



Site Address	816 NW 6 AVENUE, FORT LAUDERDALE FL 33311-7223	ID #	4942 34 06 4650
Property Owner	BRODY FAMILY INVESTMENTS LLC	Millage	0312
Mailing Address	421 MALLARD RD WESTON FL 33327	Use	48
Abbreviated	PROGRESSO 2-18 D LOT 35.36 BLK 264		

Legal Description

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).

Cli	Property Assessment Values Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Тах	
2017	\$67,500	\$189,440	\$256,940	\$256,940		
2016	\$67,500	\$166,480	\$233,980	\$233,980	\$4,671.95	
2015	\$67,500	\$138,760	\$206,260	\$206,260	\$4,258.76	

	2017 Exemptions and 7	axable Values by Tax	(ing Authority	
	County	School Board	Municipal	Independent
Just Value	\$256,940	\$256,940	\$256,940	\$256,940
Portability	0	0	0	0
Assessed/SOH	\$256,940	\$256,940	\$256,940	\$256,940
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	\$256,940	\$256,940	\$256,940	\$256,940

	S	Sales History	Land	Calculations		
Date	Туре	Price	Book/Page or CIN	Price	Factor	Туре
10/7/2015	WD*-E	\$594,000	113282042	\$10.00	6,750	SF
2/1/1996	WD*	\$175,000	24461/92	-		
12/11/1995	CE*	\$100	24261 / 846			
			6342 / 761			
		1		Adj. Bldg. S.F. (	Card, Sketch)	4480
* Denotes Mult	i-Parcel Sa	le (See Deed)	I	Eff./Act. Ye	ar Built: 1951/19	50

	Special Assessments							
Fire	Garb	Light	Drain	Ímpr	Safe	Storm	Clean	Misc
03								
W								
4480								



Site Address	816A NW 6 AVENUE, FORT LAUDERDALE FL 33311-7223	ID #	4942 34 06 4640
Property Owner	BRODY FAMILY INVESTMENTS LLC	Millage	0312
Mailing Address	421 MALLARD RD WESTON FL 33327	Use	48
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 33,34 BLK 264		

42

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).

Cli	ck here to see :	Proper 2016 Exemptions and	ty Assessment Values Taxable Values as refle	ected on the Nov. 1,	2016 tax bill.	
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Тах	
2017	\$67,500	\$291,140	\$358,640	\$358,290		
2016	\$67,500	\$258,220	\$325,720	\$325,720	\$6,511.85	
2015	\$67,500	\$217,450	\$284,950	\$284,950	\$5,892.85	
		2017 Exemptions and	Taxable Values by Tax	ing Authority		
		County	School Board	Municipal	Independent	
Just Value		\$358,640	\$358,640	\$358,640	\$358,640	
Portability	/	0	0	· 0	0	
Assessed	d/SOH	\$358,290	\$358,640	\$358,290		
Homestea	ad	0	0	0	0	
Add. Hom	estead	0	0	0	0	
Wid/Vet/Dis 0		0	0	0	0	
Senior 0		0	0	0		
Exempt Ty	уре	0	0	0	0	
Taxable \$358,290			\$358,640	\$358,290	\$358,290	

	5	Sales History	Lanc	I Calculations		
Date	Туре	Price	Book/Page or CIN	Price	Factor	Туре
10/7/2015	WD*-E	\$594,000	113282042	\$10.00	6,750	SF
2/1/1996	WD*	\$175,000	24461/92			
12/11/1995	CE*	\$100	24261 / 846			1
			6342 / 761			
				Adj. Bldg. S.F. (	Card, Sketch)	5681
Denotes Mult	- Parcel Sal	e (See Deed)		Eff./Act. Ye	ar Built: 1955/19	54

Denotes Multi-Parcel Sale (See Deed)

	Special Assessments							
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
5681								

1

PREPARED BY & RETURN TO:

Arianna Goldman, Esq. an employee of Name: Harbor Title, Inc. Address: 1000 Seminole Drive Suite 500 Fort Lauderdale, FL 33304 File No. 1504-005GR

Parcel No.: 494234064630; 494234064640; 494234064650

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 7th day of October, 2015, by GLEN DAVID MARTIN, a married man,

hereinafter called the Grantor, to BRODY FAMILY INVESTMENTS, LLC, a Florida limited liability company, having its

principal place of business at \_\_\_\_\_\_\_ 421 MALLARD ROAD, Weston, FL 33327\_\_\_\_, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Broward, State of Florida, viz:

Lots 32, 33, 34, 35 and 36, Block 264, PROGRESSO, according to the Plat thereof, recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH. GRANTOR'S HOMESTEAD PROPERTY IS LOCATED AT: 4 NW 1<sup>ST</sup> STREET, OAKLAND PARK, FL.

SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2014

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed sealed and delivered in the presence of:

Witness Signatu Mana Coldman Inkins

Name: Glen David Martin

Address: 816-B NW 6 Avenue, Fort Lauderdale, FL 33311

abmin

STATE OF FLORIDA COUNTY OF BROWARD

Printed Name:

The foregoing instrument was acknowledged before me this 7th day of October, 2015, by Glen David Martin, who is personally known to me or who has produced PL DAVES HONSE ) as identification.

Signature of Notat Printed Name:

My commission expires:



L.S.



Department of State

I certify that the attached is a true and correct copy the of Articles of Incorporation of CRAIG BRODY INVESTMENTS. INC., a corporation organized under the Laws of the State of Florida, filed May 24. 1989, on records this office. as shown bv the of

The document number of this corporation is K90495.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 24th day of May, 1989.

Jim Smith

> CAM # 17-0937 Exhibit 2 Page 5 of 11

In witness whereof, the undersigned subscriber has executed these articles of Incorporation this 10th day of May, 1989.

Craig ody

State of Florida > > SS County of Broward >

Before me, a notary public, authorized to take acknowledgements in the State of Florida and County set forth above, personally appeared Graig Brody known to me and known by me to be the person who executed the foregoing articles of Incorporation, and he acknowledged before me that he executed those articles of Incorpation.

In witness whereof, I have hercunto get my hand and affixed my official seal in the state and county aforesaid this 10th day of May, 1989.

Seal

NOTARY FUELIC STATE OF FLORIDA IN CONTESSION DU. OCT.20, 1992 BORED THRU GENERAL INS UND

Notary Public State of Florida



FLORIDA DEPARTMENT OF STATE Glenda E. Hood Secretary of State

March 16, 2004

SPIEGEL & UTRERA, P.A. 1840 SOUTHWEST 22 STREET 4TH FLOOR MIAMI, FL 33145

The Articles of Incorporation for C. BRODY INVESTMENT MOTORCARS, INC. were filed on March 16, 2004 and assigned document number P04000046700. Please refer to this number whenever corresponding with this office regarding the above corporation.

PLEASE NOTE: Compliance with the following procedures is essential to maintaining your corporate status. Failure to do so may result in dissolution of your corporation.

A corporation annual report must be filed with this office between January 1 and May 1 of each year beginning with the calendar year following the year of the filing/effective date noted above and each year thereafter. Failure to file the annual report on time may result in administrative dissolution of your corporation.

A federal employer identification (FEI) number must be shown on the annual report form prior to its filing with this office. Contact the Internal Revenue Service to insure that you receive the FEI number in time to file the annual report. To obtain a FEI number, contact the IRS at 1-800-829-3676 and request form SS-4.

Should your corporate mailing address change, you must notify this office in writing, to insure important mailings such as the annual report notices reach you.

Should you have any questions regarding corporations, please contact this office at the address given below.

Judy Sadler, Corporate Section Administrator Public Assistance Letter Number: 504A00017439 IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged and filed the foregoing Applices of Incorporation under the laws of the State of Florida, this \_\_\_\_\_\_

Elsie Sanchez, Incorporator

## ACCEPTANCE OF REGISTERED AGENT DESIGNATED

Spiegel & Utrera, P.A., having a business office identical with the registered office of the Corporation name above, and having been designated as the Registered Agent in the above and foregoing Articles of Incorporation, is familiar with and accepts the obligations of the position of Registered Agent under the applicable provisions of the Florida Statutes.

Spiegel & Utrera, P.A.

4 lic

Natalia Utrera, Vice President



LAWYERS www.amerilawyer<sup>®</sup>.com

1840 CORAL WAY, 4<sup>TI</sup> FLOOR, MIAMI, FLORIDA 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE (305) 857-3700 MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245 0605 CAM # 17-0937

Exhibit 2 Page 8 of 11

Policy Number: 87056728982016



**Address** Info

Property Info

Coverage & Rating

Mortgage Info

FLOOD POLICY DECLARATIONS Hartford Insurance Company of the Midwest

Standard Policy

Type: Renewal Policy Period: 10/22/2015 To 10/22/2017 Form: General Property

Producer Name and Mailing Address: STUCKEY MED CLIMPARY 201 HAWK RIDGE DR STE 200 LAKE NT LOUIS, NO 63367 1828

 NFIP Policy Number:
 8702672698

 Agent/Agency #:
 04500/84530-800

 Reference #:
 Phone #:

