

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

TDA# 50450

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

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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 04 11 0020	552241	15601 SHERIDAN STREET DAVIE 33331

### Legal Description

PARCEL B OF "BRITANNIA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 148, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAT PORTION OF PARCEL B DESCRIBED AS BUILDING BOUNDARY IN OFFICIAL RECORDS BOOK 29208, PAGE 1430, TOGETHER WITH A PORTION OF VACATED HAWKE'S BLUFF AVENUE DESCRIBED IN OFFICIAL RECORDS BOOK 30262, PAGE 675; LESS PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 30778, PAGE 374; LESS PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 38063, PAGE 1853; AND LESS A PORTION OF PARCEL B DESCRIBED IN INSTRUMENT # 117512245.

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## Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2021 - 12868	\$7,451,580	No	No	No

**Owner of Record on Current Tax Roll**  
SOUTHWEST BROWARD THEATERS  
HOLDINGS LTD  
2929 E COMMERCIAL BLVD STE 400  
FORT LAUDERDALE FL 33308-4220

### Billing Name & Address

# PROPERTY INFORMATION REPORT

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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:**04/13/2023      **Search covers**    **20 years**      **through:**04/11/2023

*Ashley Reeves*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER**

Name & Address of Record	Document	Examiner Comments
SOUTHWEST BROWARD THEATERS HOLDINGS, LTD. 3101 N FEDERAL HIGHWAY, 6TH FLOOR FORT LAUDERDALE FL 33306	Corrective Warranty Deed Bk:29208 Pg:1430	
SOUTHWEST BROWARD THEATERS HOLDINGS, LTD. 2929 E COMMERCIAL BLVD SUITE 400 FT. LAUDERDALE FL 33308	Sunbiz	
JOSEPH B BARNES, REGISTERED AGENT O/B/O SOUTHWEST BROWARD THEATERS HOLDINGS, LTD. 2929 E COMMERCIAL BLVD SUITE 409 FORT LAUDERDALE FL 33308	Sunbiz	

**Related Documents (for Reference)**

Warranty Deed  
Bk:29038 Pg:500

**MORTGAGE HOLDER**

Name & Address of Record	Document	Examiner Comments
None found.		

**Related Documents (for Reference)**

None found.

**LIEN HOLDER**

Name & Address of Record	Document	Examiner Comments
None found.		

**Related Documents (for Reference)**

None found.

## OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
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None found.

### Related Documents (for Reference)

None found.

## OTHER DOCUMENTS

### Document Type

Property Appraiser



<b>Site Address</b>	<b>15601 SHERIDAN STREET, DAVIE FL 33331</b>	<b>ID #</b>	5140 04 11 0020
<b>Property Owner</b>	SOUTHWEST BROWARD THEATERS HOLDINGS LTD	<b>Millage</b>	2413
<b>Mailing Address</b>	2929 E COMMERCIAL BLVD STE 400 FORT LAUDERDALE FL 33308-4220	<b>Use</b>	28-01
<b>Abbr Legal Description</b>	BRITANNIA 148-7 B PARCEL B LESS POR DESC IN OR 29208/1430 TOGETHER WITH POR OF VACATED HAWKS BLUFF AVE DESC IN OR 30262/675;LESS POR DESC IN OR 30778/37 & LESS POR DESC IN OR 38063/1853,LESS A POR OF PAR B DESC IN COMM AT NE COR PAR C,S 792.07,SLY 136.95,W 280.25 TO POB,S 121.50,W 108.68,N 39.66 W 14.25,NWLY 5.89,N 45.34,NELY 5.89,E 14.25,N 29,E 108.68 TO POB		

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	\$6,584,000	\$867,580	\$7,451,580	\$6,989,670	
2021	\$5,486,670	\$867,580	\$6,354,250	\$6,354,250	\$120,785.52
2020	\$5,486,670	\$867,580	\$6,354,250	\$6,354,250	\$121,450.78

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$7,451,580	\$7,451,580	\$7,451,580	\$7,451,580
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$6,989,670	\$7,451,580	\$6,989,670	\$6,989,670
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$6,989,670	\$7,451,580	\$6,989,670	\$6,989,670

Sales History			
Date	Type	Price	Book/Page or CIN
2/1/1999	SW*	\$100	29208 / 1430
11/12/1998	WD*	\$21,500,000	29038 / 500
2/13/1998	WD*	\$3,350,000	27734 / 475
8/21/1997	WD*	\$7,499,800	26989 / 625

Land Calculations		
Price	Factor	Type
\$12.00	548,667	SF
Adj. Bldg. S.F. (Card, Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24			8K					
L			8K					
1			12.6					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #50450

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of July 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:

TOWN OF DAVIE 6591 ORANGE DR DAVIE, FL 33314	SOUTHWEST BROWARD THEATERS HOLDINGS LTD 15601 SHERIDAN STREET DAVIE, FL 33331	SOUTHWEST BROWARD THEATERS HOLDINGS, LTD. 2929 E COMMERCIAL BLVD SUITE 400 FT. LAUDERDALE, FL 33308	JOSEPH B BARNES, REGISTERED AGENT O/B/O SOUTHWEST BROWARD THEATERS HOLDINGS, LTD. 2929 E COMMERCIAL BLVD SUITE 409 FORT LAUDERDALE, FL 33308
SOUTHWEST BROWARD THEATERS HOLDINGS, LTD. 3101 N FEDERAL HIGHWAY, 6TH FLOOR FORT LAUDERDALE, FL 33306	*EPT DAVIE INC % ENTERTAINMENT PROP TR 909 WALNUT ST STE 200 KANSAS CITY, MO 64106-2003	*556 S BRIDGE ST LLC 2639 S OCEAN BLVD HIGHLAND BEACH, FL 33487- 1831	*ADVANCE BUSINESS ASSOC 3 LLC 6701 N HIATUS ROAD FORT LAUDERDALE, FL 33321
*SOUTH BROWARD DRAINAGE DISTRICT 6591 SW 160TH AVE SOUTHWEST RANCHES, FL 33331-4601			

