



<b>Site Address</b>	158 N FEDERAL HIGHWAY, DANIA BEACH	<b>ID #</b>	5042 34 01 1600
<b>Property Owner</b>	158 DANIA LLC	<b>Millage</b>	0413
<b>Mailing Address</b>	P.O. BOX 800345 MIAMI FL 33280	<b>Use</b>	17

<b>Abbreviated Legal Description</b>	TOWN OF MODELO (DANIA) B-49 D LOT 2 BLK 11
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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					
Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$72,900	\$91,140	\$164,040	\$164,040	
2014	\$72,900	\$91,140	\$164,040	\$132,610	
2013	\$72,900	\$63,990	\$136,890	\$120,560	\$3,427.82

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$164,040	\$164,040	\$164,040	\$164,040
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$164,040	\$164,040	\$164,040	\$164,040
<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>	\$164,040	\$164,040	\$164,040	\$164,040

Sales History			
Date	Type	Price	Book/Page or CIN
1/29/2014	WD*-E	\$515,000	112072934
3/25/2011	WD*-T	\$100	47882 / 1471
11/30/1994	WD*	\$40,000	22881 / 339
12/7/1994	WD*	\$100	22933 / 588
4/1/1968	WD	\$29,700	5011 / 136

Land Calculations		
Price	Factor	Type
\$18.00	4,050	SF
<b>Adj. Bldg. S.F. (See Sketch)</b>		1565

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
1565						2.5		



- Streets
- Parcels
- Aerials (2014)
- County Boundary

# Map

0  37 ft

Created on 10/10/2014 12:15:40 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser



<b>Site Address</b>	NE 2 STREET, DANIA BEACH	<b>ID #</b>	5042 34 01 1591
<b>Property Owner</b>	158 DANIA LLC	<b>Millage</b>	0413
<b>Mailing Address</b>	P.O. BOX 800345 MIAMI FL 33280	<b>Use</b>	28

<b>Abbreviated Legal Description</b>	TOWN OF MODELO (DANIA) B-49 D LOT 1 BLK 11
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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					
Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$52,500	\$2,910	\$55,410	\$55,410	
2014	\$52,500	\$2,910	\$55,410	\$55,410	
2013	\$52,500	\$2,910	\$55,410	\$55,410	\$1,285.57

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$55,410	\$55,410	\$55,410	\$55,410
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$55,410	\$55,410	\$55,410	\$55,410
<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>	\$55,410	\$55,410	\$55,410	\$55,410

Sales History			
Date	Type	Price	Book/Page or CIN
1/29/2014	WD*-E	\$515,000	112072934
3/25/2011	WD*-T	\$100	47882 / 1471
11/30/1994	WD*	\$40,000	22881 / 339
12/7/1994	WD*	\$100	22933 / 588
			7437 / 143

Land Calculations		
Price	Factor	Type
\$10.00	5,250	SF
Adj. Bldg. S.F. (See Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
12						2.5		

**LORI PARRISH**  
**BROWARD**  
COUNTY  
**PROPERTY APPRAISER**



- Streets
- Parcels
- Aerials (2014)
- County Boundary

# Map

0  37 ft

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<b>Site Address</b>	N FEDERAL HIGHWAY, DANIA BEACH	<b>ID #</b>	5042 34 01 1610
<b>Property Owner</b>	158 DANIA LLC	<b>Millage</b>	0413
<b>Mailing Address</b>	P.O. BOX 800345 MIAMI FL 33280	<b>Use</b>	10

<b>Abbreviated Legal Description</b>	TOWN OF MODELO (DANIA) B-49 D LOT 3 LESS ST RD BLK 11
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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)**.

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$85,050		\$85,050	\$85,050	
2014	\$85,050		\$85,050	\$80,190	
2013	\$72,900		\$72,900	\$72,900	\$1,545.28

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

<b>2015 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$85,050	\$85,050	\$85,050	\$85,050
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$85,050	\$85,050	\$85,050	\$85,050
<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>	\$85,050	\$85,050	\$85,050	\$85,050

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
1/29/2014	WD*-E	\$515,000	112072934
3/25/2011	WD*-T	\$100	47882 / 1471
11/30/1994	WD*	\$40,000	22881 / 339
12/7/1994	WD*	\$100	22933 / 588
			5011 / 136

<b>Land Calculations</b>		
Price	Factor	Type
\$21.00	4,050	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
9						.1		



- Streets
- Parcels
- Aerials (2014)
- County Boundary

# Map

0  37 ft

Created on 10/10/2014 12:17:22 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser



<b>Site Address</b>	NE 1 AVENUE, DANIA BEACH	<b>ID #</b>	5042 34 01 1620
<b>Property Owner</b>	158 DANIA LLC	<b>Millage</b>	0413
<b>Mailing Address</b>	P.O. BOX 800345 MIAMI FL 33280	<b>Use</b>	28

<b>Abbreviated Legal Description</b>	TOWN OF MODELO (DANIA) B-49 D LOT 4 BLK 11
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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)**.

