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

CASE NO.: 08018154 (08)

JERICHO ALL-WEATHER OPPORTUNITY
FUND, L.P., a Delaware limited partnership,

Plaintiff,

vs.

515 SEABREEZE, LLC, etc., et al.,

Defendants.

CIRCUIT CIVIL
2009 JUL 14 AM 8:31
FILED FOR RECORDS
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA

NOTICE OF SALE PURSUANT TO CHAPTER 45

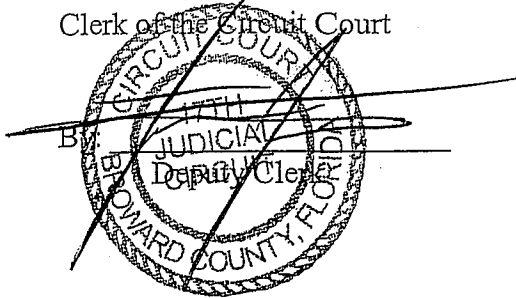
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment dated November 7, 2008, and entered in Case No. 08 018154 08 of the Circuit Court of the 17th Judicial Circuit in and for Broward County, Florida, wherein **Jericho All-Weather Opportunity Fund, L.P.** is Plaintiff and **515 Seabreeze, LLC, Patrick Danan, Leonard J. Mercer, Jr., Frank A. Leo, International Housing Development Group Corp.; Michael Zuro and MAMC Incorporated d/b/a Berman Capital Management**, as agent and attorney in fact are the Defendants, I will sell to the highest and best bidder for cash in the Broward County Courthouse, 201 S.E. Sixth Street, Room 230, Fort Lauderdale, Florida 33301 at 11:00 a.m. on the 16th day of Sept., 2009 the following described property as set forth in said Order or Final Judgment, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

DATED at Fort Lauderdale, Broward County, Florida, this 14th day of July, 2009

HOWARD C. FORMAN
Clerk of the Circuit Court



Prepared By:
James S. Telepman, Esquire
Cohen, Norris, Scherer,
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PUBLISH:
BROWARD DAILY BUSINESS REVIEW

EXHIBIT "A"

LEGAL DESCRIPTION

All of Parcel "B" as recorded in Plat Book 117, Page 22, of the Public Records of Broward County, Florida.
LESS THE FOLLOWING.

A PORTION OF PARCEL "B" ZURO'S PLAT, according to the Plat thereof, as recorded in Plat Book 117, Page 22, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel "B"; thence North $88^{\circ}36'17''$ East along the North line of said Parcel "B", a distance of 1.03 feet to a point lying on a line lying 1.00 feet East of and parallel with the West line of said Parcel "B"; thence South $12^{\circ}14'20''$ West along said parallel line, a distance of 48.69 feet to a point on a line lying 1.00 feet North of and parallel with the South line of said Parcel "B"; thence South $58^{\circ}21'15''$ East along said parallel line, a distance of 77.57 feet; thence South $31^{\circ}38'45''$ West, a distance of 1.00 feet to a point on said South line of Parcel "B"; thence North $58^{\circ}21'15''$ West, along said South line, a distance of 78.28 feet; thence North $12^{\circ}14'20''$ East, along the West line of said Parcel "B", a distance of 48.69 feet to the Point of Beginning. Said lands lying in the City of Fort Lauderdale, Broward County, Florida.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement and other rights, to the extent such rights constitute real property rights under Florida law as described in that certain Agreement RE Use of Property between Michael Zuro and Hall of Fame Associates recorded in Official Records Book 16642, page 10, as amended by that certain First Amendment to Agreement RE Use of Property, recorded in Official Records Book 16642, page 31, both of the Public Records of Broward County, Florida.

TOGETHER WITH AND SUBJECT TO nonexclusive easements for parking as described in that certain Parking Easement between 515 Seabreeze, LLC and 550 Seabreeze Development, LLC, recorded in Official Records Book 40355, page 1589, of the Public Records of Broward County, Florida.

TOGETHER WITH AND SUBJECT TO certain rights, to the extent such rights constitute real property rights under Florida law, as granted and reserved in that certain Attendant Off-Street Parking Agreement between The City of Fort Lauderdale and Michael Zuro, recorded in Official Records Book 12970, page 159; that certain Attendant Off-Street Parking Agreement between The City of Fort Lauderdale, Michael Zuro and Emil Pawuk, recorded in Official Records Book 13753, page 485, and that certain Attendant Off-Street Parking Agreement between The City of Fort Lauderdale and Michael Zuro, recorded in Official Records Book 13178, page 465; and as modified that certain Modification of Attendant Off-Street Parking Agreement between The City of Fort Lauderdale, Michael Zuro and Hall of Fame Associates, recorded in Official Records Book 20563, page 469, and as modified by that certain letter agreement from MJQ Development, LLC and City of Fort Lauderdale, recorded in Official Records Book 30364, page 553, of the Public Records of Broward County, Florida.