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of July 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

2

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50450

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: 514004-11-0020  
Certificate Number: 12868  
Date of Issuance: 05/25/2021  
Certificate Holder: MICHIGAN ATLANTIC EQUITIES LLC  
Description of Property: BRITANNIA 148-7 B  
PARCEL B LESS POR DESC IN  
OR 29208/1430 TOGETHER WITH POR  
See Additional Legal on Tax Roll

Name in which assessed: SOUTHWEST BROWARD THEATERS HOLDINGS LTD  
Legal Titleholders: SOUTHWEST BROWARD THEATERS  
HOLDINGS LTD  
2929 E COMMERCIAL BLVD STE 400  
FORT LAUDERDALE, FL 33308-4220

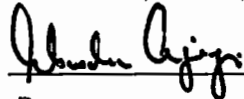
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of August, 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 2nd day of May, 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: 07/13/2023, 07/20/2023, 07/27/2023 & 08/03/2023  
Minimum Bid: 596533.65

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50450

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See Additional Legal on Tax Roll

Name in which assessed: SOUTHWEST BROWARD THEATERS HOLDINGS LTD

Legal Titleholders: SOUTHWEST BROWARD THEATERS  
HOLDINGS LTD  
2929 E COMMERCIAL BLVD STE 400  
FORT LAUDERDALE, FL 33308-4220

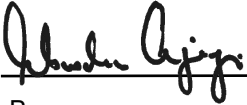
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broward.deedauction.net  
*\*Pre-registration is required to bid.*

Dated this 4th day of May, 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: 07/13/2023, 07/20/2023, 07/27/2023 & 08/03/2023

Minimum Bid: 596920.65



**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

50450  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 12868

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

07/13/2023 07/20/2023 07/27/2023 08/03/2023

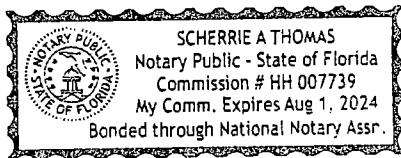
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Barbara Jean Cooper*

Sworn to and subscribed before me this  
3 day of AUGUST, 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 50450**

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: 514004-11-0020  
Certificate Number: 12868  
Date of Issuance: 05/25/2021

Certificate Holder:  
MICHIGAN ATLANTIC EQUITES LLC

Description of Property:  
BRITANNIA 148-7 B  
PARCEL B LESS POR DESC IN  
OR 29208/1430 TOGETHER  
WITH POR

See Additional Legal on Tax Roll  
Name in which assessed:

SOUTHWEST BROWARD THE-  
ATERS HOLDINGS LTD

Legal Titleholders:  
SOUTHWEST BROWARD THE-  
ATERS HOLDINGS LTD  
2929 E COMMERCIAL BLVD  
STE 400

FORT LAUDERDALE, FL 33308-4220  
All of said property being in the  
County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be

sold to the highest bidder on the 16th day of August, 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 4th day of May, 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: 596920.65  
401-314  
7/13-20-27 8/3 23-02/0000671955B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23024362

Broward County, FL VS Southwest Broward Theaters Holdings Ltd

**RETURN OF SERVICE**



Court Case # TD 50450

Hearing Date:08/16/2023

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Southwest Broward Theaters Holdings Ltd 15601 Sheridan Street Davie FL 33331**

Served:

Not Served:

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

Date: 07/11/2023 Time: 12:00 PM

On Southwest Broward Theaters Holdings Ltd 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 Commercial:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

COMMENTS: property manage D J

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

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

By: *Jose Penendot*

D.S.

J. Penendot, #14932

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

EXECUTION COSTS

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 514004-11-0020 (TD #50450)

# 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 July 31, 2023 .....\$588,479.23

Or

\* Amount due if paid by August 15, 2023 .....\$596,920.65

\*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 August 16, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

SOUTHWEST BROWARD THEATERS  
HOLDINGS LTD  
15601 SHERIDAN ST  
DAVIE, FL 33331

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

RECEIVED SHERIFF  
2023 JUL 14 10:56  
BROWARD COUNTY FLORIDA

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50450

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: 514004-11-0020  
Certificate Number: 12868  
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PARCEL B LESS POR DESC IN  
OR 29208/1430 TOGETHER WITH POR  
See Additional Legal on Tax Roll

Name in which assessed: SOUTHWEST BROWARD THEATERS HOLDINGS LTD  
Legal Titleholders: SOUTHWEST BROWARD THEATERS  
HOLDINGS LTD  
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FORT LAUDERDALE, FL 33308-4220

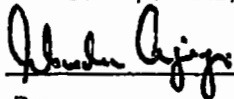
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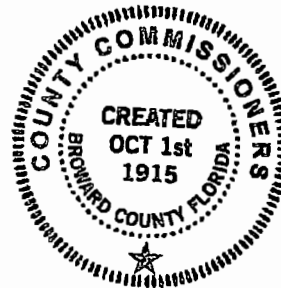
broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 2nd day of May, 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: 07/13/2023, 07/20/2023, 07/27/2023 & 08/03/2023  
Minimum Bid: 596533.65

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23024362

Broward County, FL VS Southwest Broward Theaters Holdings Ltd

**RETURN OF SERVICE**



Court Case # TD 50450

Hearing Date:08/16/2023

Received by CCN 17912

07/06/2023 6:30 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Southwest Broward Theaters Holdings Ltd 2929 E Commercial Boulevard Ste 400 Fort Lauderdale FL 33308**

