

Kerry L. Ezrol  
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**GOREN CHEROF  
DOODY & EZROL P.A.**  
ATTORNEYS AT LAW

**ERRORS AND OMISSIONS / COMPLIANCE STATEMENT**

SELLER: City of Fort Lauderdale  
PURCHASER: City of Plantation  
PROPERTY ADDRESS: 4270 SW 11<sup>th</sup> Street, Plantation, FL  
CLOSING DATE: March 17, 2022

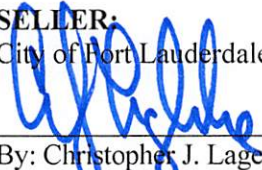
In order to induce the Purchaser to close the above purchase and sale transaction and in consideration thereof, the undersigned Seller states:

The undersigned, in consideration of the Purchaser disbursing buyer proceeds on the aforementioned Property, agrees, if requested by Purchaser or its legal counsel on behalf of the Purchaser, to fully cooperate in adjusting for clerical errors and/or omissions, any and all closing documentation deemed necessary or desirable, in the reasonable discretion of Purchaser.

The undersigned Seller agrees to comply with all above noted requests by the above-referenced Purchaser within 30 days from date of mailing of said requests.

**SELLER:**

City of Fort Lauderdale, a Florida municipal corporation

  
By: Christopher J. Lagerbloom, ICMA-CM  
City Manager

Approved as to form:  
Alain E. Boileau, City Attorney

By:   
Lynn Solomon, Esq.  
Assistant City Attorney

☐ CORRECTED (if checked)

FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone number GOREN, CHEROF,, DOODY & EZROL, P.A. 3099 E. COMMERCIAL BLVD., SUITE 200, FT. LAUDERDALE, FL 33308 (954) 771-4500		1 Date of closing 3/17/2022	OMB No. 1545-0997 Form <b>1099-S</b> (Rev. January 2022) For calendar year 20 <u>22</u>	<b>Proceeds From Real Estate Transactions</b>
		2 Gross proceeds \$ 286,000.00		
FILER'S TIN 59-2506263	TRANSFEROR'S TIN 59-6000319	3 Address (including city, state, and ZIP code) or legal description 4270 SW 11th Street, Fort Lauderdale, FL 33317		<b>Copy B For Transferor</b>  This is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
TRANSFEROR'S name City of Fort Lauderdale, a Florida municipal corporation		4 Transferor received or will receive property or services as part of the consideration (if checked) . . . <input type="checkbox"/>		
Street address (including apt. no.) 100 N. Andrews Ave. City or town, state or province, country, and ZIP or foreign postal code Fort Lauderdale, FL 33301		5 If checked, transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) . . . <input type="checkbox"/>		
Account number (see instructions) 2007.0000162		6 Buyer's part of real estate tax \$		

Form **1099-S** (Rev. 1-2022) (keep for your records) [www.irs.gov/Form1099S](http://www.irs.gov/Form1099S) Department of the Treasury - Internal Revenue Service

If you have questions call Samuel S. Goren @ (954) 771-4500

### Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Instructions for Schedule D (Form 1040). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 4 is checked and you received or will receive like-kind property, you must file Form 8824.

**Federal mortgage subsidy.** You may have to recapture (pay back) all or part of a federal mortgage subsidy if all the following apply.

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828 and Pub. 523.

**Transferor's taxpayer identification number (TIN).** For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

**Account number.** May show an account or other unique number the filer assigned to distinguish your account.

**Box 1.** Shows the date of closing.

**Box 2.** Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See Box 4.

**Box 3.** Shows the address or legal description of the property transferred.

**Box 4.** If checked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

**Box 5.** If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

**Box 6.** Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 6 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Schedule 1 (Form 1040). For more information, see Pub. 523, Pub. 525, and Pub. 530.

**Future developments.** For the latest developments related to Form 1099-S and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/Form1099S](http://www.irs.gov/Form1099S).

**Free File Program.** Go to [www.irs.gov/FreeFile](http://www.irs.gov/FreeFile) to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

YOU ARE REQUIRED BY LAW to provide your correct taxpayer name and identification number for the transaction described above to: GOREN, CHEROF,, DOODY & EZROL, P.A.

If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

UNDER THE PENALTIES OF PERJURY, I certify that the above information, including my taxpayer identification number, is correct, and that I have received a copy of this statement.

City of Fort Lauderdale, a Florida municipal corporation

By:

Christopher J. Lagerbloom, City Manager





COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM

RUSH -  
needed  
for closing

Today's Date: 3/3/2022

DOCUMENT TITLE: 1099 and Errors & Omissions Statements - 4270 SW 11<sup>th</sup> Street, Plantation, FL 33317 - to the City of Plantation

IL  
3/15/2022

COMM. MTG. DATE: 12/21/21 CAM #: 21-1154 ITEM #: PH-1 CAM attached: ☒ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Sonia X5598 Action Summary attached: ☒ YES ☐ NO

CIP FUNDED: ☐ YES ☒ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

1) Dept: CAO Router Name/Ext: Sonia x-5598 # of originals routed: 1 Date to CAO: 3/7/2022

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 1

Is attached Granicus document Final? ☒ YES ☐ NO

Approved as to Form: ☒ YES ☐ NO

Date to CCO: 3/9/22

Lynn Solomon  
Attorney's Name

[Signature]  
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Aimee L./CMO Date: 3/9/2022

4) City Manager's Office: CMO LOG #: Mar-35 Document received from: \_\_\_\_\_

Assigned to: CHRIS LAGERBLOOM ☐ TARLESHA SMITH ☐ GREG CHAVARRIA ☐  
CHRIS LAGERBLOOM as CRA Executive Director ☐

☐ APPROVED FOR C. LAGERBLOOM'S SIGNATURE ☐ N/A FOR C. LAGERBLOOM TO SIGN

PER ACM: T. Smith (Initial/Date) PER ACM: G. Chavarria (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: \_\_\_\_\_

Forward 1 originals to ☐ Mayor ☒ CCO Date: 3/15/22

5) Mayor/CRA Chairman: Please sign as indicated. Forward \_\_\_\_\_ originals to CCO for attestation/City seal (as applicable) Date: \_\_\_\_\_

6) City Clerk: Forward \_\_\_\_\_ originals to CAO for FINAL APPROVAL Date: 3/16/2022  
*returned 3/16/2022*

7) CAO forwards \_\_\_\_\_ originals to CCO Date: \_\_\_\_\_

8) City Clerk: Scan original and forwards ALL originals to: Sonia X 5598 - CAO

Attach XX certified-Reso # 21-282 ☒ YES ☐ NO

Original Route form to Sonia X 5598