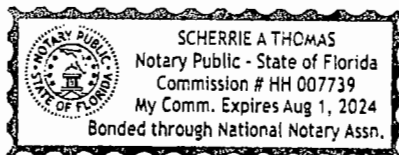
Barbara Jean Cooper

Sworn to and subscribed before me this
6 day of APRIL, A.D. 2023

Scherrie A Thomas

(SEAL)

BARBARA JEAN COOPER personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 49966**

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: 514023-09-0010
Certificate Number: 15674
Date of Issuance: 05/26/2020
Certificate Holder:
BLACK CUB, LLC SB MUNI
CUST FOR

Description of Property:
FLAMINGO SQUARE 172-26 B
PARCEL A LESS: BEG NE COR
PAR A; S 226.05, W 340.60, N 226,
E 73.10,

See Additional Legal on Tax Roll
Name in which assessed:

FLAMINGO AF HOLDING LLC

Legal Titleholders:

FLAMINGO AF HOLDING LLC
5255 COLLINS AVE #4E
MIAMI BEACH, FL 33140

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of April, 2023. 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 20th day of January, 2023.

Monica Cepero
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

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

Minimum Bid: 7234.54
401-314

3/16-23-30 4/6 23-10/0000650085B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23008028

Broward County, FL VS Flamingo AF Holding LLC

RETURN OF SERVICE

Court Case # TD 49966

Hearing Date: 04/19/2023

Received by CCN 10861

03/02/2023 3:27 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Flamingo AF Holding LLC W Pembroke Road Miramar FL 33027**

Served:

X

Not Served:

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

Date: 03/02/2023 Time: 11:08 AM

On Flamingo AF Holding LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

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

COMMENTS: Posted Tax Notice on Tree

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.

G. Jones, #10861

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 # 514023-09-0010 (TD #49966)

RECEIVED
2023 MAR -1 AM 11:25
BROWARD COUNTY, FLORIDA

WARNING

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

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

NOTE

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

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 31, 2023\$6,005.49

Or

* Amount due if paid by April 18, 2023\$6,077.84

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 19, 2023 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

FLAMINGO AF HOLDING LLC
W PEMBROKE RD
MIRAMAR, FL 33027

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

Tax Deed # 42642
Property Identification No. 514023-09-0010

DR-506
R.01/95

Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered 16603 issued on May 26, 2016 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 19th day of June, 2019, offered for sale as required by law for cash to the highest bidder and was sold to:

FLAMINGO AF HOLDING, LLC 5255 COLLINS AVE, APT 4E MIAMI BEACH, FL 33140

whose address is: 5255 COLLINS AVE, APT 4E MIAMI BEACH, FL 33140 being the highest bidder and having paid the sum of his bid as required by the laws of Florida.

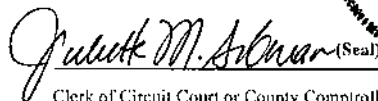
Now on this 20th day of June, 2019 in the County of Broward, State of Florida in consideration of the sum of (\$27,100.00) Twenty Seven Thousand One Hundred Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

A PARCEL OF LAND BEING A PORTION OF PARCEL "ALT, "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°45'42" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 226.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°45'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 35.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°35'13" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 849.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°45'42" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 242.38 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A"; THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD; THENCE NORTH 43°03'47" EAST, A DISTANCE OF 42.31 FEET; THENCE NORTH 89°35'24" EAST, A DISTANCE OF 13.72 FEET; THENCE SOUTH 76°53'25" EAST, A DISTANCE OF 51.33 FEET; THENCE NORTH 89°35'24" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 71°11'50" EAST, A DISTANCE OF 38.03 FEET; THENCE NORTH 89°35'24" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 33°33'43" EAST, A DISTANCE OF 100.64 FEET; THENCE NORTH 89°35'24" EAST, A DISTANCE OF 171.90 FEET; THENCE SOUTH 00°03'23" EAST, ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 43253, PAGE 853, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 226.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; SAID SOUTHWEST CORNER BEING ALSO A POINT ON A LINE 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A"; THENCE NORTH 89°35'13" EAST, ALONG SAID PARALLEL LINE, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND THE SOUTH LINE OF FLAMINGO PAVILION CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 41987, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 340.60 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, CONTAINING 3.37 ACRES (146,987 SQUARE FEET), MORE OR LESS.

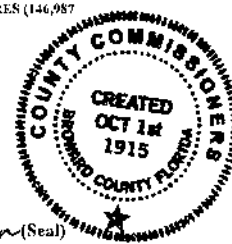
Witness:



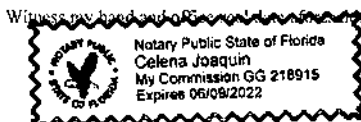
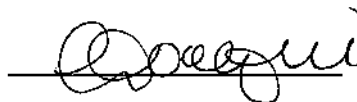
 (Seal)

Clerk of Circuit Court or County Comptroller
Deputy County Administrator

State of Florida
County of Broward



On this 20th day of June, 2019, before me Celena Joaquin personally appeared Bertha Henry, County Administrator, by Juliette M Aikman, Deputy in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.



Broward County, Florida
RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 42642

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: 514023-09-0010
Certificate Number: 16603
Date of Issuance: 05/26/2016
Certificate Holder: BEOR FUND 1, LLC
Description of Property: FLAMINGO SQUARE 172-26 B
PARCEL A LESS: BEG NE COR PAR A,
S 226.05, W 340.60, N 226, E 73.10,
See Additional Legal on Tax Roll

Name in which assessed: CODE RED AF 2009 HOLDINGS LLC
Legal Titleholders: CODE RED AF 2009 HOLDINGS LLC
5151 COLLINS AVE STE 1727
MIAMI BEACH, FL 33140

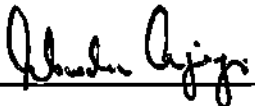
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of June, 2019. 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:

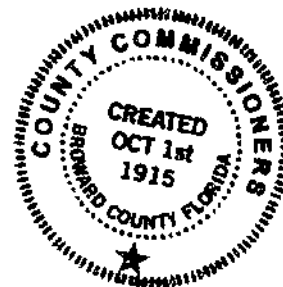
broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 16th day of May, 2019.