Served:

Not Served:

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

Date: 07/06/2023 Time: 8:03 AM

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

**INDIVIDUAL SERVICE**

/

**COMMENTS:** Posted Tax Notice on front door.

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

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

By: 

**D.S.**

**J. Palermo, #17912**

**RECEIPT INFORMATION**

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

**EXECUTION COSTS**

**DEMAND/LEVY INFORMATION**

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

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 23024362

Broward County, FL VS Southwest Broward Theaters Holdings Ltd

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Broward County, Florida**

By: 

**D.S.**

**J. Palermo, #17912**

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**EXECUTION COSTS**

**DEMAND/LEVY INFORMATION**

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Judgment Amount	\$0.00
Current Interest Rate	0.00%
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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 # 514004-11-0020 (TD # 50450)

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ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

ORIGINAL DOCUMENT

## NOTE

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

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

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 July 31, 2023 .....\$588,479.23

Or

\* Amount due if paid by August 15, 2023 .....\$596,920.65

\*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 August 16, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

SOUTHWEST BROWARD THEATERS  
HOLDINGS LTD  
2929 E COMMERCIAL BLVD STE 400  
FORT LAUDERDALE, FL 33308-4220

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

2

# Broward County, Florida

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

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 50450

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: 514004-11-0020  
Certificate Number: 12868  
Date of Issuance: 05/25/2021  
Certificate Holder: MICHIGAN ATLANTIC EQUITIES LLC  
Description of Property: BRITANNIA 148-7 B  
PARCEL B LESS POR DESC IN  
OR 29208/1430 TOGETHER WITH POR  
See Additional Legal on Tax Roll

Name in which assessed: SOUTHWEST BROWARD THEATERS HOLDINGS LTD  
Legal Titleholders: SOUTHWEST BROWARD THEATERS  
HOLDINGS LTD  
2929 E COMMERCIAL BLVD STE 400  
FORT LAUDERDALE, FL 33308-4220

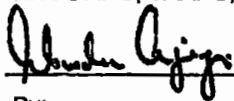
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 16th day of August, 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 2nd day of May, 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: 07/13/2023, 07/20/2023, 07/27/2023 & 08/03/2023  
Minimum Bid: 596533.65



Return to: (enclose self-addressed stamped envelope)

*[Handwritten Signature]*  
Robert H. Miltenberger, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
Address: 200 East Broward Boulevard  
Fort Lauderdale, Florida 33301

**This Instrument Prepared by:**  
Robert H. Miltenberger, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
Address: 200 East Broward Boulevard  
Fort Lauderdale, Florida 33301

**Property Appraisers Parcel -**  
I.D. (Folio) Numbers(s): 11004-11-00100, 11004-11-00300,  
11004-11-00200

99-065553 T#001  
02-04-99 03:36PM

\$ 0.70  
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

BK 29208PG 1430

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**CORRECTIVE SPECIAL WARRANTY DEED**

***This Corrective Special Warranty Deed*** made and executed the 27th day of January A.D., 1999 by **EPT DOWNREIT, INC.**, a Missouri corporation, whose post office address is One Kansas City Place, 1200 Main Street, Suite 3250, Kansas City, Missouri 64105, hereinafter called the grantor, to **SOUTHWEST BROWARD THEATERS HOLDINGS, LTD.**, a Florida limited partnership, with offices at 3101 N. Federal Highway, 6th Floor, Fort Lauderdale, Florida 33306, hereinafter called the grantee:

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

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Davie, Broward County, Florida, viz:

SEE **EXHIBIT "A"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**Subject to:**

- (a) Taxes and assessments for the year of closing and subsequent years.
- (b) All matters shown on Exhibit "B" attached hereto.

*[Handwritten Signature]*

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

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


**And** the grantor hereby covenants with said grantee that it is lawfully seised of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

**This Corrective Special Warranty Deed** is given to reconvey to grantee that portion of the premises erroneously conveyed by grantee (as grantor) to grantor hereunder pursuant to that certain Special Warranty Deed dated November 12, 1998 and recorded December 3, 1998 in Official Records Book 29038 at Page 500 of the Public Records of Broward County, Florida.

**In Witness Whereof**, the said grantor has hereunto caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized the day and year first above written.

Signed, sealed and delivered in presence of:

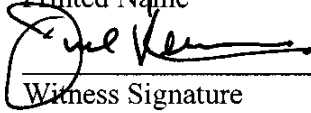
**EPT DOWNREIT, INC., a Missouri corporation**

  
\_\_\_\_\_

Witness Signature

Gregory H. Silvers

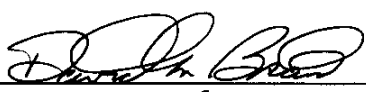
Printed Name

  
\_\_\_\_\_

Witness Signature

FRED L. KENNON

Printed Name

By:   
\_\_\_\_\_  
Name: DAVID M. PRAMM  
Title: CEO

Address: 1200 Main Street  
Suite 3250  
Kansas City, Missouri 64105

BK 29208PG1432

STATE OF MISSOURI )  
 ) SS:  
COUNTY OF Jackson )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by David Brain as CFO of EPT DOWNREIT, INC. a Missouri corporation, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me or who has produced Drivers License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of ~~January~~ February, 1999.

Jolyne Schroeder  
Notary Public  
JOLYNE SCHROEDER  
NOTARY PUBLIC - STATE OF MISSOURI  
JACKSON COUNTY  
MY COMMISSION EXPIRES DEC. 15, 2002

\_\_\_\_\_  
Typed, printed or stamped name of Notary Public

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCELS 'A', 'B' AND 'C' OF "BRITANNIA" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 148, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,777,293 SQUARE FEET (40.801 ACRES) MORE OR LESS.

