

IN THE CIRCUIT COURT OF THE 17TH  
JUDICIAL CIRCUIT, IN AND FOR  
BROWARD COUNTY, FLORIDA

GERARD R. COLLINS and Additional  
Lenders organized by M.A.M. C.  
Incorporated, and M.A.M.C. Incorporated,  
a Florida corporation,

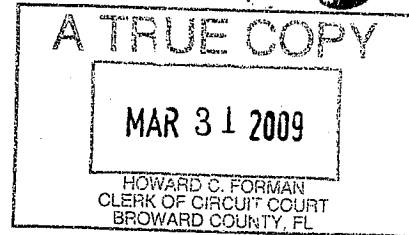
CASE NO.

Plaintiffs,

v.

V-STRATEGIC GROUP, LLC, a Florida  
limited liability company, JUAN CARLOS  
VENTURA, an individual, and JOSE M.  
VENTURA, an individual,

Defendants.



**PLAINTIFFS' NOTICE OF LIS PENDENS**

TO: DEFENDANTS, V-STRATEGIC GROUP,  
LLC; JUAN CARLOS VENTURA; JOSE  
M. VENTURA; and ALL OTHERS  
WHOM IT MAY CONCERN

YOU ARE HEREBY NOTIFIED of the institution of the above-captioned action by  
Plaintiffs to, among other things, foreclose on real property located in Broward County, Florida,  
more particularly described as:

Parcel "D" of THREE ISLANDS 2nd Section, according to the Plat thereof,  
recorded in Plat Book 77, at Page 37, of the Public Records of Broward County,  
Florida, formerly described as more particularly set forth on Exhibit A attached  
hereto and made a part hereof.

Parcel Identification Number: 11223-12-00200

The relief sought in this suit is a judgment against the Defendants for foreclosure of real  
property, breach of promissory note, and breach of guaranty.

**BERGER SINGERMAN**  
attorneys at law

*Boca Raton Fort Lauderdale Miami Tallahassee*

350 East Las Olas Boulevard, 10th Floor Fort Lauderdale, Florida 33301 Telephone 954-525-9900 Facsimile 954-523-2872

*Plaintiffs' Notice of Lis Pendens*

*Collins, et al. v. V-Strategic Group, LLC, et al.*

Dated: March 31, 2009.

Respectfully Submitted,

BERGER SINGERMAN  
*Attorneys for Plaintiffs*  
350 East Las Olas Boulevard, Suite 1000  
Fort Lauderdale, FL 33301  
Telephone: (954) 525-9900  
Facsimile: (954) 523-2872

By: \_\_\_\_\_

  
René D. Harrod  
Florida Bar No. 627666

2049095-1

-2-

**BERGER SINGERMAN**  
attorneys at law

*Boca Raton Fort Lauderdale Miami Tallahassee*

350 East Las Olas Boulevard, 10th Floor Fort Lauderdale, Florida 33301 Telephone 954-525-9900 Facsimile 954-523-2872

## EXHIBIT "A"

Parcel "D" of THREE ISLANDS 2ND SECTION, according to the Plat thereof, recorded in Plat Book 77, at Page 37, of the Public Records of Broward County, Florida; formerly described as:

A parcel of land in the N 1/2 of Section 26, Township 51 South, Range 42 East, said parcel being more particularly described as follows:

Commencing on the South line of the N 1/2 of the N 1/2 of said Section 26, at a point 2360 feet East of the Southwest corner of said N 1/2 of the N 1/2 of Section 26, said point also being the Southeast corner of Diplomat Golf Estates, as recorded in Plat Book 46, Page 24, of the Public Records of Broward County, Florida; thence run North 0° 53' 22" West (on an assumed bearing); 50 feet along the East boundary of said Diplomat Golf Estates, to an intersection with the North right of way line of Hallandale Beach Blvd. and the Point of Beginning; thence continue North 0° 53' 22" West 450 feet along said East boundary of Diplomat Golf Estates; thence run North 89° 06' 38" East 272.19 feet, to an intersection with the Westerly right of way line of Three Islands Blvd., as shown on the Plat of Three Islands 1st Section, as recorded in Plat Book 71, Page 36, of the Public Records of Broward County, Florida; thence run South 15° 41' 21" West 80.55 feet along said Westerly right of way line, to a point of curvature of curve to the left; thence along said Westerly right of way line, on the arc of said curve to the left, having a radius of 765 feet and a central angle of 16° 34' 43", run Southerly 221.36 feet, to a point of tangency; thence run South 0° 53' 22" East 104.52 feet along said Westerly right of line of Three Islands Blvd. being the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 50 feet and a central angle of 90° run Southwesterly 78.54 feet, to a point of tangency on said North right of way line of Hallandale Beach Blvd.; thence run South 89° 06' 38" West 167.40 feet along said North right of way line, to the Point of Beginning,

Said lands situate, lying and being in Broward County, Florida.