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: 05/16/2019, 05/23/2019, 05/30/2019 & 06/06/2019
Minimum Bid: 7789.02

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42642

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of May 2019, 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 MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FT LAUDERDALE, FL 33301

CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

FLAMINGO ESTATES MAINT ASSOC
PO BOX 840407
HOLLYWOOD, FL 33084-2407

ALDRES MIRAMAR LLC
% ADAMS GALLINAR PA
1000 BRICKELL AVE #300
MIAMI, FL 33131

FE-FA PROPERTIES II LLC
1 SW 129 AVE STE 304
PEMBROKE PINES, FL 33027-1717

CODE RED AF 2009 HOLDINGS, LLC
5151 COLLINS AVE, 1727
MIAMI BEACH, FL 33140

MORGAN REED MI2, LLC, REGISTERED
AGENT
O/B/O CODE RED AF 2009 HOLDINGS,
LLC
5151 COLLINS AVE 1727
MIAMI BEACH, FL 33140

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of May 2019 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 Juliette M. Aikman
Deputy Juliette M. Aikman



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

Detail by Entity Name

Florida Limited Liability Company
FLAMINGO AF HOLDING, LLC

Filing Information

Document Number L19000162067
FEI/EIN Number APPLIED FOR
Date Filed 06/19/2019
Effective Date 06/17/2019
State FL
Status ACTIVE

Principal Address

5161 COLLINS AVENUE
 PHD
 MIAMI BEACH, FL 33140

Mailing Address

5161 COLLINS AVENUE
 PHD
 MIAMI BEACH, FL 33140

Registered Agent Name & Address

DANIAL, ROBERT
 5161 COLLINS AVENUE
 PHD
 MIAMI BEACH, FL 33140

Authorized Person(s) Detail

Name & Address

Title MGR

DANIAL, ROBERT
 5161 COLLINS AVENUE, PHD
 MIAMI BEACH, FL 33140

Annual Reports

Report Year	Filed Date
2020	06/22/2020
2021	04/16/2021
2022	04/21/2022

Document Images

[04/21/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/16/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/22/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/19/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)

Tax Deed File No. 20850

DR-506
R.01/95

Property
Identification No. 514023 09 0010

Tax Deed

State of Florida

County of Broward

The following Tax Sale Certificate Numbered 4791 issued on May 31, 2006 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 22th day of July 2009, offered for sale as required by law for cash to the highest bidder and was sold to: SAUTERNES V LLC I LLC, whose address is: Dept 5193 P.O. BOX 2153 Birmingham, AL 35287 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 22th day of July, 2009 in the County of Broward, State of Florida, in consideration of the sum of (\$871.90) Eight Hundred seventy-one 90/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**TAX DEED IS SUBJECT TO
ALL EXISTING PUBLIC PURPOSE
UTILITY & GOVERNMENT
EASEMENTS**

FLAMINGO SQUARE 172-26 B PARCEL
A LESS: BEG NE COR PAR A, S 226.05,
W 340.60, N 226, E 73.10, N 12, NE 15, SE
100.64, E 146.13 TO POB AS PER OR
43253/853 (K/A CONSERVATION EASEMENT)

Witness:



State of Florida

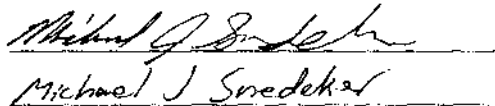

Clerk of Circuit Court or County Comptroller
Deputy County Administrator

Broward County, Florida

County of Broward

On this 22TH day of July, 2009, before me Michael Snedeker personally appeared Bertha Henry, County Administrator, by Polly Cacurak, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.


Michael J. Snedeker

NOTARY PUBLIC-STATE OF FLORIDA
Michael J. Snedeker
Commission #DD792197
Expires: MAY 27, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Board of County Commissioners, Broward County, Florida
Revenue Collection Division

CERTIFICATE OF MAILING NOTICES

Tax Deed No 20850 DRAFT

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 23rd day of June 2009, 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:

FLAMINGO SQUARE ASSOCIATES
950 SW 12 AVE
POMPANO BEACH, FL 33069

FLAMINGO PAVILION ASSOCIATES, LLC
1500 SAN REMO AVE
CORAL GABLES, FL 33146

FLAMINGO PAVILLION ASSOC., LLC
6705 RED RD., STE 804
CORAL GABLES, FL 33146

CITY OF MIRAMAR
CITY HALL
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

CYNTHIA L. SHERR, ESQUIRE
FRANK WEINBERG & BLACK PL
7805 SW 6 CT
PLANTATION, FL 33324

Broward County Permitting
Licensing & Protection Division
Attn: Venice Cook
GCE-1 North University Drive
Plantation, Florida 33324

(INTER-OFFICE)

Code Enforcement
Attn: Diane Johnson
1 N University Dr., Bldg B
Plantation, FL 33324

(INTER-OFFICE)

Broward County Highway Construction and Engineering Division;
Right of Way Section, Attn: Richard Tomese, P.E.
One N. University Dr., Ste 300-B
Plantation, FL 33324-2038

(INTER-OFFICE)

Broward County Water & Wastewater, Attn: Len Neff
2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

Broward County Sheriff's Dept.
Attn: - Civil Division Ft. Lauderdale, FL 33315

(INTER-OFFICE)

Public Works Dept.; Real Property
Governmental Center, Rm. 326, Attn: Dale C. Wilson
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 25th day JUNE, 2009, 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
Revenue Collection Division

By Polly Cacurak
Deputy

Polly Cacurak

Board of County Commissioners, Broward County, Florida
 Finance and Administrative Services Department
REVENUE COLLECTION DIVISION
NOTICE OF APPLICATION FOR TAX DEED NO. 20850

NOTICE is hereby given that SAUTERNES V LLC
 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:

Certificate No. 4791

Year of Issuance 05/31/06

Description of Property:

PROP ID# 1023 09 001

FLAMINGO SQUARE 172-26 B PARCEL
 A LESS: BEG NE COR PAR A, S 226.05,
 W 340.60, N 226, E 73.10, N 12, NE 15, SE
 100.64, E 146.13 TO POB AS PER OR
 43253/853 (K/A CONSERVATION EASEMENT)

Name in which assessed:

FLAMINGO PAVILION ASSOCIATES LLC

Legal Titleholders:

FLAMINGO PAVILION ASSOCIATES LLC

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 22ND day of July 2009 at

The Governmental Center, 115 S. Andrews Avenue, Room 302, Fort Lauderdale, Florida at 10:00 A.M.

Dated this 12TH day of JUNE 2009.

Bertha Henry
 County Administrator
 REVENUE COLLECTION DIVISION

By:



Deputy
 Polly Cacurak

Publish: DAILY BUSINESS REVIEW

Issues: 6/18, 6/25, 7/2, & 7/9/2009

401-314

OPENING BID

\$120,599.47

Subject to Real Estate Taxes for Tax Year 2008
 (The successful bidder is responsible to pay these outstanding taxes)

**THIS TAX DEED IS SUBJECT TO
 ALL EXISTING PUBLIC PURPOSE
 UTILITY & GOVERNMENT
 EASEMENTS**

Tax Deed File No 20850

DR-506
R.01/95

Property
Identification No. 514023-09-0010

CORRECTIVE TAX DEED

State of Florida

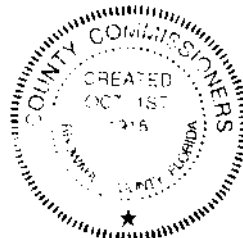
County of Broward

The following Tax Sale Certificate Numbered 4791 issued on May 31, 2006 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 22nd day of JULY, 2009 offered for sale as required by law for cash to the highest bidder and was sold to SAUTERNES V LLC 1 LLC whose address is: DEPT 5193 PO BOX 2153 BIRMINGHAM, AL 35287 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 22TH day of JULY, 2009 in the County of Broward, State of Florida, in consideration of the sum of (\$120,599.47) ONE HUNDRED TWENTY THOUSAND FIVE HUNDRED NINETY NINE 47/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

FLAMINGO SQUARE 172-26 B PARCEL A
LESS: BEG NE COR PAR A, S 226.05,
W 340.60, N 226, E 73.10, N 12, NE 15, SE
100.64, E 146.13 TO POB AS PER OR
43253/853 (K/A CONSERVATION EASEMENT



Witness:

[Signature]
[Signature]

State of Florida

[Signature] (Seal)
CLERK OF CIRCUIT COURT OR COUNTY COMPTROLLER
DEPUTY COUNTY ADMINISTRATOR

Broward County, Florida

County of Broward

On this 22th day of JULY, 2009, before me LINDA WALKER personally appeared Bertha Henry, County Administrator, by MICHAEL SNEDEKER, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

NOTARY PUBLIC-STATE OF FLORIDA
Linda Walker
Commission #DE59-245
Expires SEP 1, 2010
BONDED THIRD ATLANTIC BONDING CO., INC.