ALSO KNOWN AS:

ALL OF PARCELS 'A', 'B', AND 'C', "BRITANNIA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 148, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 'A' ; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 'A' THE FOLLOWING TWO (2) DESCRIBED COURSES (1) NORTH 01'45'36" WEST (PLAT BEARING) 639.99 FEET TO A POINT ON A 100.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 01'45'39" WEST (2) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00" AN ARC DISTANCE OF 157.08 FEET TO A POINT OF NON-TANGENCY ON THE BOUNDARY OF SAID PARCEL 'B'; THENCE ALONG THE BOUNDARIES OF SAID PARCELS 'A', 'B' AND 'C', THE FOLLOWING SIX (6) DESCRIBED COURSES (1) NORTH 88'14'24" EAST 60.00 FEET (2) NORTH 01'45'36" WEST 1088.28 FEET; (3) NORTH 89'28'30" EAST 1103.75 FEET; (4) SOUTH 02'24'49" WEST 792.07 FEET TO A POINT ON A 1085.89 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 87'42'23" WEST; (5) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84'43'32" AN ARC DISTANCE OF 1605.75 FEET TO A POINT OF NON-TANGENCY; (6) SOUTH 86'02'15" WEST 145.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 1,777,293 SQUARE FEET (40.801 ACRES) MORE OR LESS.

LESS:

LEGAL DESCRIPTION (BUILDING BOUNDARY)

PORTIONS OF PARCELS 'A' AND 'B', "BRITANNIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL 'C' AS SHOWN ON SAID PLAT; THENCE, ALONG THE WESTERLY BOUNDARIES OF SAID PARCELS 'B' AND 'C', SOUTH 01'45'36" EAST (PLAT BEARING) 741.56 FEET; THENCE NORTH 89'28'30" EAST 114.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89'28'30" EAST 223.70 FEET TO A POINT OF CURVATURE OF A 38.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00" AN ARC DISTANCE OF 59.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00'31'30" EAST 398.88 FEET TO A POINT OF CURVATURE OF A 38.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88'45'54" AN ARC DISTANCE OF 58.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88'14'24" WEST 281.39 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17'14'35" AN ARC DISTANCE OF 15.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 74'31'01" WEST 10.39 FEET TO A POINT OF CURVATURE OF A 74.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27'11'27" AN ARC DISTANCE OF 35.12 FEET TO A POINT OF COMPOUND CURVATURE OF A 26.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64'33'55" AN ARC DISTANCE OF 29.30 FEET TO A POINT OF REVERSE CURVATURE OF A 110.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18'59'56" AN ARC DISTANCE OF 36.48 FEET TO A POINT OF TANGENCY LYING ON A LINE 12.00 FEET EAST OF AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID PARCEL 'B'; THENCE, ALONG SAID PARALLEL LINE, NORTH 01'45'36" WEST 293.63 FEET TO A POINT OF CURVATURE OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91'14'08" AN ARC DISTANCE OF 159.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 168358 SQUARE FEET (3.885 ACRES) MORE OR LESS.

EXHIBIT "B"

1. Dedications, restrictions, covenants, conditions and easements as contained on the Plat of "BRITANNIA" recorded in Plat Book 148, Page 7; as affected by that Agreement for Amendment of Notation on Plat recorded April 23, 1998, in Official Records Book 28095, Page 147.
2. Reservations in favor of the BOARD OF COUNTY COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT contained in Deed No. 1508 recorded in Deed Book 467, Page 107, and QuitClaim Deed recorded in Deed Book 469, Page 490, omitting therefrom reservations for easements for state road right of way or existing county road right of way, as affected by the following: (a) Quit-Claim Deed given by CENTRAL BROWARD DRAINAGE DISTRICT to SOUTH BROWARD DRAINAGE DISTRICT recorded January 28, 1990, in Official Records Book 17540, Page 749; (b) Non-Use Commitment No. 1102 given by the SOUTH FLORIDA WATER MANAGEMENT DISTRICT on Lands Deeded by the BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT recorded December 23, 1997, in Official Records Book 27451, Page 541; (c) Non-Use Commitment No. 1106 given by the SOUTH FLORIDA WATER MANAGEMENT DISTRICT on Lands Deeded by the BOARD OF COUNTY COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT recorded July 13, 1998, in Official Records Book 28553, Page 260; and (d) Non-Use Commitment No. 17038 given by the SOUTH FLORIDA WATER MANAGEMENT DISTRICT on Lands Deeded by the BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT recorded July 13, 1998, in Official Records Book 28553, Page 263.
3. Right of Way Easement in favor of FLORIDA POWER & LIGHT COMPANY recorded in Official Records Book 4499, Page 873.
4. Cul-de-sac easement in favor of THE TOWN OF DAVIE established by that Easement Deed recorded June 18, 1991, in Official Records Book 18479, Page 607, and a non-exclusive public road easement and landscape easement in favor of THE TOWN OF DAVIE established by that Easement Deed recorded June 18, 1991, in Official Records Book 18479, Page 611.
5. Oil, gas and mineral reservations in favor of the EVERGLADES DRAINAGE DISTRICT as established by that Deed dated October 16, 1944, recorded in Deed Book 467, Page 107; as affected by that instrument releasing canal reservations recorded in Official Records Book 2748, Page 203; and as affected by that Non-Use Commitment No. 1102 given by the SOUTH FLORIDA WATER MANAGEMENT DISTRICT on Lands Deeded by the BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT recorded December 23, 1997, in Official Records Book 27451, Page 541.
6. Restrictions, covenants and conditions established by that Final Resolution of Annexation by the BOARD OF SUPERVISORS OF THE HOLLYWOOD RECLAMATION DISTRICT, recorded November 4, 1985, in Official Records Book 12942, Page 470; as affected by that South Drainage District Resolution No. 88-4 recorded April 5, 1988, in Official Records Book 15325, Page 40.
7. Terms, covenants, conditions, restrictions and lien, superior to any mortgage established by that Road Impact Agreement between BROWARD COUNTY and R.EMMETT McTIGUE, individually and as Trustee, recorded November 1, 1993, in Official Records Book 21338, Page 540.