Property Location: 916 NM 6775 AV2 FORT LACEREMLE, FL SYMIT-7223

Primary Residence: N Premium Payor: Insured Flood Risk/Rated Zone: AH Current Zone: Community Number: 12 5105 0.369 H Community Name: PORT IAUDERDALE, CITY OF Grandfathered: No Pre-Fire Construction Program Type: Regular Por payment status, call: (000) 245-7274
These Declarations are effective
as of: 10/22/2016 at 12:01 AM

Insured Name and Mailing Address: ENODY COMILY INVESMENTS LLC 421 MALLAND NO

WESTON, PL 1122-1121

NAIC Number: 19684

Processed by: Flood Insurance Processing Center P.O. Box 2057 Kalispell MT 59903-2057

Building Description: Non Res. Business One Floor Slab On Grade Conmercial Lessons Risk Joisted Masonry

Newly Mapped into SFHA: Elev Diff: 1 Elevated Building: N No Addition(s) and Extension(s) Replacement Cost: 2646,000 Number of Units: 1

Type	Coverage	Rates	Deduct	Discount	Sub Total	Premium Calcul	ulation	
Building:	500,000	1 768 / 260	1,250	\$6-	1,739 00	Premium Subtotal:	4,786,00	
Contents:	Les, oue	1.265 / 160	1,250	د	1,247.00	ICC Premium:	4.00	
Contents						CRS Discount:	958.00	
Location. Ground Level Reserve Fund Assurt:					Reserve Fund Assist:	575.00		
						HFIAA Surcharge	250.00	
						Federal Policy Fee	50.00	
						Probation Surcharge:	DI;	
						Endorsement Amount:	. UU	
Cinerage	Limitations N	lay Apply, Sec	Your Pol	iev Form for	Details	Total Premium Paid:	4,707.00	

First Mortgage:

н рокоблата враж Ро вох 294343 Гамалинии, тх 75029 4343 Гоали: Тоб Loss Payee:

Second Mortgage:

**Disaster Agency:** 

This Declaration Page, in conjunction with the policy, constitutes your Flood Insurance Policy. In WITNESS WHERDOF, we have signest this policy below and hereby outer into this Insurance Agreement.



Terence Shields

A7076728982016 10/18/2016

Hartford insurance Company of the Midwest

Exhibit 2 Page 9 of 11



## **CERTIFICATE OF PROPERTY INSURANCE**

DATE (MM/DD/YYYY) 09/29/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CEPTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES V. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED Е LESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. R⊾ If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28. CONTACT ALISON KALLMAN RODUCER TMK RISK MANAGEMENT, INC PHONE (A/C, No, Ext): 954-389-5897 FAX (A/C, No): 954-389-6661 **DBA KALLMAN INSURANCE AGENCY** É-MAIL ADDRESS: AKALLMAN@TMKRISK.COM P O BOX 266736 NAIC # INSURER(S) AFFORDING COVERAGE **WESTON, FL 33326** INSURER A: CAPACITY INSURANCE COMPANY ISURED **INSURER B:** INSURER C: BRODY FAMILY INVESTMENTS LLC INSURER D: 421 MALLARD RD INSURER E: **WESTON, FL 33327 INSURER F: REVISION NUMBER:** OVERAGES CERTIFICATE NUMBER: 101548 DCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required) 316 NW 6 AVE, FORT LAUDERDALE, FL 33311 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

SR R		TYPE OF INS	URANCE	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)		COVERED PROPERTY		LIMITS
A		PROPERTY	1	CPP01008913A	10/07/2016	10/07/2017	Х	BUILDING	\$	750,000
·	CAL	USES OF LOSS	DEDUCTIBLES					PERSONAL PROPERTY	\$	
-	-	BASIC	BUILDING				X	BUSINESS INCOME	\$	20,000
F	-	BROAD	1,000*				Х	EXTRA EXPENSE	\$	INCLUDED
	* .	SPECIAL	CONTENTS					RENTAL VALUE	\$	
		EARTHQUAKE	······································	-				BLANKET BUILDING	\$	
		WIND						BLANKET PERS PROP	\$	
		FLOOD						BLANKET BLDG & PP	\$	
-	<del>.</del>							-	\$	
+								-	\$	
+		INLAND MARINE		TYPE OF POLICY					\$	
	CAI	USES OF LOSS							\$	
F		NAMED PERILS		POLICY NUMBER					\$	
$\vdash$									\$	
		CRIME							\$	a
-								-	\$	
	IYP	PE OF POLICY						-	\$	
	v	BOILER & MACHINE		CPP01008913A	10/7/2016	10/7/2017	x	EQUIP BRKDWN	\$	INCLUDED
4 _	<u>×</u>	EQUIPMENT BREAK		CFF01000913A	10/1/2010	10/1/2011	<u> </u>		\$	
+								· · · · · · · · · · · · · · · · · · ·	\$	
								-	\$	
				ch ACORD 101, Additional Remarks Schedule, i					4	