Board of County Commissioners, Broward County, Florida
Revenue Collection Division

CERTIFICATE OF MAILING NOTICES

Tax Deed No 20850 DRAFT

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 23rd day of June 2009, 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:

FLAMINGO SQUARE ASSOCIATES ✓
950 SW 12 AVE
POMPAHO BEACH, FL 33069

FLAMINGO PAVILION ASSOCIATES, LLC ✓
1500 SAN REMO AVE
CORAL GABLES, FL 33146

FLAMINGO PAVILLION ASSOC., LLC ✓
6705 RED RD., STE 604
CORAL GABLES, FL 33146

CITY OF MIRAMAR
CITY HALL
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

CYNTHIA L. SHERR, ESQUIRE
FRANK WEINBERG & BLACK PL
7805 SW 6 CT
PLANTATION, FL 33324

Broward County Permitting
Licensing & Protection Division
Attn: Venice Cook
GCE-1 North University Drive
Plantation, Florida 33324

(INTER-OFFICE)

Code Enforcement
Attn: Diane Johnson
1 N University Dr., Bldg B
Plantation, FL 33324

(INTER-OFFICE)

Broward County Highway Construction and Engineering Division;
Right of Way Section, Attn: Richard Tomese, P.E.
One N. University Dr., Ste 300-B
Plantation, FL 33324-2038

(INTER-OFFICE)

Broward County Water & Wastewater, Attn: Len Neff
2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

Broward County Sheriff's Dept.
Attn: - Civil Division Ft. Lauderdale, FL 33315

(INTER-OFFICE)

Public Works Dept.; Real Property
Governmental Center, Rm. 326, Attn: Dale C. Wilson
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 25th day JUNE, 2009, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 506, Laws of Florida 1995.

SEAL



Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Revenue Collection Division

By Polly Cacurak
Deputy

Polly Cacurak

Board of County Commissioners, Broward County, Florida
 Finance and Administrative Services Department
REVENUE COLLECTION DIVISION

NOTICE OF APPLICATION FOR TAX DEED NO. 20850

NOTICE is hereby given that SAUTERNES V LLC

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:

Certificate No. 4791

Year of Issuance 05/31/06

Description of Property:

PROP ID# 1023 09 001

FLAMINGO SQUARE 172-26 B PARCEL
 A LESS: BEG NE COR PAR A, S 226.05,
 W 340.60, N 226, E 73.10, N 12, NE 15, SE
 100.84, E 148.13 TO POB AS PER OR
 43253/853 (K/A CONSERVATION EASEMENT)

Name in which assessed:

FLAMINGO PAVILION ASSOCIATES LLC

Legal Titleholders:

FLAMINGO PAVILION ASSOCIATES LLC

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 22ND day of July 2009 at

The Governmental Center, 115 S. Andrews Avenue, Room 302, Fort Lauderdale, Florida at 10:00 A.M.

Dated this 12TH day of JUNE 2009.

Bertha Henry
 County Administrator
 REVENUE COLLECTION DIVISION

By:


 Deputy
 Polly Cacurak

Publish: DAILY BUSINESS REVIEW
 Issues: 6/18, 6/25, 7/2, & 7/9/2009

401-314

OPENING BID

\$120,599.47

Subject to Real Estate Taxes for Tax Year 2008
 (The successful bidder is responsible to pay these outstanding taxes)

**THIS TAX DEED IS SUBJECT TO
 ALL EXISTING PUBLIC PURPOSE
 UTILITY & GOVERNMENT
 EASEMENTS**

3
Tax Deed # 28183

DR-506
R.01/95

Property
Identification # 514023-09-0010

Tax Deed

County of Broward

State of Florida

The following Tax Sale Certificate Numbered 15131 issued on 06/01/2010 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 17TH of JULY, 2013, offered for sale as required by law for cash to the highest bidder and was sold to: **MRAF 2010 TAX, LLC** whose address is: **5151 COLLINS AVE, SUITE 1727, MIAMI BEACH, FL 33140**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 17TH of JULY, 2013 in the County of Broward, State of Florida, in consideration of the sum of **EIGHTY FIVE THOUSAND FIVE HUNDRED FORTY SIX DOLLARS AND ZERO CENTS (\$85,546.00)** being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

**FLAMINGO SQUARE 172-26 B PARCEL A LESS:
BEG NE COR PAR A, S 226.05, W 340.60, N 226, E
73.10, N 12, NE 15, SE 100.64, E 146.13 TO POB
AS PER OR 43253/853 (K/A CONSERVATION EASEMENT)**



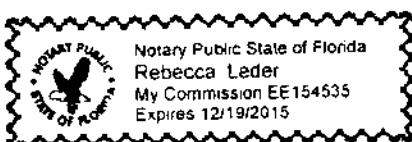
Witness:

(Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator

State of Florida
County of Broward

On this 17TH of JULY, 2013, before me **Rebecca Leder** personally appeared **Bertha Henry**, County Administrator, by **Linda Walker**, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.



Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY

NOTICE OF APPLICATION FOR TAX DEED NUMBER 28183

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: 514023-09-0010
Certificate Number: 15131
Date of Issuance: 06/01/2010
Certificate Holder: ARIEL FUND 2010 TAX, LLC
FLAMINGO SQUARE 172-26 B
Description of Property: PARCEL A LESS: BEG NE COR PAR A,
S 226.05, W 340.60, N 226, E 73.10, N 12, NE 15, SE 100.64, E 146.13 TO POB AS PER OR 43253/853
~~See Additional Report on Tax Roll~~ (K/A CONSERVATION EASEMENT)
Name in which assessed: SAUTERNES V LLC 1 LLC
Legal Titleholders: SAUTERNES V LLC 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

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 17th day of July, 2013 at 10:00 AM at:

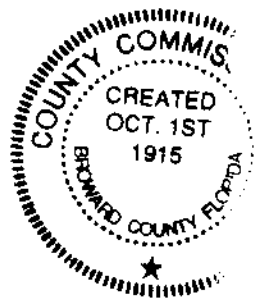
The Governmental Center
115 S. Andrews Avenue, Room 422
Fort Lauderdale, Florida

Dated this 13th day of June, 2013.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