8. Terms, covenants, conditions, construction, obligations, restrictions and lien, superior to any mortgage, established by that Agreement between BROWARD COUNTY and R.EMMETT McTIGUE for Installation of Required Improvements relating to Coquina Flats Plat recorded February 8, 1994, in Official Records Book 21736, Page 542.
9. Dedications, restrictions, covenants, conditions and easement established by that Plat of "COQUINA FLATS" recorded in Plat Book 155, Page 29.
10. Terms, covenants, conditions, restrictions, a perpetual, irrevocable, non-exclusive access easement for ingress and egress of pedestrian and vehicular traffic, beneficial maintenance obligations and traffic control restrictions established by that Non-Exclusive Access Easement Agreement between PARADISE/BVT COQUINA ASSOCIATES, a Florida general partnership, and SOUTHWEST BROWARD THEATERS HOLDINGS, LTD., a Florida limited partnership, recorded February 19, 1998, in Official Records Book 27734, Page 509.
11. Terms, covenants, conditions and restrictions on service established by that Resolution No. 86-Z-9 of the CITY OF COOPER CITY, FLORIDA, establishing the terms of an Interlocal Agreement between the CITY OF COOPER CITY and the TOWN OF DAVIE recorded May 13, 1987, in Official Records Book 14432, Page 759.
12. Perpetual, irrevocable, exclusive easement, restrictions and maintenance obligations established by that Signage Easement Agreement executed by PARADISE/BVT COQUINA ASSOCIATES, a Florida general partnership, and SOUTHWEST BROWARD THEATERS HOLDINGS, LTD., benefitting and burdening the lands described as Parcel 1 in Schedule A, recorded February 19, 1998, in Official Records Book 27734, Page 488.
13. Perpetual, irrevocable, exclusive easement and beneficial restrictions and maintenance obligations established by that Signage Easement Agreement between SOUTHWEST BROWARD THEATERS HOLDINGS, LTD., a Florida limited partnership, and PARADISE/BVT COQUINA ASSOCIATES, a Florida general partnership, recorded February 19, 1998, in Official Records Book 27734, Page 477.
14. Non-exclusive easement, 12 feet in width, and reservation by grantor of right of use established by that Non-Exclusive Easement in favor of FLORIDA POWER & LIGHT COMPANY recorded February 13, 1998, in Official Records Book 27709, Page 704.
15. Non-exclusive easement, 12 feet in width, and reservation by grantor of right of use established by that Non-Exclusive Easement in favor of FLORIDA POWER & LIGHT COMPANY recorded February 13, 1998, in Official Records Book 27709, Page 699.
16. Non-exclusive easement, 12 feet in width, and reservation by grantor of right of use established by that Non-Exclusive Easement in favor of FLORIDA POWER & LIGHT COMPANY recorded February 16, 1998, in Official Records Book 27716, Page 706.
17. Terms and provisions contained in that certain Declaration of Easements and Restrictions between Southwest Broward Theaters Holdings,Ltd. and EPT DownReit, Inc. recorded December 3, 1998 in Official Records Book 29038, Page 507.
18. Terms, covenants, conditions and the vacation of a portion of the right-of-way, cul-de-sac easement and related easements, but reserving certain easements previously established by the "BRITANNIA" as established by that Ordinance No. 98-17 of the TOWN COUNCIL OF

THE TOWN OF DAVIE, FLORIDA, recorded May 28, 1998, in Official Records Book 28285, Page 881.

19. Easements in favor of the SOUTH BROWARD DRAINAGE DISTRICT established by that Drainage Easement recorded December 5, 1996, in Official Records Book 25735, Page 997.

ALL IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

BK 29208 PG 1436



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

## Detail by Entity Name

Florida Limited Partnership  
 SOUTHWEST BROWARD THEATERS HOLDINGS, LTD.

### Filing Information

**Document Number** A97000002062  
**FEI/EIN Number** 65-0788519  
**Date Filed** 09/24/1997  
**State** FL  
**Status** ACTIVE  
**Last Event** LP AMENDMENT  
**Event Date Filed** 04/15/2010  
**Event Effective Date** NONE

### Principal Address

2929 E. COMMERCIAL BLVD  
 SUITE 400  
 FT. LAUDERDALE, FL 33308

Changed: 03/09/2022

### Mailing Address

2929 E COMMERCIAL BLVD  
 SUITE 400  
 FT. LAUDERDALE, FL 33308

Changed: 03/09/2022

### Registered Agent Name & Address

BARNES, JOSEPH B  
 2929 E COMMERCIAL BLVD  
 SUITE 409  
 FORT LAUDERDALE, FL 33308

Name Changed: 02/06/2018

Address Changed: 02/06/2018

### General Partner Detail

#### **Name & Address**

Document Number P97000081890



JCA REALTY, INC.  
 2929 E. COMMERCIAL BLVD  
 SUITE 400  
 FORT LAUDERDALE, FL 33308

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	04/06/2021
2022	03/09/2022
2023	03/13/2023

