



CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

October 11, 2016

Ms. Maria Freeman
547 NW 9th Avenue, Suite #2
Fort Lauderdale, FL 33311

**VIA CERTIFIED AND
REGULAR U.S. MAIL**

RE: Demand of Payment Pursuant to Personal Guaranty – Sixth Street Plaza

Dear Ms. Freeman:

In accordance with the attached Personal Guaranty, executed by you as Guarantor, on or about August 20, 2008, please accept this correspondence as the Community Redevelopment Agency's (CRA) demand for the full payment of SIX HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED NINETY and 50/100 DOLLARS (\$697,990.50), due and owing within thirty (30) days from the date of this correspondence. The foregoing liability amount owed pursuant to the Personal Guaranty is comprised of three (3) loans made to Sixth Street Plaza, Inc., the Developer, for whom you are or were the principal shareholder and President, by the CRA in May of 2007 for \$228,144.50, in June 2009 for \$219,846.00, and in August of 2009 for \$250,000.00. Since the Developer has defaulted in the terms and conditions of the promissory notes, mortgages, and Development Agreement, and any amendments thereto, related to the above-referenced property and development, the CRA invokes Paragraph 6 of the Personal Guaranty, which mandates as follows:

If Developer shall fail to pay all or any part of the liabilities due, whether at maturity, by acceleration, or otherwise, Guarantor within thirty (30) days, after written demand for payment, shall pay the amount of the liabilities in full.

Please remit the full amount, made payable to "Fort Lauderdale Community Redevelopment Agency," at the following address:

Fort Lauderdale Community Redevelopment Agency
c/o Jonathan Brown, NPF CRA Manager
914 NW Sistrunk Boulevard, Suite 200
Fort Lauderdale FL 33311

If you wish to transfer the funds electronically from your banking institution, please contact my office to make the necessary arrangements within the allotted thirty (30) day period.

If full payment of SIX HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED NINETY and 50/100 DOLLARS (\$697,990.50) is not received by the CRA within thirty (30) days from the date hereof, in accordance with your Personal Guaranty, the CRA will institute legal action and proceed with all available legal recourse.

Sincerely,



Lee R. Feldman, ICMA-CM
Executive Director
Community Redevelopment Agency

cc: Cynthia A. Everett, General Counsel
Jonathan Brown, NPF CRA Manager