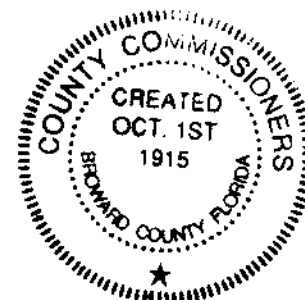
By: _____

Claudio Manicone
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: 06/13/2013, 06/20/2013, 06/27/2013 & 07/03/2013
Minimum Bid: 85544.93 \$85,546



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

CERTIFICATE OF MAILING NOTICES
Tax Deed # 28183 FINAL

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 07TH day of JUNE, 2013, 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:

INTERNAL REVENUE SERVICE
ATTN: ADVISORY GROUP
MANAGER J ANGELOTTI
7850 SW 6th CT STOP 5780
PLANTATION FL 33324

SAUTERNES V LLC 1 LLC
18305 BISCAYNE BLVD #400
AVENTURA, FL 33160

CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR FL 33025

CITY OF MIRAMAR
2200 CIVIC CENTER PL
MIRAMAR, FL 33025

SAUTERNES V LLC 1 LLC
DEPT 5193 PO BOX 2153
BIRMINGHAM, AL 35287

CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD #1900
FT LAUDERDALE FL 33301

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT,
PERMITTING LICENSING & PROTECTION DIVISION
ATTN: DIANE JOHNSON
GCW-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY COMMUNITY
CODE COMPLIANCE PERMITTING LICENSING
& PROTECTION DIVISION
GCW - 1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION &
ENGINEERING DIVISION;
RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO
ONE N. UNIVERSITY DR., STE 300-B
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER;
ATTN: JEAN MANESS
2555 W. COPANS RD., POMPANNO BEACH, FL

PUBLIC WORKS DEPT.; REAL PROPERTY
ATTN: DALE C. WILSON
GOVERNMENTAL CENTER, RM. 326,
115 S. ANDREWS AVE., FT. LAUDERDALE, FL 33301

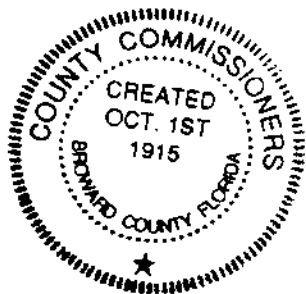
BROWARD COUNTY SHERIFF'S DEPT.
ATTN: - CIVIL DIVISION
FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 07TH day of JUNE, 2013, 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 Linda Walker

401-316 Revised 07/12

Prepared by and return to:

Daniel Morman
Florida Bar No. 135038
5151 Collins Avenue
Suite 1727
Miami Beach, FL 33140
(305) 867-8484

[Space Above This Line For Recording Date]

Quit Claim Deed

This Quit Claim Deed made this 5th day of January, 2015 between **MRAF 2010 Tax, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Avenue, Suite 1727, Miami Beach, Florida 33140, Grantor, and **CODE RED AF 2009 HOLDINGS, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Ave, 1727, Miami Beach, FL 33140, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof of which is hereby acknowledged, does hereby quitclaim and grant to the said Grantee, and Grantee's successors and assigns forever, all the right, title interest, claim and demand which Grantor has in and to the following described lands, situate, lying and being in **Broward County, Florida**, to wit:

**FLAMINGO SQUARE 172-26 B PARCEL A LESS: BEG NE
COR PAR A, S 226.05, W 340.60, N 226, E 73.10, N 12, NE 15, SE
100.64, E 146.13 TO POB AS PER OR 43253/853 (K/A
CONSERVATION EASEMENT)**

Parcel Identification Number: 514023-09-0010

all of the above as recorded in the Public Records of Broward County, Florida.

SUBJECT, HOWEVER to all matters of record; zoning and/or other restrictions imposed by governmental authorities, and taxes subsequent to 2014.

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

②

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

NOTE: This instrument has been prepared without the benefit of a title search, abstract of title or opinion of title, at the request of the Grantor/Grantee named herein.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MRAF 2010 TAX, LLC,
a Florida limited liability company

Witness Name: Roman Morozov

By: _____
Name: Robert Danian
Title: Managing Member

Witness Name: Paula Rivera

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5 day of January, 2015 by Robert Danial, Managing Member of MRAF 2010 Tax, LLC, a Florida limited liability company, on behalf of the company. He/she [☒] is personally known to me or [☐] has produced a driver's license as identification.

(Notary Seal)



Print Name: Roman Norozov
Notary Public, State of Florida
Commission Number: FF121306
My Commission Expires: 7/27/18

22

pg 1 of 3

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: 514023-09-0010

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her 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:

CODE RED AF 2009 HOLDINGS LLC

MRAF 2010 TAX LLC
5151 COLLINS AVE STE 1727
MIAMI BEACH FL 33140

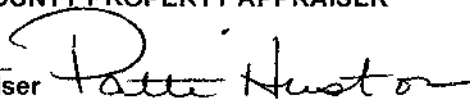
that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County, Instrument # 112932713, appears to be legally insufficient for the following reason:

- The legal description on the deed is the abbreviated legal description from our website. The abbreviated legal description is missing the bearings, therefore the deed needs to be corrected and re-recorded to include the full metes & bounds legal description including the bearings. Per our GIS department please provide us with a copy of your survey. If you need further information please contact Beverly Bennett at 954-357-6807 or via e-mail bbennett@bcpa.net

Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 22nd day of May, 2015, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER

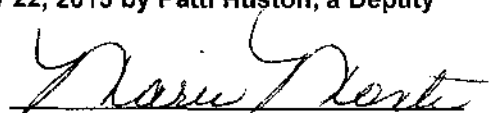
By: Patti Huston
Deputy Appraiser



STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on May 22, 2015 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]


NOTARY PUBLIC

(3)

Exhibit A - Page 1 of 2

INSTR # 112932713 Page 1 of 2, Recorded 04/17/2015 at 09:47 AM
Broward County Commission, Doc. D \$0.70 Deputy Clerk 3370

Prepared by and return to:

Daniel Morman
Florida Bar No. 115038
5151 Collins Avenue
Suite 1727
Miami Beach, FL 33140
(305) 867-8484

[Space Above This Line For Recording Date]

Quit Claim Deed

This Quit Claim Deed made this 5th day of January, 2015 between **MRAF 2010 Tax, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Avenue, Suite 1727, Miami Beach, Florida 33140, Grantor, and **CODE RED AF 2009 HOLDINGS, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Ave. 1727, Miami Beach, FL 33140, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof of which is hereby acknowledged, does hereby quitclaim and grant to the said Grantee, and Grantee's successors and assigns forever, all the right, title interest, claim and demand which Grantor has in and to the following described lands, situate, lying and being in **Broward County, Florida**, to wit:

**FLAMINGO SQUARE 172-26 B PARCEL A LESS: BEG NE
COR PAR A, S 226.05, W 340.60, N 226, E 73.10, N 12, NE 15, SE
100.64, E 146.13 TO POB AS PER OR 43253/853 (K/A
CONSERVATION EASEMENT)**

Parcel Identification Number: 514023-09-0010

all of the above as recorded in the Public Records of Broward County, Florida.

SUBJECT, HOWEVER to all matters of record, zoning and/or other restrictions imposed by governmental authorities, and taxes subsequent to 2014.