### Document Images

<a href="#">03/13/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/06/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/27/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/22/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/06/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/30/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/01/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/14/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/2010 -- LP Amendment</a>	View image in PDF format
<a href="#">06/24/2009 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">02/25/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/14/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/18/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/23/2007 -- LP Amendment</a>	View image in PDF format
<a href="#">03/09/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/12/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/16/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/14/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/19/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/14/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/15/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/26/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/13/1998 -- ANNUAL REPORT</a>	View image in PDF format



Return to: (enclose self-addressed stamped envelope)

Robert H. Miltenberger, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
Address: 200 East Broward Boulevard  
Fort Lauderdale, Florida 33301

*WCS*  
This Instrument Prepared by:

Robert H. Miltenberger, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
Address: 200 East Broward Boulevard  
Fort Lauderdale, Florida 33301

Property Appraisers Parcel - 11004-11-00100,  
I.D. (Folio) Numbers(s) 11004-11-00300,  
11004-11-00200

98-695924 T#001  
12-03-98 09:59AM

\$ 150500.00  
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

BK 29038PEN500

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Special Warranty Deed** made and executed the 12 day of November A.D., 1998 by **SOUTHWEST BROWARD THEATERS HOLDINGS, LTD.**, a Florida limited partnership, with offices at 3101 N. Federal Highway, 6th Floor, Fort Lauderdale, Florida 33306, hereinafter called the grantor, to **EPT DOWNREIT, INC.**, a Missouri corporation, whose post office address is One Kansas City Place, 1200 Main Street, Suite 3250, Kansas City, Missouri 64105, hereinafter called the grantee:

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

**Witnesseth:** That the grantor, for and in consideration of the sum of \$100.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Davie, Broward County, Florida, viz:

SEE **EXHIBIT "A"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**Subject to:**

- (a) Taxes and assessments for the year of closing and subsequent years.
- (b) All matters shown on Exhibit "B" attached hereto.

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

*AK*

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

And the grantor hereby covenants with said grantee that it is lawfully seised of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof, the said grantor has hereunto caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized the day and year first above written.

Signed, sealed and delivered in presence of:

SOUTHWEST BROWARD THEATERS HOLDINGS, L.T.D., a Florida limited partnership

By: JCA REALTY, INC., a Florida corporation, its general partner

*Michael W. Melvin*  
Michael W. Melvin, Vice President

*Mary Ann Majni*  
Witness Signature  
*Mary Ann Majni*

Printed Name

*Denise Triebloff*  
Witness Signature

DENISE TRIEBLOFF  
Printed Name

Address: 3101 North Federal Highway  
6th Floor  
Fort Lauderdale, Florida 33306

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF BROWARD )

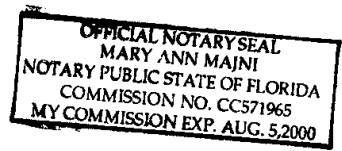
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Michael W. Melvin the Vice President of JCA Realty, Inc., a Florida corporation, as general partner of SOUTHWEST BROWARD THEATERS HOLDINGS, LTD., a Florida limited partnership, freely and voluntarily under authority duly vested in him/her by said corporation on behalf of said partnership and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of November, 1998.

*Mary Ann Majni*  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Typed, printed or stamped name of Notary Public

My Commission Expires:



BK 29038PG0502

EXHIBIT "A"

BK 29038PG0503

LEGAL DESCRIPTION:

PARCELS 'A', 'B' AND 'C' OF "BRITANNIA" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 148, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,777,293 SQUARE FEET (40.801 ACRES) MORE OR LESS.

ALSO KNOWN AS:

ALL OF PARCELS 'A', 'B', AND 'C', "BRITANNIA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 148, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 'A' ; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 'A' THE FOLLOWING TWO (2) DESCRIBED COURSES (1) NORTH 01°45'36" WEST (PLAT BEARING) 639.99 FEET TO A POINT ON A 100.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 01°45'39" WEST (2) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 157.08 FEET TO A POINT OF NON-TANGENCY ON THE BOUNDARY OF SAID PARCEL 'B'; THENCE ALONG THE BOUNDARIES OF SAID PARCELS 'A', 'B' AND 'C', THE FOLLOWING SIX (6) DESCRIBED COURSES (1) NORTH 88°14'24" EAST 60.00 FEET (2) NORTH 01°45'36" WEST 1088.26 FEET; (3) NORTH 89°28'30" EAST 1103.75 FEET; (4) SOUTH 02°24'49" WEST 792.07 FEET TO A POINT ON A 1085.89 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 87°42'23" WEST; (5) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°43'32" AN ARC DISTANCE OF 1605.75 FEET TO A POINT OF NON-TANGENCY; (6) SOUTH 86°02'15" WEST 145.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 1,777,293 SQUARE FEET (40.801 ACRES) MORE OR LESS.

EXHIBIT "B"

