

**Exhibit 2
Fines and Lien Report - 1621 NW 26 Avenue**

Case Number	Date of Violation	Violation	To Wit	Complied?	Additional Bill	Hard Cost or Daily Fine?	Total Lien/Fine Amount
CE14061084	June 16, 2014	FBC(2010)116.1.1	The single family CBS dwelling that was built on 1959. It has become unsafe due to the damages caused by the weather. The interior of this building has been substantially damaged, over 50% of the floor area, walls and the ceiling by the rainwater penetration through the roof. Also, the roof trusses, rafters and deck are suffering a substantial damage by being exposed to the elements and it too can be up-lifted by the high winds of a tropical storm. The dwelling's roof structure has deteriorated to the point that the structural integrity has been compromised, is now a windstorm hazard and should be rebuilt or removed.	No	The lien/fine amount does not account for the demolition cost because the property has not been demolished by the City.	Hard cost	\$552.14
		FBC(2010)116.2.1.1.1	This vacant single family dwelling; meets the criteria for an unsafe structure hearing due that it's present conditions are creating an imminent fire hazard, it is dangerous to the health, safety and welfare of the public. This building in its present condition does not meet the criteria of the Florida building code for minimum maintenance standard and the Fort Lauderdale minimum housing code and it must be repaired by the owner or demolished.	No			
		FBC(2010) 116.2.1.2.1	Many building parts have failed as roof framing members are caving in to the living spaces of the dwelling, or are hanging loose, or loosening. The parts include, but may not be limited to: roof decking material, fascia, soffit and framing members with the ceiling material attached.	No			
CE13110162	November 05, 2013	18-12(a)	There is overgrowth of grass/plants and litter and debris on this property and swale. This is a repeat violation of case # CE13090980, where the violation was abated by the city.	Yes		Hard cost	\$307.36
CE13091092	September 17, 2013	9-280(b)	There is a large awning in the rear of the property that is in disrepair. The awning is leaning up against the building and not properly affixed to the building wall.	Yes		Daily fines	\$8,150.00
CE13090980	September 17, 2013	18-12(a)	There is a large amount of overgrowth on the property and swale area. This is a repeat of case number CE13060443, which was abated by the City of Fort Lauderdale Parks and Recreation Division on 6/13/13.	Yes		Hard cost	\$296.58
CE13060443	June 09, 2013	18-12(a)	There is overgrowth as well as trash/debris on the property/swale area.	Yes		Hard cost	\$287.19

CE12100232	September 24, 2012	18-12(a)	There's overgrowth and debris on property/swale area; there's tree foliage encroaching onto public right-of-way. This is a repeat of case number CE09082443, which was abated by city on 9/25/09.	Yes		Hard cost	\$254.86
CE11041722	April 20, 2011	9-306	The paint on the exterior walls and shutters of this property is stained/mildewed and peeling; the fascia board and soffit on this property are in disrepair, in that there are areas of rotted wood as well as missing/peeling paint.	No	Continues to accrue at \$25.00 per day.	Daily fines	\$31,625.00
CE11032272	March 23, 2011	FBC(2007) 180015.1.1	The carport roof structure has deteriorated to the point that the structural integrity has been compromised. Several structural beams and large areas of the decking are rotten and partially collapsing. The carport is now a windstorm hazard and is deemed unsafe.	Yes	(1) lien for condemnation (1) bill for demo	Hard cost	\$1,342.22
		FBC(2007) 115.1.3	The carport roof structure is failing and has to be rebuilt or demolished.	Yes			
		FBC(2007) 115.2.1.2.1	Parts of the roof decking are rotten and hanging loose.	Yes			
		FBC(2007) 115.2.1.2.2	Several structural members and a large area of the carport roof decking are severely deteriorated and in danger of collapse, if loads are applied.	Yes			
CE09082443	August 31, 2009	18-12(a)	There is overgrowth as well as trash/debris on the property/swale area.	Yes		Hard cost	\$375.70
CE06081314	August 16, 2006	9-280(b)	There are broken and/or missing jalousies on the door leading to the carport area on the property.	Yes		Daily fines	\$29,075.00
		9-306	The exterior of the structure on the property is not being maintained.	Yes			
		9-278(g)	The front door on the property is not fitted with adequate screening.	Yes			
		18-27(a)	There is overgrowth on the property.	Yes			
CE03011505	February 26, 2003	9-306	There are areas of chipped, stained and peeling paint. There is rotting wood and loose material in the carport area.	Yes		Daily fines	\$13,875.00
						Total Hard Costs - \$6,836.20	Total Lien Amount -\$86,141.05 This amount may increase due to non-complied cases which continue to accrue and the accrual of interest on hard costs.