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

(2)

Exhibit A - Page 2 of 2

INSTR # 112932713 Page 2 of 2, End of Document

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

NOTE: This instrument has been prepared without the benefit of a title search, abstract of title or opinion of title, at the request of the Grantor/Grantee named herein.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MRAF 2010 TAX, LLC,
a Florida limited liability company

Witness Name: Roman Morozov

By: _____
Name: Robert Danial
Title: Managing Member

Witness Name: Paula Lienti

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of January, 2015 by Robert Daniel, Managing Member of MRAF 2010 Tax, LLC, a Florida limited liability company, on behalf of the company. He/she (☒) is personally known to me or (☐) has produced a driver's license as identification.

(Notary Seal)



Print Name: Roman Morozov
Notary Public, State of Florida
Commission Number: FF 12306
My Commission Expires: 7/27/18

Prepared by and return to:

Daniel Morman
Florida Bar No. 135038
5151 Collins Avenue
Suite 1727
Miami Beach, FL 33140
(305) 867-8484

[Space Above This Line For Recording Date]

Corrective Quit Claim Deed

(THIS CORRECTIVE QUIT CLAIM DEED CORRECTS THE LEGAL DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED RECORDED ON APRIL 17, 2015 WITH THE BROWARD COUNTY COMMISSION AS INSTRUMENT #112932713)

This Quit Claim Deed made this 26 day of May, 2015 between **MRAF 2010 Tax, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Avenue, Suite 1727, Miami Beach, Florida 33140, Grantor, and **CODE RED AF 2009 HOLDINGS, LLC, a Florida limited liability company**, whose post office address is 5151 Collins Ave, 1727, Miami Beach, FL 33140, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof of which is hereby acknowledged, does hereby quitclaim and grant to the said Grantee, and Grantee's successors and assigns forever, all the right, title interest, claim and demand which Grantor has in and to the following described lands, situate, lying and being in **Broward County, Florida**, to wit:

See attached Exhibit "A"

all of the above as recorded in the Public Records of Broward County, Florida.

SUBJECT, HOWEVER to all matters of record; zoning and/or other restrictions imposed by governmental authorities, and taxes subsequent to 2014.

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

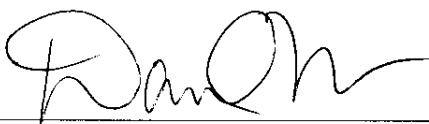
To Have and to Hold, the same in fee simple forever.

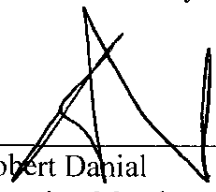
NOTE: This instrument has been prepared without the benefit of a title search, abstract of title or opinion of title, at the request of the Grantor/Grantee named herein.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MRAF 2010 TAX, LLC,
a Florida limited liability company


Witness Name: Daniel Norman

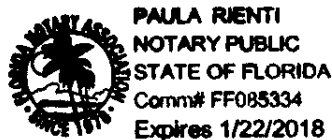
By: 
Name: Robert Danial
Title: Managing Member


Witness Name: Darlene Patricia

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 26th day of May, 2015 by Robert Danial, Managing Member of MRAF 2010 Tax, LLC, a Florida limited liability company, on behalf of the company. He/she [☒] is personally known to me or [] has produced a driver's license as identification.

(Notary Seal)



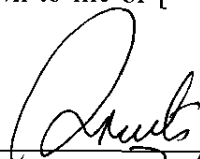

Print Name: Paula Rienti
Notary Public, State of Florida
Commission Number: FF08 5334
My Commission Expires: 01/22/18

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A";
THENCE SOUTH 01°45'42" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 226.04 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 01°45'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 35.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";
THENCE SOUTH 89°35'13" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 849.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";
THENCE NORTH 01°45'42" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 242.38 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A";
THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;
THENCE NORTH 43°03'47" EAST, A DISTANCE OF 42.31 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 13.72 FEET;
THENCE SOUTH 76°53'25" EAST, A DISTANCE OF 51.33 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 71°11'50" EAST, A DISTANCE OF 38.03 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 83°33'43" EAST, A DISTANCE OF 100.64 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 171.90 FEET;
THENCE SOUTH 00°03'23" EAST, ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 43253, PAGE 853, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 226.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; SAID SOUTHWEST CORNER BEING ALSO A POINT ON A LINE 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A";
THENCE NORTH 89°35'13" EAST, ALONG SAID PARALLEL LINE, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND THE SOUTH LINE OF FLAMINGO PAVILION CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 41987, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 340.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, CONTAINING 3.37 ACRES (146,987 SQUARE FEET), MORE OR LESS.

PARCEL IDENTIFICATION NUMBER: 514023-09-0010

28
Broward County Property Appraiser's Network

Page 1 of 4

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: 514023-09-0010

SATISFACTION OF
NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her 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:

CODE RED AF 2009 HOLDINGS LLC

MRAF 2010 TAX LLC
5151 COLLINS AVE STE 1727
MIAMI BEACH FL 33140

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County (CFN# 113019319) CURED the defect that caused the Notice of Insufficiency of Deed to be recorded in the official records of Broward County (CFN# 113005737). Accordingly, said property transfer will be properly entered into the official tax roll of Broward County. Done this 17th day of June, 2015, in Fort Lauderdale, Broward County, Florida.

LORI PARRISH

BROWARD COUNTY PROPERTY APPRAISER

By: 

Monica Cardenas, Deputy Appraiser

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed by me on June 17, 2015 by Monica Cardenas, a Deputy Appraiser, who is personally known.

[Seal]


NOTARY PUBLIC

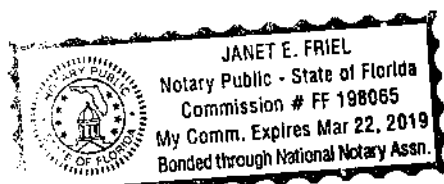


Exhibit A - Page 1 of 3

INSTR # 113019319 Page 1 of 3, Recorded 06/01/2015 at 10:42 AM
Broward County Commission, Doc. D \$0.70 Deputy Clerk 5025

Prepared by and return to:
Daniel Morman
Florida Bar No. 135038
5151 Collins Avenue
Suite 1727
Miami Beach, FL 33140
(305) 867-8484

[Space Above This Line For Recording Date]

Corrective Quit Claim Deed

(THIS CORRECTIVE QUIT CLAIM DEED CORRECTS THE LEGAL DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED RECORDED ON APRIL 17, 2015 WITH THE BROWARD COUNTY COMMISSION AS INSTRUMENT #112932713)

This Quit Claim Deed made this 26 day of May, 2015 between MRAF 2010 Tax, LLC, a Florida limited liability company, whose post office address is 5151 Collins Avenue, Suite 1727, Miami Beach, Florida 33140, Grantor, and CODE RED AF 2009 HOLDINGS, LLC, a Florida limited liability company, whose post office address is 5151 Collins Ave, 1727, Miami Beach, FL 33140, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of whereof of which is hereby acknowledged, does hereby quitclaim and grant to the said Grantee, and Grantee's successors and assigns forever, all the right, title interest, claim and demand which Grantor has in and to the following described lands, situate, lying and being in Broward County, Florida, to wit:

See attached Exhibit "A"

all of the above as recorded in the Public Records of Broward County, Florida.

