IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT
IN AND FOR MIAMI – DADE COUNTY, FLORIDA

STATE OF FLORIDA, OFFICE OF FINANCIAL REGULATION,

Plaintiff,

vs.

BERMAN MORTGAGE CORPORATION, a Florida corporation, M.A.M.C. INCORPORATED, a Florida corporation, DANA J. BERMAN, as Owner and Managing Member,

Defendants,

and,

DB ATLANTA, LLC, a Florida LLC, et al.,

Relief Defendants.
_____/

GENERAL JURISDICTION DIVISION
CASE NO.: 07-43672 CA 09

THE ORIGINAL
FILED ON:
MAY 1 0 2011
IN THE OFFICE OF
CIRCUIT COURT DADE CO., FL

NOTICE OF FILING ORIGINAL AFFIDAVIT OF GAIL CORENBLUM

Michael I. Goldberg, as Court Appointed Receiver over Defendants Berman Mortgage Corporation, M.A.M.C. Incorporated, et al., and Relief Defendants DB Atlanta LLC, et al, including Oceanside Acquisitions, LLC., (the "Receiver") by and through its undersigned counsel, hereby gives notice of filing the ***Original Affidavit of Gail Corenblum in Support of the Receiver's Motion for an Order Approving the Receiver's Execution of Sales Contracts for the Sale of Additional Condominium Units Owned by Relief Defendant, Oceanside Acquisitions, LLC,*** attached hereto as **Exhibit A**.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of May, 2011, a true and correct copy of the foregoing was furnished via U.S. Mail to the parties on the attached Service List.

Respectfully submitted,

BERGER SINGERMAN
Attorneys for Receiver, Michael Goldberg
1000 Wachovia Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131
Phone: (305) 755-9500 / Fax: (305) 714-4340

By: _____
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SERVICE LIST

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cc: The Honorable Jerald Bagley *(via eCourtesy Copies)*
Michael Goldberg, Esq., as Receiver *(via e-mail)*
The Investor(s)/Lender(s) Group *(via e-mail)*
Posted to the Berman Mortgage Website

3667905-1

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT, IN AND FOR MIAMI-DADE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 07-43672 CA 09

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Plaintiff,

v.

BERMAN MORTGAGE CORPORATION, a Florida corporation, M.A.M.C. INCORPORATED, a Florida corporation, DANA J. BERMAN, as Owner and Managing Member,

Defendants.

and,

DB ATLANTA, LLC, a Florida Limited Liability Company, et al.

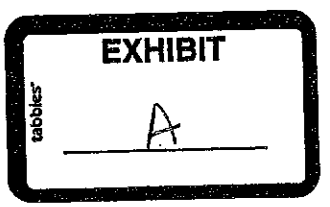
Relief Defendants.

_____/

STATE OF FLORIDA)
)
COUNTY OF DADE)

AFFIDAVIT OF GAIL CORENBLUM IN SUPPORT OF THE RECEIVER'S MOTION FOR AN ORDER APPROVING THE RECEIVER'S EXECUTION OF SALES CONTRACTS FOR THE SALE OF ADDITIONAL CONDOMINIUM UNITS OWNED BY RELIEF DEFENDANT, OCEANSIDE ACQUISITIONS, LLC

I, Gail Corenblum, being duly sworn, do depose and say as follows:



1. I am a resident of Dade County, Florida, over the age of majority, and of sound mind, not operating under the influence of any substance which might impair my ability to understand or to recall events. I make this statement of my own free will.

2. I am the chairwoman of a committee of lenders for the acquisition of condominium units in the Gulf Island Resort property (the "Property") (the "Oceanside Committee").

3. I have reviewed the appraisals, photographs and sales contracts for units 510, 803 and 804 respectively (the "Units") which have been duly filed with the Court.

4. I have also visited the Property and the Units which are the subject of the *Receiver's Motion for an Order Approving the Receiver's Execution of Sales Contracts for the Sale of Additional Condominium Units Owned by Relief Defendant, Oceanside Acquisitions, LLC* (the "Motion").

5. The Units' are deteriorating as follows: the kitchens are gutted; the ceilings are collapsing; the air-conditioning and ductwork are exposed and hanging; there is no electrical wiring; the circuit boxes have been removed; there is mold everywhere; and the apartments are in need of total reconstruction in the interior. Furthermore, there are no appliances, no bathroom fixtures, no cabinetry, and no baseboards in some areas of the Units. Some of the Units also have broken windows and excessive pigeon droppings on the exterior.

6. To evaluate the reasonableness of an offer by a potential buyer, I have reviewed recent sales of similar units on the market in Pasco County, Florida, spoken with local realtors, and reviewed the Multiple Listing Service website for pricing on similar units.

7. The proposed sales contracts on the Units are reasonable and in the best interest of the Receivership Estate as well as the condominium owners in Gulf Island Resort.

8. The Receivership does not have the funds to fix up the Units.

9. I have personal knowledge of the facts set forth herein.

FURTHER AFFIANT SAYETH NAUGHT.

Gail L. Corenblum
GAIL CORENBLUM

Sworn to and subscribed before me this 17 day of May, 2011, by , who is personally known to me or who produced the following identification, (FL Driver Lic # C651 292 44 547 0) and who took an oath.

NOTARY PUBLIC

Sign: Andral Joseph

Print: ANDRAL JOSEPH

My Commission Expires:
April 23, 2015

(SEAL)

3666249-1

NOTARY PUBLIC STATE OF FLORIDA
(407) 398-0153
ANDRAL JOSEPH
MY COMMISSION # EE071814
EXPIRES April 23, 2015
FloridaNotaryService.com