1. Restrictions, covenants, conditions and easements as contained on the Plat of Britannia, recorded in Plat Book 148, Page 7, as affected by instrument recorded in Official Records Book 28095, Page 147, of the Public Records of Broward County, Florida.
2. Reservations in favor of Board of Commissioners of Everglades Drainage District contained in Deed recorded in Deed Book 467, Page 107, of the Public Records of Broward County, Florida, and Deed Book 469, Page 490, omitting therefrom any reservations for easements for state road right of way or existing county road right of way, as affected by Quiet-Claim Deed recorded in Official Records Book 17540, Page 749; and as affected by Non-Use Commitment recorded in Official Records Book 27451, Page 541, of the Public Records of Broward County, Florida, and Non Use Commitment recorded in Official Records Book 28553, Page 260 and in Official Records Book 28553, Page 263.
3. Non-Exclusive Access Easement Agreement executed by Paradise/BVT Coquina Associates, a Florida general partnership, benefiting and burdening the lands shown as Parcel 1 herein, in favor of Southwest Broward Theaters Holdings, Ltd., recorded in Official Records Book 27734, Page 509, of the Public Records of Broward County, Florida. (As to Parcels 1 and 2).
4. Interlocal Agreement contained in Resolution recorded in Official Records Book 14432, Page 759, of the Public Records of Broward County, Florida.
5. Signage Easement Agreement executed by Paradise/BVT Coquina Associates, a Florida general partnership and Southwest Broward Theaters Holdings, Ltd., benefiting and burdening the lands shown as Parcel 1, recorded February 19, 1998, in Official Records Book 27734, Page 488, of the Public Records of Broward County, Florida. The Company has not been provided with the legal description relative to said signage easements and title is subject to any claim, demand, or damage the Company may suffer as a result of the lack of a precise legal description of said easement area. (As to Parcels 1 and 3).
6. Signage Easement Agreement by Southwest Broward Theaters, Holdings, Ltd., a Florida limited partnership, and Paradise/BVT Coquina Associates, a Florida general partnership, recorded February 19, 1988, in Official Records Book 27734, Page 477.
7. Terms and provisions contained in Ordinance No. 98-17, recorded May 28, 1998, in Official Records Book 28285, Page 881. (As to Parcel 1).
8. Terms and provisions contained in that certain Declaration of Easements and Restrictions between Southwest Broward Theaters Holdings, Ltd. and EPT DownReit, Inc. to be recorded simultaneously herewith in the Public Records of Broward County, Florida.

BK 29038 PG 0504

BK 29038PG0505

Return to: (enclose self-addressed stamped envelope)

Robert H. Miltenberger, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
Address: 200 East Broward Boulevard  
Fort Lauderdale, Florida 33301

This Instrument Prepared by:  
Robert H. Miltenberger, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
Address: 200 East Broward Boulevard  
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PARTNERSHIP AFFIDAVIT**

STATE OF FLORIDA                    )  
  ) ss:  
COUNTY OF BROWARD                )

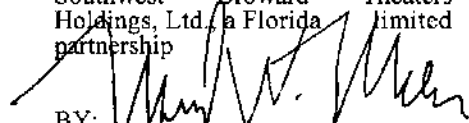
Before me, the undersigned authority, personally appeared Michael W. Melvin, as Vice President of JCA Realty, Inc., a Florida corporation, the sole general partner of Southwest Broward Theaters Holdings, Ltd., a Florida limited partnership (the "Partnership") ("Affiant") and as such officer has personal knowledge of the business and affairs of said Partnership and of all of the facts stated hereinafter, who being by me first duly sworn, on oath depose and say that:

- 1. The Partnership is currently in existence and has not been terminated or dissolved.
- 3. The Partnership is not currently a debtor in a bankruptcy proceeding.

4. Affiant states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this Affidavit and understand its contents.

FURTHER AFFIANT SAYS NOT.

JCA REALTY, INC. a Florida  
corporation, general partner of  
Southwest Broward Theaters  
Holdings, Ltd., a Florida limited  
partnership



BY: \_\_\_\_\_  
MICHAEL W. MELVIN, as Vice  
President



BK 29038PG0506

Sworn and Subscribed to before me this 12 day of November, 1998 by Michael W. Melvin, as Vice President of JCA Realty, Inc., a Florida corporation, the sole general partner of Southwest Broward Theaters Holdings, Ltd., a Florida limited partnership, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Mary Ann Majni  
Notary Public, State of Florida

OFFICIAL NOTARY SEAL  
MARY ANN MAJNI  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC571965  
MY COMMISSION EXP. AUG. 5.2000

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

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

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

DATE: July 3rd, 2023  
PROPERTY ID # 514004-11-0020 (TD # 50450)

# WARNING

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

\*556 S BRIDGE ST LLC  
2639 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487-1831

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 15601 SHERIDAN ST DAVIE, FL 33331 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 July 31, 2023 .....\$588,479.23

Or

\* Estimated Amount due if paid by August 15, 2023 .....\$596,920.65

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 16, 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](http://www.broward.org/recordstaxestreasury)

DATE: July 3rd, 2023  
PROPERTY ID # 514004-11-0020 (TD # 50450)

# WARNING

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\*ADVANCE BUSINESS ASSOC 3 LLC  
6701 N HIATUS ROAD  
FORT LAUDERDALE, FL 33321

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

DATE: July 3rd, 2023  
PROPERTY ID # 514004-11-0020 (TD # 50450)

# WARNING

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

\*EPT DAVIE INC  
% ENTERTAINMENT PROP TR  
909 WALNUT ST STE 200  
KANSAS CITY, MO 64106-2003

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

DATE: July 3rd, 2023  
PROPERTY ID # 514004-11-0020 (TD # 50450)

# WARNING

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\*SOUTH BROWARD DRAINAGE DISTRICT  
6591 SW 160TH AVE  
SOUTHWEST RANCHES, FL 33331-4601

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

DATE: July 3rd, 2023  
PROPERTY ID # 514004-11-0020 (TD # 50450)

# WARNING

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SOUTHWEST BROWARD THEATERS  
HOLDINGS LTD  
15601 SHERIDAN STREET  
DAVIE, FL 33331

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

DATE: July 3rd, 2023  
PROPERTY ID # 514004-11-0020 (TD # 50450)

# WARNING

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TOWN OF DAVIE  
6591 ORANGE DR  
DAVIE, FL 33314

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

DATE: July 3rd, 2023  
PROPERTY ID # 514004-11-0020 (TD # 50450)

# WARNING

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

SOUTHWEST BROWARD THEATERS HOLDINGS, LTD.  
2929 E COMMERCIAL BLVD  
SUITE 400  
FT. LAUDERDALE, FL 33308

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

DATE: July 3rd, 2023  
PROPERTY ID # 514004-11-0020 (TD # 50450)