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$52,500	\$810	\$53,310	\$53,310	
2014	\$52,500	\$810	\$53,310	\$53,310	
2013	\$52,500	\$810	\$53,310	\$53,310	\$1,169.89

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

<b>2015 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$53,310	\$53,310	\$53,310	\$53,310
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$53,310	\$53,310	\$53,310	\$53,310
<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>	\$53,310	\$53,310	\$53,310	\$53,310

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
1/29/2014	WD*-E	\$515,000	112072934
3/25/2011	WD*-T	\$100	47882 / 1471
11/30/1994	WD*	\$40,000	22881 / 339
12/7/1994	WD*	\$100	22933 / 588
			7437 / 143

<b>Land Calculations</b>		
Price	Factor	Type
\$10.00	5,250	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
12						.7		

LORI PARRISH  
BROWARD COUNTY  
PROPERTY APPRAISER



- Streets
- Parcels
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# Map

0 37 ft

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This Instrument prepared by and return to:  
Richard M. White, Esquire  
White & Crouch, P.A.  
5303 S.W. 91st Drive #200  
Gainesville, Florida 32608

**THIS INSTRUMENT PREPARED WITHOUT EXAMINATION OF TITLE.**

Tax Parcel No.: 5042 34 01 1600

Record \$10.00  
SS .70  
Total \$10.70

**WARRANTY DEED**

THIS INDENTURE, made this 25<sup>th</sup> day of March, 2011, between Magdalen Rose Berken, a single person, whose mailing address is 3500 Island Blvd #D-404, Williams Island, Florida 33160, Grantor, and 158 North Federal Highway, LLC, a Florida Limited Liability Company, whose mailing address is 17622 NW 32<sup>nd</sup> Avenue, Newberry, Florida 32669, Grantee;

WITNESSETH, that said Grantor, as a capital contribution to the Grantee, which Grantee is owned 100% by Grantor, and not in exchange for additional Membership or other equity interests in the Grantee, or other consideration, has granted, bargained and conveyed to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 1, Lot 2, less the West 24 feet thereof for roadway purposes; Lot 3, less the West 24 feet thereof for roadway purposes; and Lot 4, Block 11, Town of Modelo (now Dania), according to the plat thereof recorded in Plat Book "B", page 49, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record, if any, and taxes for the calendar 2011, and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This is a contribution to the capital of the Grantee, not in exchange for any additional membership interest, and for no consideration.

IN WITNESS WHEREOF, Grantor hereunto sets her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

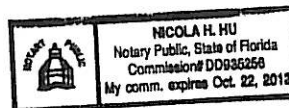
Witness: [Signature] Magdalen Rose Berken (SEAL)  
Printed Name: YVONNE NICHOLS Magdalen Rose Berken

Witness: [Signature]  
Printed Name: Genia Rivera

STATE OF FLORIDA :  
COUNTY OF Dade :

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2011, by Magdalen Rose Berken, who:  
 is personally known to me; or  
 produced her FL DL as identification.

[Signature]  
Notary Public



[Handwritten mark]



## Detail by Entity Name

### Florida Limited Liability Company

158 DANIA, LLC

### Filing Information

<b>Document Number</b>	L14000015368
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	01/28/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

6000 ISLAND BLVD.  
#2304  
AVENTURA, FL 33160

### Mailing Address

PO BOX 800345  
MIAMI, FL 33280

### Registered Agent Name & Address

JOHNSON, PATRICIA  
6000 ISLAND BLVD.  
2304  
AVENTURA, FL 33160

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

JOHNSON, PATRICIA  
6000 ISLAND BLVD. , #2304  
AVENTURA, FL 33160

### Annual Reports

**No Annual Reports Filed**

### Document Images

[01/28/2014 -- Florida Limited Liability](#)

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