SUBJECT, HOWEVER to all matters of record; zoning and/or other restrictions imposed by governmental authorities, and taxes subsequent to 2014.

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

Exhibit A - Page 2 of 3

INSTR # 113019319 Page 2 of 3

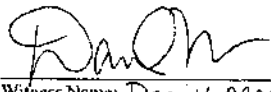
To Have and to Hold, the same in fee simple forever.

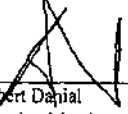
NOTE: This instrument has been prepared without the benefit of a title search, abstract of title or opinion of title, at the request of the Grantor/Grantee named herein.


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MRAF 2010 TAX, LLC,
a Florida limited liability company


Witness Name: Daniel Danial



By: _____
Name: Robert Danial
Title: Managing Member


Witness Name: Danyla R. Rocio

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 26th day of May, 2015 by Robert Danial, Managing Member of MRAF 2010 Tax, LLC, a Florida limited liability company, on behalf of the company. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

(Notary Seal)

 PAULA RIENT
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF085334
Expires 1/22/2018



Print Name: Paula Rient
Notary Public, State of Florida
Commission Number: FF08 5334
My Commission Expires: 01/22/18

Exhibit A - Page 3 of 3

INSTR # 113019319 Page 3 of 3, End of Document

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A";
THENCE SOUTH 01°45'42" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 226.04 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 01°45'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 35.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";
THENCE SOUTH 89°35'13" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 849.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";
THENCE NORTH 01°45'42" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 242.38 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A";
THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;
THENCE NORTH 43°03'47" EAST, A DISTANCE OF 42.31 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 13.72 FEET;
THENCE SOUTH 76°53'25" EAST, A DISTANCE OF 51.33 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 71°11'50" EAST, A DISTANCE OF 38.03 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 83°33'43" EAST, A DISTANCE OF 100.64 FEET;
THENCE NORTH 89°35'24" EAST, A DISTANCE OF 171.90 FEET;
THENCE SOUTH 00°03'23" EAST, ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 43253, PAGE 853, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. A DISTANCE OF 226.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; SAID SOUTHWEST CORNER BEING ALSO A POINT ON A LINE 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A";
THENCE NORTH 89°35'13" EAST, ALONG SAID PARALLEL LINE, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND THE SOUTH LINE OF FLAMINGO PAVILION CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 41987, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 340.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, CONTAINING 3.37 ACRES (146,987 SQUARE FEET), MORE OR LESS.

PARCEL IDENTIFICATION NUMBER: 514023-09-0010

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS CITY OF MIRAMAR vs. **FLAMINGO SQUARE ASSOCIATES**
BROWARD COUNTY) See attached legal description
) **Mailing Address: 150 S ANDREWS AVE #201, POMPANO FL**
) **33069**

CASE#: 09-11-01932 **NOV#:** 3967

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **March 24, 2010** upon notification by the Code Compliance Officer, Casper Mannix that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 11/12/2009 (The "Order") has not been complied with. The Special Magistrate previously entered an Order in this cause, after a hearing held on 02/24/10 and a copy of the Order is attached hereto. A re-inspection on **March 24, 2010** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did/did not comply with the Order in that the Violator did/did not correct: Code Section (s) 10-92 Offense: OVERGROWTH MUST BE CUT/MAINTAINED @ 6 INCHES OR LESS.

It is, therefore, ORDERED that the Violator must pay \$ 1400 to the City of Miramar, within 10 calendar days of hearing date (March 24, 2010). Fines are continuing with this Order. Special Conditions: _____

Status: _____ Date: _____

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **March 24, 2010**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA


Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 24th day of March, 2010



Special Magistrate Recording Secretary

2

4341 S.W. 82nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
L.B. 6633

Tel. (954) 585-0897

Fax (954) 585-3927

LEGAL DESCRIPTION OF A PORTION OF PARCEL "A"

FLAMINGO SQUARE, P.B. 172, PGS. 28-28, B.C.R.
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 28-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S.89°35'13"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF PARCEL CB-4, FLAMINGO ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 150, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 336.84 FEET;

THENCE N.00°24'36"W., A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N.00°24'36"W., A DISTANCE OF 226.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;

THENCE S.89°35'24"W., ALONG SAID NORTH LINE, A DISTANCE OF 3.19 FEET;

THENCE S.00°03'23"E., A DISTANCE OF 226.00 FEET;

THENCE N.89°35'13"E., A DISTANCE OF 4.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA CONTAINING 880 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY STONER & ASSOCIATES, INC.
2. THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.89°35'13"W. ALONG THE SOUTH LINE OF PARCELS "A" AND "B", "FLAMINGO SQUARE", PLAT BOOK 172, PAGES 28-28, BROWARD COUNTY RECORDS.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. THIS IS NOT A SURVEY.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS BY CHAPTER 610.17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.04, FLORIDA STATUTES.

NUMBER	DIST.	BY

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER REG. 6880 - STATE OF FLORIDA

DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK
03/28/98	JOLR	WOLR	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN ENDORSED
SURVEYOR'S SEAL

SHEET 1 OF 2

Special Magistrate Recording Secretary

4341 S.W. 82nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
L.B. 6633

Tel. (954) 585-0997

Fax (954) 585-3827

NOV 20 1998

LEGAL DESCRIPTION OF A PORTION OF PARCEL "A"

FLAMINGO SQUARE, P.B. 172, PGS. 28-28, B.C.R.
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 28-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S.89°35'13"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF PARCEL GB-4, FLAMINGO ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 150, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 336.84 FEET;

THENCE N.00°24'36"W., A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N.00°24'36"W., A DISTANCE OF 226.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;

THENCE S.89°35'24"W., ALONG SAID NORTH LINE, A DISTANCE OF 3.19 FEET;

THENCE S.00°03'23"E., A DISTANCE OF 226.00 FEET;

THENCE N.89°35'13"E., A DISTANCE OF 4.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA CONTAINING 880 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORIZED BY STONER & ASSOCIATES, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY STONER & ASSOCIATES, INC.
2. THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.89°35'13"W. ALONG THE SOUTH LINE OF PARCELS "A" AND "B", "FLAMINGO SQUARE", PLAT BOOK 172, PAGES 28-28, BROWARD COUNTY RECORDS.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. THIS IS NOT A SURVEY.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 4707-01, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.01, FLORIDA STATUTES.

DATE OF SURVEY:	03/28/98	DATE OF SURVEY:	03/28/98
DATE OF SURVEY:	03/28/98	DATE OF SURVEY:	03/28/98
DATE OF SURVEY:	03/28/98	DATE OF SURVEY:	03/28/98
DATE OF SURVEY:	03/28/98	DATE OF SURVEY:	03/28/98

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

FLAMINGO SQUARE ASSOCIATES

STATE OF FLORIDA)
) SS CITY OF MIRAMAR vs. Please see attached legal description
BROWARD COUNTY)
**Mailing Address: 150 S ANDREWS AVE #201,
POMPANO FL 33069**

CASE#: 09-11-01932 NOV#: 3967

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **April 28, 2010** upon notification by the Code Compliance Officer, Casper Mannix that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated November 12, 2009 (The "Order") has not been complied with. The Special Magistrate previously entered an Order in this cause, after a hearing held on March 24, 2010 and a copy of the Order is attached hereto. A re-inspection on **April 28, 2010** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did not comply with the Order in that the Violator did not correct: Code Section (s) 10-92 Offense: OVERGROWTH MUST BE CUT/MAINTAINED @ 6 INCHES OR LESS.

