



IN THE CIRCUIT COURT OF THE
11TH JUDICIAL CIRCUIT IN AND
FOR MIAMI-DADE COUNTY, FLORIDA

GROUP OF LENDERS ASSEMBLED
ON THE LOAN,

CASE NO. 12-038306-CA (21)

Plaintiffs,

v.
JUAN CARLOS VENTURA, individually
and JOSE M. VENTURA, individually,
the Guarantors on the loan and note

Defendants.

FILED FOR RECORD
2017 JAN 24 PM 12:54
CLERK OF CIRCUIT & COUNTY COURTS
MIAMI-DADE COUNTY, FL.
CIVIL DIVISION #150

CONSOLIDATED WITH:

CASE NO. 15-017301-CA (21)

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

Plaintiffs,

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

Defendants.



FINAL JUDGMENT

This action was heard on the filing of Plaintiffs' Affidavit of Default, filed on January 11, 2017,
pursuant to and for breach of a Settlement and Release. On the evidence presented

IT IS ADJUDGED that Plaintiffs in the above captioned matters, GROUP OF LENDERS
ASSEMBLED ON THE LOAN; GERARD R. COLLINS, and Additional Lenders organized by
M.A.M.C., Incorporated, a Florida corporation, listed in Exhibit "A," recover from Defendants,

A TRUE COPY
CERTIFICATION ON LAST PAGE
HARVEY RUVIN, CLERK OF COURTS

JUAN CARLOS VENTURA (Address: 3124 Aviation Avenue, Miami, Florida 33133) and JOSE M. VENTURA (Address: 2760 Brickell Court, Miami, Florida 33129), jointly and severally, the total sum of Nine Million Dollars (\$9,000,000.00) that shall bear interest at a rate of 4.97% per year from the date of rendition of judgment until paid, for which let execution issue.

DONE AND ORDERED ON 1/24/17

[Handwritten Signature]
Hon. Antonio Arzola
CIRCUIT COURT JUDGE
Judge Antonio Arzola
Circuit Court Judge

cc:

Raymond Carrero, Esq.
Raymond Carrero, P.A.
Dadeland Square
7700 N. Kendall Drive, Suite 809
Miami, Florida 33156
ray@carrerolegal.com

*Counsel for Juan Carlos Ventura and
Jose M. Ventura*

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the
original on file in this office, 02/01 AD 2017
HARVEY RUVIN, Clerk of Circuit and County Courts

Deputy Clerk *[Handwritten Signature]* 2310044



LOAN FUNDING: 169456-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 &/or Jaclyn Bayes &/or St	0.833%
Benjamin R. Behr Living Trust	0.167%
Betty Jane Reedy IRA	0.333%
Bonnie Brooks and Ilene Tessler 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 Parigiaco IRA	0.583%
Charles R. Gremler IRA	0.833%
Charles R. Gremler 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%
Gail 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 Jamle 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%
Mariene 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 & Ariene 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. Parlagreco TR Philip 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 Byrl 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%
Atisa 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	6.000%
Jack or Marsha Kotkin	1.500%
Jack P. Atlas and Felicia S. Hurtado, JTWROS	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	6.000%
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%



STATE OF FLORIDA, COUNTY OF DADE

I HEREBY CERTIFY that this is a true copy of the original filed in this office on _____ day of

FEB 01 2017, A.D. 20____

WITNESS my hand and Official Seal.

HARVEY RUVIM, CLERK, of Circuit and County Courts

By Nicole Davis D.C.

NICOLE DAVIS #79943