## 5% OF TOTAL INSURED VALUES WINDSTORM & HAIL DEDUCTIBLE

## CERTIFICATE HOLDER LISTED AS LENDER LOSS PAYEE/MORTGAGEE

ERTIFICATE HOLDER STONEGATE	CANCELLATION
STONEGATE BANK ISAOA ATIMA PO BOX 294343	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
LEWISVILLE, TX 75029-4343 F: 954-660-9240	AUTHORIZED REPRESENTATIVE Thomas M. Kallman

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ACORD <sup>®</sup> CER <sup>®</sup>	ΓIFIC	ATE OF LIA	BIL	ITY IN	ISUR/	ANCE		e (MM/DD/YYYY) 7/13/2017	
CERTIFICATE IS ISSUED AS A FIFICATE DOES NOT AFFIRMAT BULOW. THIS CERTIFICATE OF IN REPRESENTATIVE OR PRODUCER, A	IVELY OF SURANCE ND THE C	R NEGATIVELY AMEND, DOES NOT CONSTITU ERTIFICATE HOLDER.	EXTE TE A (	ND OR ALT	ER THE CO BETWEEN T	OVERAGE AFFORDED THE ISSUING INSUREF	BY TH R(S), A	E POLICIES	
IMPORTANT: If the certificate holder the terms and conditions of the policy certificate holder in lieu of such endor	, certain <b>j</b>	policies may require an e							
PRODUCER				NAME ALISON KALLMAN					
TMK RISK MANAGEMENT INC DBA				PHONE (A/C, No, Ext): 954-389-5897 FAX (A/C, No): 954-3					
KALLMAN INSURANCE AGENCY				ADDRESS: AKALLMAN@TMKRISK.COM					
PO BOX 266736 WESTON FL 33326				INSURER(S) AFFORDING COVERAGE					
INSURED				INSURER B:					
BRODY FAMILY INVESTMENTS LLC				INSURER C:					
421 MALLARD RD				INSURER D:					
WESTON, FL 33327				INSURER E:					
COVERAGES CERTIFICATE NUMBER: 10448				INSURER F: REVISION NUMBER:					
THIS IS TO CERTIFY THAT THE POLICIES INDICATED. NOTWITHSTANDING ANY RE CERTIFICATE MAY BE ISSUED OR MAY F EXCLUSIONS AND CONDITIONS OF SUCH F	OF INSUR QUIREMEN ERTAIN.	ANCE LISTED BELOW HAVE IT, TERM OR CONDITION O THE INSURANCE AFFORDE	E BEEN F ANY D BY T	CONTRACT O	R OTHER DO DESCRIBED I	NAMED ABOVE FOR THE CUMENT WITH RESPECT HEREIN IS SUBJECT TO	TO WH	ICH THIS	
INSR LTR TYPE OF INSURANCE	ADDL SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMI	тѕ		
A GENERAL LIABILITY		CPP01008913A		10/7/2016	10/7/2017	EACH OCCURRENCE	\$	1,000,000	
X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	100,000	
CLAIMS-MADE X OCCUR						MED EXP (Any one person)	\$	5,000	
						PERSONAL & ADV INJURY GENERAL AGGREGATE	\$ \$	1,000,000 2,000,000	
GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG		INCLUDED	
X POLICY PRO- JECT LOC							\$		
						COMBINED SINGLE LIMIT (Ea accident)	\$		
						BODILY INJURY (Per person)	\$		
ALL OWNED AUTOS AUTOS NON-OWNED						BODILY INJURY (Per accident)	1		
HIRED AUTOS AUTOS						PROPERTY DAMAGE (Per accident)	\$ \$		
UMBRELLA LIAB OCCUR						EACH OCCURRENCE	\$ \$		
EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$		
DED RETENTION \$							\$		
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						WC STATU- TORY LIMITS ER			
ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A	-				E.L. EACH ACCIDENT	\$		
(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE			
DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$		
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHIC			Schedule	e, if more space i	s required)				
LOCATION: 816 NW 6 AVE, FORT LA	UDERDA	ALE, FL 33311				N			
CERTIFICATE HOLDER				CANCELLATION					
FOR YOUR INFORMATION				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.					
I				lized represent	is M.	. Kallma	n		
				° ©	988-2010 A	CORD CORPORATION.	All rig	hts reserved.	

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