It is, therefore, ORDERED that the Violator must pay \$ 1,750.00 to the City of Miramar, within ten calendar days of hearing date (April 28, 2010). Fines are continual with this Order.

Special Conditions: Violation not corrected

Status: Date

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **April 28, 2010**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

[Signature]
Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 28th day of April, 2010

[Signature]
Special Magistrate Recording Secretary

(2)

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
L.B. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

STONER, INC.

LEGAL DESCRIPTION OF A PORTION OF PARCEL "A"

FLAMINGO SQUARE, P.B. 172, PGS. 26-28, B.C.R.
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S.89°35'13"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF PARCEL GB-4, FLAMINGO ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 150, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 336.84 FEET;

THENCE N.00°24'36"W., A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N.00°24'36"W., A DISTANCE OF 226.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;

THENCE S.89°35'24"W., ALONG SAID NORTH LINE, A DISTANCE OF 3.19 FEET;

THENCE S.00°03'23"E., A DISTANCE OF 226.00 FEET;

THENCE N.89°35'13"E., A DISTANCE OF 4.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA CONTAINING 880 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY STONER & ASSOCIATES, INC.
2. THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.89°35'13"W. ALONG THE SOUTH LINE OF PARCELS "A" AND "B", "FLAMINGO SQUARE", PLAT BOOK 172, PAGES 26-28, BROWARD COUNTY RECORDS.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. THIS IS NOT A SURVEY.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 1207-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISION	DATE	BY
		JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 8080 - STATE OF FLORIDA		
DATE OF SKETCH	DRAWN BY	CHECKED BY
03/28/06	JOUR	WOLFE
		FIELD BOOK
		N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE

STATE OF FLORIDA)
) SS CITY OF MIRAMAR vs. **FLAMINGO SQUARE ASSOCIATES**
BROWARD COUNTY) **Please see attached legal description**
 MIRAMAR, FL 33027
 Mailing Address: 150 S ANDREWS AVE #201, POMPANO FL
 33069

VIOLATION#: first

It is, therefore, ORDERED that the Violator must pay \$ 2100 to the City of Miramar, within 5 calendar days of hearing date (June 9, 2010). Fines are continuing with this Order. Special

Conditions: _____

Status: _____ **Date** _____

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **June 9, 2010**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

Dr. A. A. A. A.
Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 9th day of June, 2010

Special Magistrate Recording Secretary

②

4341 S.W. 82nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
L.B. 6633

Tel. (954) 585-0987
Fax (954) 585-3927

LEGAL DESCRIPTION OF A PORTION OF PARCEL "A"
FLAMINGO SQUARE, P.B. 172, PGS. 26-28, B.C.R.
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S.89°35'13"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF PARCEL GB-4, FLAMINGO ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 150, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 336.84 FEET;

THENCE N.00°24'36"W., A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N.00°24'36"W., A DISTANCE OF 226.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;

THENCE S.89°35'24"W., ALONG SAID NORTH LINE, A DISTANCE OF 3.19 FEET;

THENCE S.00°03'23"E., A DISTANCE OF 226.00 FEET;

THENCE N.89°35'13"E., A DISTANCE OF 4.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA CONTAINING 880 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY STONER & ASSOCIATES, INC.
2. THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.89°35'13"W. ALONG THE SOUTH LINE OF PARCELS "A" AND "B", "FLAMINGO SQUARE", PLAT BOOK 172, PAGES 26-28, BROWARD COUNTY RECORDS.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. THIS IS NOT A SURVEY.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 112001, FLORIDA STATUTES.

REVISIONS	DATE	BY	JAVIER DE LA ROCHA		
			PROFESSIONAL SURVEYOR AND MAPPER NO. 6880 - STATE OF FLORIDA		
	DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK	
	03/28/06	JULIA	WOLFE	N/A	

SEAL

NOT VALID UNLESS
SEALED HEREIN WITH
AN IMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

2 After recording return to:
Attn: Code Compliance Recording Secretary
City of Miramar, Florida
2200 Civic Center Place, Miramar, FL 33025

**CITY OF MIRAMAR, FLORIDA
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE ORDER IMPOSING FINE**

STATE OF FLORIDA)
) SS CITY OF MIRAMAR vs. **FLAMINGO SQUARE ASSOCIATES**
BROWARD COUNTY) Please see attached legal description
 MIRAMAR, FL 33027
 Mailing Address: 150 S ANDREWS AVE #201, POMPANO FL
 33069

CASE#: 09-11-01932 **NOV#:** 3967 **VIOLATION#:** first

This cause was brought before the Code Compliance Special Magistrate ("the Special Magistrate") or issued date of **July 14, 2010** upon notification by the Code Compliance Officer, Casper Mannix that the Special Magistrate's Findings of Fact, Conclusion of Law and Order or Code Compliance Ticket dated 11/12/2009 (The "Order") has not been complied with. The Special Magistrate previously entered an Order in this cause, after a hearing held on 06/09/10 and a copy of the Order is attached hereto. A re-inspection on **July 14, 2010** of the property and/or review of the records with the City Code Compliance Division revealed that the Violator did/did not comply with the Order in that the Violator did/did not correct: Code Section (s) 10-92 Offense: OVERGROWTH MUST BE CUT/MAINTAINED @ 6 INCHES OR LESS.

It is, therefore, ORDERED that the Violator must pay \$ 1750 to the City of Miramar, within 5 calendar days of hearing date (July 14, 2010). Fines are continuing with this Order. Special Conditions: _____

Status: _____ Date _____

This Order shall be recorded and shall constitute a lien until judgment is rendered in a suit to foreclose, or to enforce, this Order.

DONE AND ORDERED at the City of Miramar, Broward County, Florida on **July 14, 2010**.

CODE COMPLIANCE SPECIAL MAGISTRATE FOR THE
CITY OF MIRAMAR, FLORIDA

Debbie Q. Walker
Special Magistrate

CERTIFICATION:

I certify this to be a true and correct copy of the Original Document on File. Witness my hand and official Seal of the City of Miramar, In the County of Broward, Florida.