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SOUTHWEST BROWARD THEATERS HOLDINGS, LTD.  
3101 N FEDERAL HIGHWAY, 6TH FLOOR  
FORT LAUDERDALE, FL 33306

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Or

\* Estimated Amount due if paid by August 15, 2023 .....\$596,920.65

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 16, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: July 3rd, 2023**  
**PROPERTY ID # 514004-11-0020 (TD # 50450)**

# WARNING

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

JOSEPH B BARNES, REGISTERED AGENT  
O/B/O SOUTHWEST BROWARD THEATERS HOLDINGS, LTD.  
2929 E COMMERCIAL BLVD STE 409  
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 15601 SHERIDAN ST DAVIE, FL 33331 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 July 31, 2023 .....\$588,479.23
- Or
- \* Estimated Amount due if paid by August 15, 2023 .....\$596,920.65

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 16, 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](http://www.broward.org/recordstaxestreasury)

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- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Postage

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Total Pos

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Sent To

Street and

City, State

**TD 50450 AUGUST 2023 WARNING**  
**TOWN OF DAVIE**  
**6591 ORANGE DR**  
**DAVIE, FL 33314**

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

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\$ Totz	TD 50450 AUGUST 2023 WARNING
\$ Sen	SOUTHWEST BROWARD THEATERS
\$ Str	HOLDINGS LTD
\$ City	15601 SHERIDAN STREET
	DAVIE, FL 33331

9589 0710 5270 0159 8480 79

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Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Total  
\$ \_\_\_\_\_

Sent To  
Street: \_\_\_\_\_

City, St: \_\_\_\_\_

**TD 50450 AUGUST 2023 WARNING**  
**SOUTHWEST BROWARD THEATERS**  
**HOLDINGS, LTD.**  
**2929 E COMMERCIAL BLVD**  
**SUITE 400**  
**FT. LAUDERDALE, FL 33308**

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

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Postage	<b>TD 50450 AUGUST 2023 WARNING</b>
\$	
Total	JOSEPH B BARNES, REG AGENT
\$	O/B/O SOUTHWEST BROWARD THEATERS
Sent to	HOLDINGS, LTD.
Street	2929 E COMMERCIAL BLVD STE 409
City, FL	FORT LAUDERDALE, FL 33308

9589 0710 5270 0159 8480 93

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

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Postage	\$
<b>Total</b>	\$
<b>Sent</b>	\$
Street	
City	

**TD 50450 AUGUST 2023 WARNING**  
SOUTHWEST BROWARD THEATERS HOLDINGS, LTD.  
3101 N FEDERAL HIGHWAY, 6TH FLOOR  
FORT LAUDERDALE, FL 33306

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

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Post	<b>TD 50450 AUGUST 2023 WARNING</b>
\$ Total	*EPT DAVIE INC
\$ Sent	% ENTERTAINMENT PROP TR
Street	909 WALNUT ST STE 200
City, State, ZIP+4	KANSAS CITY, MO 64106-2003



9589 0710 5270 0159 8481 16

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Total	\$
Sent	7
Street	
City, State	

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**TD 50450 AUGUST 2023 WARNING**  
**\*556 S BRIDGE ST LLC**  
**2639 S OCEAN BLVD**  
**HIGHLAND BEACH, FL 33487-1831**

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- Return Receipt (electronic) \$ \_\_\_\_\_
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- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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**TD 50450 AUGUST 2023 WARNING**  
**\*ADVANCE BUSINESS ASSOC 3 LLC**  
**6701 N HIATUS ROAD**  
**FORT LAUDERDALE, FL 33321**

9589 0710 5270 0159 8481 30

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- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Total

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City

**TD 50450 AUGUST 2023 WARNING**  
**\*SOUTH BROWARD DRAINAGE DISTRICT**  
**6591 SW 160TH AVE**  
**SOUTHWEST RANCHES, FL 33331-4601**

**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 50450 AUGUST 2023 WARNING  
\*556 S BRIDGE ST LLC  
2639 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487-1831**



9590 9402 7201 1284 6308 64

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/10/23

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
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Article Number

9589 0710 5270 0159 8481 16

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 50450 AUGUST 2023 WARNING  
SOUTHWEST BROWARD THEATERS  
HOLDINGS LTD  
15601 SHERIDAN STREET  
DAVIE, FL 33331**



9590 9402 7201 1284 6309 18

9589 0710 5270 0159 8480 62

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

DeDon Valente

C. Date of Delivery

7/10/23

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

3. Service Type

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

62 Mail Restricted Delivery (over \$500)

**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

**TD 50450 AUGUST 2023 WARNING**  
\*SOUTH BROWARD DRAINAGE DISTRICT  
6591 SW 160TH AVE  
SOUTHWEST RANCHES, FL 33331-4601



9590 9402 7201 1284 6308 40

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

**X** *[Handwritten Signature]*  Agent  
 Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

7/10/23

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

**3. Service Type**

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

**2. Article Number**

9589 0710 5270 0159 8481 30

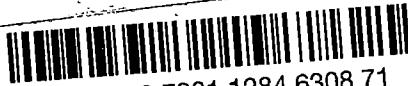
Insured Mail Restricted Delivery (over \$500)

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 50450 AUGUST 2023 WARNING**  
 \*EPT DAVIE INC  
 % ENTERTAINMENT PROP TR  
 909 WALNUT ST STE 200  
 KANSAS CITY, MO 64106-2003



9590 9402 7201 1284 6308 71

Article Number (Transfer from service label)  
 9589 0710 5270 0159 8481 09

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name)  Agent  
 STONGS 7/17/23  Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt