

IN THE CIRCUIT COURT OF THE SEVENTEENTH 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. CACE-09-018747 (05)

Plaintiffs,

v.

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

Defendants.

CIRCUIT CIVIL
2009 NOV 12 AM 10:37
FILED FOR RECORDS
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA

PARTIAL FINAL JUDGMENT OF FORECLOSURE AGAINST DEFENDANT V-STRATEGIC GROUP, LLC, AS TO COUNTS I AND II OF THE AMENDED COMPLAINT

THIS CAUSE came before the Court Thursday, November 12, 2009, on Plaintiffs' Motion for Final Summary Judgment of Foreclosure against Defendant V-Strategic Group, LLC by Plaintiffs Gerard R. Collins and the Additional Lenders identified on Exhibit A attached hereto (referred to as the "Lenders"), and M.A.M.C. Incorporated, a Florida corporation ("MAMC") (collectively, "Plaintiffs"), and based on the evidence and oral argument presented, the Court ORDERS and ADJUDGES as follows:

1. Due and legal service of process has been had on Defendants, V-Strategic Group, LLC, Juan Carlos Ventura, and Jose M. Ventura, on April 2, 2009.
2. Plaintiffs are entitled to relief on Counts I and II of the Amended Complaint against Defendant V-Strategic Group, LLC, and the Court should decree foreclosure in accordance with law.

*Partial Final Judgment of Foreclosure against
Defendant V-Strategic Group, LLC, as to
Counts I and II of the Amended Complaint*

CASE NO. CACE-09-018747 (05)

3. Plaintiff M.A.M.C., Incorporated's principal address is 3250 Mary St., Suite 402, Coconut Grove, Florida 33133.

4. Defendant V-Strategic Group, LLC's principal address is 848 Brickell Avenue, Suite 1210, Miami, Florida 33131.

5. Partial Final judgment of foreclosure is hereby ENTERED as to Counts I and II of the Amended Complaint in favor of Plaintiffs, Gerard R. Collins and the Additional Lenders identified on Exhibit A attached hereto and M.A.M.C. Incorporated, as set forth below:

Principal	\$ 8,911,997.09
Accrued Interest Through August 9, 2008	\$ 143,582.18
Accrued Interest from August 10, 2008 Through December 31, 2008 (Default Rate)	\$ 876,239.24
Accrued Interest from January 1, 2009 Through September 30, 2009 (Default Rate)	\$ 1,665,754.81
Accrued interest from September 30, 2009 Through November 11, 2009 (Default Rate)	\$ 256,270.14
TOTAL	\$11,853,843.46

This total amount of 11,853,843.46 shall accrue further interest at the rate of 8 percent (8%) from the date of this Judgment until fully paid and for which let execution issue forthwith.

6. The Court reserves jurisdiction over this cause and these parties, and to enter such other and further relief as this Court deems just and appropriate, including a deficiency

*Partial Final Judgment of Foreclosure against
Defendant V-Strategic Group, LLC, as to
Counts I and II of the Amended Complaint*

CASE NO. CACE-09-018747 (05)

judgment, if applicable, and an award to Plaintiffs of professional fees, cost and expenses against Defendants, V-Strategic, LLC, Juan Carlos Ventura, and Jose M. Ventura.

Valid and enforceable mortgage liens and security interests are held by Plaintiffs for the total sum specified in paragraph 5 (as may be amended through further Orders or Amended Final Judgment) securing such debt, and are prior and superior in dignity to any right, title, interest, lien, equity, estate, or claim of the Defendants herein, or by any and all persons, firms, partnerships, corporations or entities claiming by or under these defendants, upon the mortgaged and secured personal property and real property foreclosed herein, situated in Broward County, Florida, and described on Exhibit B attached hereto, including the building and appurtenances located therein, together with the furniture, furnishings, personalty, fixtures and all other personal property described in and encumbered by the mortgage and security agreement, and assignment of rents, and situated on or at said property and located thereon, and including rents and income generated by or from said property (collectively, the "Property").

7. In the event that the sums due Plaintiffs, as described in paragraph 5 above (as may be amended through further Orders or Amended Final Judgment), together with post-judgment interest accruing at 8% per annum, and all costs of this action, are not paid, then the Clerk of the Circuit Court of Broward County, Florida, shall sell the Property at a public sale to the highest bidder for cash on the 14 day of JANUARY, 2010, at 11 a.m. at the Broward County Courthouse, Broward County Courthouse, 201 S.E. 6th Street, Room 365, Fort Lauderdale, Florida, after giving notice and in accordance with Chapter 45 of the Florida

Statutes, provided, however, that such sale shall not be held in the absence of Plaintiffs or Plaintiffs' representatives

8. Plaintiffs or their assignee may be the bidder for the purchase of the Property at the sale. If any of Plaintiffs or their assignee are the purchaser at the sale, the Clerk shall credit on the bid of Plaintiffs or their assignee the total sum found herein to be due Plaintiffs (as may be amended), or such part thereof as may be necessary to pay fully the bid of Plaintiffs or their assignee.

9. Plaintiffs shall advance all subsequent costs incurred by the Clerk in connection with publication of the sale and the surtax affixed to the certificate of title, and shall be reimbursed for such costs by the Clerk in the event that Plaintiffs are not the purchaser of the Property at the sale. After confirmation of the sale, whether by the Clerk filing the Certificate of Title or by Order of this Court ruling upon objections to that sale, the Clerk shall make distribution of the proceeds of the sale, as far as they are sufficient, by payment of: (1) the costs incurred by Plaintiffs, including those described in this paragraph; (2) the costs of documentary stamps, if any, affixed to the Certificate of Title; (3) the total sum due Plaintiffs as described in paragraph 5 above, plus post-judgment interest. The balance of funds remaining, if any, shall be retained by the Clerk pending further order of this Court.

10. Upon the Clerk of the Court's filing of the Certificate of Sale herein, or by Order of the Court ruling upon objections to the sale, the Defendants herein, and any and all persons claiming by, through, under or against said Defendants are forever barred and foreclosed of and

*Partial Final Judgment of Foreclosure against
Defendant V-Strategic Group, LLC, as to
Counts I and II of the Amended Complaint*

CASE NO. CACE-09-018747 (05)

from all right, title, interest, claim or demand of any kind or manner whatsoever in and to the Property, and the purchaser at the sale, his representatives or assigns, shall be let into possession of the Property.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

11. The Court reserves jurisdiction of this cause to enter further orders as may be appropriate, including without limitation: determination of the amount of attorneys' fees, costs and expenses to which Plaintiffs are entitled; writs of assistance or possession; orders to enforce Plaintiffs' rights in the Property, or further Judgments including an award of a deficiency, to reflect any relief hereafter awarded and such other orders as may be just.

IT IS SO ORDERED in Chambers in Ft. Lauderdale, Broward County, Florida this 12 day of November, 2009.

Copies Furnished to:
see Attached Service List

STATE OF FLORIDA
BROWARD COUNTY COURT JUDGE
I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Circuit Court Clerk of Broward County, Florida.
WITNESS my hand and Official Seal at Fort Lauderdale Florida, this the 12 day of November 2009
Clerk of the Court
Deputy Clerk

*Partial Final Judgment of Foreclosure against
Defendant V-Strategic Group, LLC, as to
Counts I and II of the Amended Complaint*

CASE NO. CACE-09-018747 (05)

SERVICE LIST

René D. Harrod, Esq.
Berger Singerman, P.A.
350 E. Las Olas Blvd., Suite 1000
Ft. Lauderdale, Florida 33301
Telephone: (954) 525-9900
Direct: (954) 712-5148
Facsimile: (954) 523-2872
Counsel for Plaintiffs

Anthony M. Lopez, Esq.
Carlos A. Marin, Esq.
Marin, Eljaiek & Lopez, P.L.
2601 South Bayshore Drive, Suite 700
Coconut Grove, FL 33133
(305) 444-5969 Telephone
(305) 444-1939 Facsimile
Counsel for Defendants

LOAN FUNDING: 159456-V-STRATEGIC GROUP, INC.

Lender Name	Pct Owned
Abba E. Borowich	0.333%
Achelis LTD.	0.167%
Agueda Balboa-Pol	0.417%
Alan Cohn Trustee for the Alan W. Cohn Revocable Trus	1.667%
Albert J. Kaplan Irrev. Trust, Leah Kaplan, Trustee	0.083%
Alejandro Hugo Tacsir	0.167%
Alexa S. Rossy	0.167%
Arthur Feinberg Rollover IRA	0.417%
Audrey Mannoni	0.167%
Barbara C. Woolverton	0.833%
Barry Kendall IRA	0.833%
Batya Bayes &/or Michelle Bayes &/orJaclyn Bayes&/orSt	0.833%
Benjamin R. Behr Living Trust	0.167%
Betty Jane Reedy IRA	0.333%
Bonnie Brooks and Ilene Tessier M.P. Pension Plan	0.833%
Brad Kern	0.500%
Brooks Family Trust Dated 10/25/94	0.417%
Bruce Kasold	0.417%
Bruce Shulman IRA	0.167%
Calvin Williamson Tinsley III IRA	0.833%
Camelot Holdings, L.P.	1.500%
Charles J. Kane	1.667%
Charles J. Kane Profit Sharing Plan	1.000%
Charles Parlagreco IRA	0.583%
Charles R. Gremier IRA	0.833%
Charles R. Gremier Trust	0.833%
Curtis A. James III	0.333%
David & Myrna Morris	1.667%
David Mumme Rollover IRA	1.667%
David Russin	0.833%
David Thompson IRA	0.833%
Diana Wain Menzer	0.250%
Don Davis IRA	1.083%
Douglas Kniskern IRA	0.500%
Douglas N. Rice	0.167%
Dwight Edwards	0.250%
E. Harold & Linda W. Gassenhelmer	1.667%
Edward J. or Nancy A. Dranginis POD Patricia Dranginis	0.667%
Edward Kasold	0.833%
Edward L. & Deanna D. Clark	0.667%
Esta Solomon.	0.500%
Ethlyn J. Pastina Sheldon	0.167%
Fagenholz Family LTD Partnership	1.667%
Forrest Rhea Nichols IRA	0.833%
Francine Lipp	0.333%
Franklin E. Ward and/or Christina Ward	0.083%
Gabe Sanders or Barbara Sanders	0.417%
Gall Lane Corenblum Rollover IRA	0.333%
Gary Farnsworth IRA	0.833%



George A Oyarzun	0.417%
Gerald R. Collins	1.667%
Gerard Seagriff R/O IRA	0.833%
Gordon Miller r/o IRA	1.667%
Gregg O. Hanson or Jamie H. Hanson JTWROS	0.333%
Gus B. Nuckols & Marilyn S. Nuckols JTWROS	1.417%
Harvey A. Shulman S/D IRA	0.667%
Henry & Marci Yunes	0.833%
Henry Coppola IRA	0.250%
Howard Feinberg	0.167%
Ira Goldsmith Revocable Trust	0.417%
Irwin Buddy Levine	1.667%
J & D Capital Corporation	2.500%
James B. and Sharon L. Jones	0.833%
James Hourin ROTH IRA	0.833%
James Miller IRA	0.500%
Janet Weinstein	0.417%
Jay and/or Ilene Stroblng	0.167%
Jerome Kern Trust	0.833%
Joel M. or Deborah Sokol	1.667%
John Alderman	0.417%
John K. Floyd	1.667%
Jorge Ernesto Zarini	0.167%
Joseph &/or Kelly Landsiedel	0.167%
Joseph F. Edmondson s/d r/o IRA	1.667%
Judith Parker Self Directed Rollover IRA	0.250%
Julius & Rita Bayes, Co-Trustees Under the Agmt Dated :	0.500%
Karen Kulvin	0.333%
Katika Carmel	0.833%
Kenneth Halperin	0.133%
Kenny Campbell	1.667%
Larry E. Wynne DDS, P.A. Profit Sharing Plan & Trust	0.417%
Lawrence Goldberg, P.A.	0.250%
Lawrence M. Marks and/or Toby Marks	0.833%
Lawrence Norman Phillips	0.417%
Leonard Schupak	0.833%
Lipp Irrevocable Trust FBO Aaron Donald Lipp	0.167%
Lipp Irrevocable Trust FBO Andrew Mark Lipp	0.167%
Lipp Irrevocable Trust FBO Kira Nicole Lipp	0.167%
LMJ Family Investments, L.L.C.	0.833%
Lucio and/or Connie Mariano	0.417%
Marc Schwartz Family Trust	0.417%
Marguerite Pons-Williamson	0.167%
Marilyn Himmel IRA	0.250%
Marlene Heller & Robert Heller JTWROS	0.417%
Marta S. Lizama	0.417%
Marvin Kaplan and/or Catherine Ellison	0.200%
MED Properties VI, LLC	1.250%
Melvin A. Peller & Arlene R. Peller	0.250%
Mildred Gidney, as Trustee for, The Mildred Gidney Rev.	0.417%
Norma Giffords	0.417%
Norman Keeran	0.250%

Patricia Doyle	0.167%)
Patricia Robbins	0.167%)
Paul Eitel	0.417%)
Peter J. Fallon Jr. IRA	0.750%)
Peter M. Holahan IRA	0.833%)
Phillip A. Parlagraeco TR Phillip A. U/T/D 5/25/89	0.167%)
R. Faulton Williams Revocable Trust	0.333%)
Ralph E. Marcus Rollover IRA	0.833%)
Richard B. Carmel	0.417%)
Richard Gold	0.333%)
Richard Jacobs IRA	0.417%)
Robert and/or Gloria Weintraub	0.417%)
Robert Dzimidas IRA	1.667%)
Robert G. Miller Jr.	0.833%)
Robert L. Stecher	3.333%)
Robert M. Ruby	0.333%)
Robert R. Allen	0.333%)
Roger and Goldie Wasman	1.667%)
Royal O. White IRA	0.167%)
S.J.M. Investments, LLC	1.000%)
Scott & Shari Notowitz	0.417%)
Scott A. Poulin	0.417%)
Scott E. Pierce	0.417%)
Scott Flower	0.250%)
Shirlee Thaler	0.833%)
Solomon Yurman	0.333%)
Stanley H. Fischer	0.667%)
Stanley Margulies IRA	0.417%)
Stanley S. Hayden R/O IRA	0.583%)
Stephen Zaron, M.D. Rollover IRA	0.417%)
Steven Berman IRA #1	1.667%)
Steven C. Cronig	0.833%)
Suman Dahiya-Shah	0.167%)
The Howard Goldstein Living Revocable Trust	1.667%)
Thomas A. Griffith Sr.	3.333%)
Thomas Kenna IRA	0.833%)
Universal Chemical and Supply Corp. Pension Plan	0.500%)
Victor Blaha IRA	0.417%)
Wendy Pagan	0.833%)
Willard P. & Linda E. Longfellow	0.250%)
William C. Mercurio	0.500%)
William Jacobs IRA	1.667%)
William McBride, as Trustee for, the William Byrd McBride	0.417%)
	100.000%)

LOAN FUNDING: 159456FA1-V STRATEGIC GROUP, INC FUTURE ADVANCE 1

Lender Name	Pct Owned
Albert V. Harrison, Jr. & Elizabeth G. Harrison	1.250%
Alicia M. Erckmann IRA	0.500%
Alise Lamnin-Manton	1.000%

Arin B. Maercks	0.750%
Arlene Greenstein	0.750%
Batya Bayes &/or Michelle Bayes &/or Jaclyn Bayes &/or St	2.500%
Catherine C. Proenza	0.500%
Dale Content IRA	0.250%
David Russin	1.250%
Delsie Lipton Revocable Trust	5.000%
Don Davis IRA	2.500%
Donna Riven (Gordon) Revocable Trust	1.000%
Douglas N. Rice	2.500%
Francis P. Erckmann IRA	1.000%
Fredric V. Giffords	2.500%
Gerald R. Collins	5.000%
Helen A. Lin	0.500%
Howard Feinberg	1.750%
Iris Raderman Trust	5.000%
Jack or Marsha Kotkin	1.500%
Jack P. Atlas and Felicia S. Hurtado, JTWR0S	10.000%
James Hourin ROTH IRA	1.500%
James J. Hourin IRA	5.000%
Jeanne C. Latour	0.500%
Jeffrey R. Goldstein	2.500%
Joan A. Haneman Rollover IRA	1.000%
John K. Floyd	1.250%
Katherine V. Sims	1.500%
Luis A. Mechoso Revocable Trust DTD 8/15/01	2.500%
MED Properties VI, LLC	3.750%
Morris Berger	5.000%
Patricia Tinsley Penny	1.250%
Phillip and/or Kelli Rosenfeld	0.500%
Ramesh Outram	0.500%
Rebecca F. Hayden R/O IRA	1.250%
Richard Hayes IRA	0.500%
Royal O. White IRA	0.750%
Sonia Fardales	0.250%
Stanley S. Hayden R/O IRA	1.250%
Stephen Stong Rollover IRA	2.500%
Stephen Zaron, M.D. Rollover IRA	1.250%
Steven C. Cronig	2.500%
Tema Burk	0.500%
Universal Chemical and Supply Corp. Pension Plan	10.000%
Victor Blaha IRA	0.500%
Violet A. Hayden and/or Stanley S. Hayden	1.250%
William E. Simmel IRA	1.750%
William P. Roberts Rollover IRA	1.500%
William Rabig IRA	0.500%

100.000%

EXHIBIT B

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.