This 14th day of July, 2010

[Signature]
Special Magistrate Recording Secretary

(2)



Tel. (954) 585-0997
Fax (954) 585-3927

LEGAL DESCRIPTION OF A PORTION OF PARCEL "A"
FLAMINGO SQUARE, P.B. 172, PGS. 26-28, B.C.R.
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "FLAMINGO SQUARE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 26-28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE 5.89°35'13"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF PARCEL GB-4, FLAMINGO ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 150, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 336.84 FEET;

THENCE N.00°24'36"W., A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N.00°24'36"W., A DISTANCE OF 226.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD;

THENCE S.89°35'24"W., ALONG SAID NORTH LINE, A DISTANCE OF 3.19 FEET;

THENCE S.00°D3'23"E., A DISTANCE OF 226.00 FEET:

THENCE N.89°35'13"E., A DISTANCE OF 4.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF MIAMI, BROWARD COUNTY, FLORIDA CONTAINING 880 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC., WITHOUT THE BENEFIT OF TITLE SEARCH. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY STONER & ASSOCIATES, INC.
2. THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.89°35'13"W. ALONG THE SOUTH LINE OF PARCELS "A" AND "B", "FLAMINGO SQUARE", PLAT BOOK 172, PAGES 28-28, BROWARD COUNTY RECORDS.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. THIS IS NOT A SURVEY.

CERTIFICATE

CERTIFICATE:
 THERE IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I
 FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL
 SURVEYORS AND MAPPERS IN CHAPTER 15C17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 172.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
03/25/08	JOUR	WOLR	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

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

DATE: March 1st, 2023

PROPERTY ID # 514023-09-0010 (TD # 49966)

WARNING

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

CITY OF MIRAMAR
CODE COMPLIANCE DIVISION
11765 CITY HALL PROMENADE
MIRAMAR, FL 33025

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT W PEMBROKE RD MIRAMAR FL 33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

* Estimated Amount due if paid by March 31, 2023\$6,005.49
Or
* Estimated Amount due if paid by April 18, 2023\$6,077.84

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 19, 2023 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2023

PROPERTY ID # 514023-09-0010 (TD # 49966)

WARNING

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

CITY OF MIRAMAR
DOUGLAS R. GONZALES
200 E BROWARD BLVD #1900
FT LAUDERDALE, FL 33301

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

DATE: March 1st, 2023

PROPERTY ID # 514023-09-0010 (TD # 49966)

WARNING

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CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

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

DATE: March 1st, 2023

PROPERTY ID # 514023-09-0010 (TD # 49966)

WARNING

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

*EG MIRAMAR LLC
308 S COCONUT LN
MIAMI BEACH, FL 33139

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

DATE: March 1st, 2023

PROPERTY ID # 514023-09-0010 (TD # 49966)

WARNING

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*FLAMINGO ESTATES MAINT ASSOC
PO BOX 840407
HOLLYWOOD, FL 33084-2407

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

DATE: March 1st, 2023

PROPERTY ID # 514023-09-0010 (TD # 49966)

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*FLAMINGO PAVILION CONDOMINIUM ASSOCIATION, INC. C/O TDSUNSHINE PROPERTY
MANAGEMENT LLC
8181 W BROWARD BLVD STE 380
PLANTATION, FL 33324

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33027 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2023

PROPERTY ID # 514023-09-0010 (TD # 49966)

WARNING

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FLAMINGO AF HOLDING LLC
5255 COLLINS AVE #4E
MIAMI BEACH, FL 33140

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www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2023

PROPERTY ID # 514023-09-0010 (TD # 49966)

WARNING

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ROBERT DANIAL, REGISTERED AGENT,
O/B/O FLAMINGO AF HOLDING, LLC
5161 COLLINS AVENUE
PHD
MIAMI BEACH, FL 33140

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www.broward.org/recordstaxestreasury

7007 0710 0001 2796 0746

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total P_c

TD 49966 APRIL 2023 WARNING

CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PLACE
MIRAMAR, FL 33025

Sent To

Street, Ap
or PO Bo

City, State

PS Form 3800, August 2006

See Reverse for Instructions

7007 0710 0001 2796 0753

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	TD 49966 APRIL 2023 WARNING	
Sent To	CITY OF MIRAMAR	
Street, Apt. or PO Box	DOUGLAS R. GONZALES	
City, State,	200 E BROWARD BLVD #1900	
	FT LAUDERDALE, FL 33301	

PS Form 3800, August 2006

See Reverse for Instructions

7007 0710 0001 2796 0760

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
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For delivery information visit our website at www.usps.com ®		
OFFICIAL USE		
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total	TD 49966 APRIL 2023 WARNING FLAMINGO AF HOLDING LLC 5255 COLLINS AVE #4E MIAMI BEACH, FL 3314	
Sent To		
Street, or PO		
City, St		
PS Form 3800, August 2006		
See Reverse for Instructions		

7007 0710 0001 2801 5018

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total **TD 49966 APRIL 2023 WARNING**
ROBERT DANIAL, REGISTERED AGENT,
Sent To: O/B/O FLAMINGO AF HOLDING, LLC
5161 COLLINS AVENUE
Street, or PO PHD
City, S MIAMI BEACH, FL 33140

2007 0710 0001 2796 0302

U.S. Postal Service TM		
CERTIFIED MAIL TM RECEIPT		
(Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total	TD 49966 APRIL 2023 WARNING	
Sent To	CITY OF MIRAMAR	
Street, or PO	CODE COMPLIANCE DIVISION	
City, S	11765 CITY HALL PROMENADE	
	MIRAMAR, FL 33025	
PS Form 3800, August 2006		
See Reverse for Instructions		

7007 0710 0001 2801 8729

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	

Postmark
Here

TD 49966 APRIL 2023 WARNING

Sent To
Street, Ap
or PO Box
City, State

*FLAMINGO PAVILION CONDOMINIUM ASSOCIATION,
INC. C/O TDSUNSHINE PROPERTY MANAGEMENT LLC
8181 W BROWARD BLVD STE 380
PLANTATION, FL 33324

7007 0710 0001 2801 8736

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com ®	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Po.	
Postmark Here	
TD 49966 APRIL 2023 WARNING	
*EG MIRAMAR LLC	
308 S COCONUT LN	
MIAMI BEACH, FL 33139	
Sent To	
Street, Apt. 1 or PO Box A	
City, State, Z	
PS Form 3800, August 2006	
See Reverse for Instructions	

7007 0710 0001 2801 8743

U.S. Postal ServiceTM

CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Tot	TD 49966 APRIL 2023 WARNING *FLAMINGO ESTATES MAINT ASSOC PO BOX 840407 HOLLYWOOD, FL 33084-2407	
Sent		
Street or P.O.		
City		

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49966 APRIL 2023 WARNING
*EG MIRAMAR LLC
308 S COCONUT LN
MIAMI BEACH, FL 33139



9590 9402 7448 2055 8282 50

2

7007 0710 0001 2801 8736

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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TD 49966 APRIL 2023 WARNING
 CITY OF MIRAMAR
 CODE COMPLIANCE DIVISION
 11765 CITY HALL PROMENADE
 MIRAMAR, FL 33025



9590 9402 7448 2055 8276 73

2. Article Number: 7007107101000112796 0302

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

MIRAMAR P.D.

C. Date of Delivery

3/4/23

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"/> Insured Mail Restricted Delivery (over \$500) | |

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 49966 APRIL 2023 WARNING
 *FLAMINGO ESTATES MAINT ASSOC
 PO BOX 840407
 HOLLYWOOD, FL 33084-2407



9590 9402 7448 2055 8282 43

7007 0710 0001 2801 8743

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *M*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

May Janembush

C. Date of Delivery

3-15-23

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

M

3. Service Type

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

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

☐ Delivery Restricted Delivery

☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt