

Prepared by and return to:

Giovanni Nicosia

Attorney at Law

Supreme Title & Escrow, Inc.

2860 Marina Mile Blvd. Suite 115

Ft Lauderdale, FL 33312

954-726-5580

File Number: **20-09-0870-SR-C**

Will Call No.:

[Space Above This Line For Recording Data]

Assignment of Proprietary Lease

I Michael Surin, a single man, whose post office address is: **501 SE 2nd Street #826, Fort Lauderdale, FL 33301** ("Assignor"), in consideration of the sum of Ten Dollars (10.00) and other good and valuable consideration paid by Xeneize LTR LLC, a Florida limited liability company, whose post office address is 12550 Biscayne Boulevard, Suite 406, North Miami, Florida 33181 ("Assignee"), do hereby sell, transfer, convey and assign unto the Assignee all of the Assignor's right, title and interest in and to a certain Owner's Proprietary Lease made by and between 76 ISLES OF VENICE, INC., a Florida Not for profit Corporation and CHRISTOPHER COGLIANESE recorded under Instrument Number 113091143 Public Records of Broward County, and later assigned to Assignor pursuant to that certain Assignment of Leasehold Estate dated June 23, 2018, recorded under Instrument Number 115186029 Public Records of Broward County ("Owner's Proprietary Lease"), together with all right, title and interest which may now have accrued or which may accrue at any future date in and to the cooperative known as 76 ISLES OF VENICE, INC., a Florida Not for profit Corporation, all relating to the following described property, to wit:

The legal description of the property at issue is as follows:

A LEASEHOLD INTEREST in and to Unit "D" of the Cooperative Apartment Building known as 76 Isle of Venice, Inc., as constructed on the following described land:

The South 1/2 of Lot 44 and Lots 45 and 46, NURMI ISLE NO. 4, according to the map or plat thereof as recorded in Plat Book 24, Page 43, of the Public Records of Broward County, Florida.

Parcel Identification Number: 504201RW0040

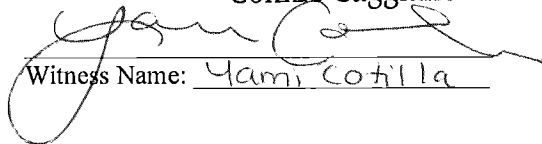
TO HAVE AND TO HOLD, the foregoing Owner's Proprietary Lease and all of the Assignor's interest therein unto said Assignee, its successors and assigns, for the unexpired terms of said Lease.

"ASSIGNOR" and "ASSIGNEE" shall be used for singular or plural, natural, or artificial, which terms shall include the heirs, legal representatives, successors and assigns of ASSIGNOR and ASSIGNEE whenever the context so requires or admits.

Dated: October 7, 2020

Signed, sealed, and delivered in our presence:


Witness Name: Connie Caggiano


Witness Name: Yami Cutila

State of Florida
County of Broward


Michael Surin (Seal)

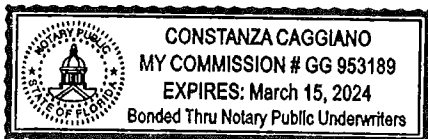
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of October, 2020 by Michael Surin, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____

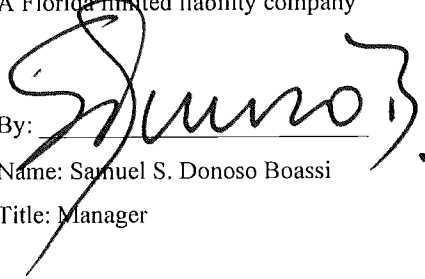


Acceptance of Assignment of Proprietary Lease

In consideration of payment of ten dollars (\$10.00) Dollars, XENEIZE LTR LLC, a Florida limited liability company, Assignee, the undersigned, do hereby accept the transfer and assignment of the Owner's Proprietary Lease and undersigned further agrees to assume all the obligations of the lessee under said Owner's Proprietary Lease and as a member of 76 Isle of Venice Cooperative Association. The mailing address if the undersigned is 12550 Biscayne Blvd., Suite 406, North Miami, Florida 33181.

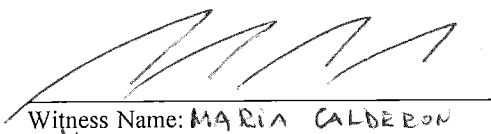
"ASSIGNOR" and "ASSIGNEE" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of ASSIGNOR and ASSIGNEE whenever the context so requires or admits.

XENEIZE LTR LLC,
A Florida limited liability company

By: 

Name: Samuel S. Donoso Boassi

Title: Manager


Witness Name: MARIA CALDERON

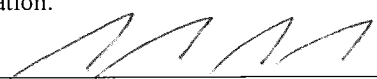

Witness Name: Mayrelys Iglesias

State of Florida

County of ~~Broward~~ MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of October, 2020 by Samuel S. Donoso Boassi, as Manager of XENEIZE LTR, LLC, a Florida limited liability company,, who ☐ is personally known or ☒ has produced a ~~driver's license~~ PASSPORT as identification.

[Notary Seal]


Notary Public

Printed Name: MARIA CALDERON

My Commission Expires: FEB 6, 2021



MARIA CALDERON
MY COMMISSION # GG 070483
EXPIRES: February 6, 2021
Bonded Thru Budget Notary Services

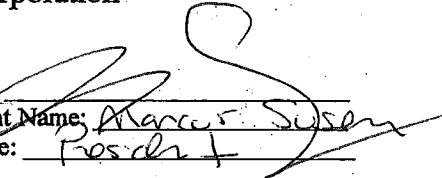
APPROVAL OF

ASSIGNMENT OF OWNER'S PROPRIETARY LEASE

KNOW ALL MEN BY THESE PRESENTS that this is to certify that 76 ISLE OF VENCICE, INC. a Florida Not-For-Profit Corporation, has APPROVED the Assignment of the Owner's Proprietary Lease to Unit "D" and to Dock Slip "4", from MICHAEL SURIN to XENEIZE LTR LLC, a Florida limited liability company, and shall simultaneously herewith execute a new "Owner's Proprietary Lease" with XENEIZE LTR LLC, a Florida limited liability company, at which time the previous Owner's Proprietary Lease (referred to hereinabove) that 76 ISLE OF VENICE, Inc., a Florida Not-For-Profit Corporation, entered into with MICHAEL SURIN shall be deemed terminated and of no further force and effect.

Signed this 1 day of October 2020, at Fort Lauderdale, Broward County, Florida.

76 ISLE OF VENICE, INC.,
A Florida Not-For-Profit
Corporation

By: 

Print Name: Marcus Susan

Title: President

Witness Name:  Luisa Cook

Witness Name:  Connie Caggiano

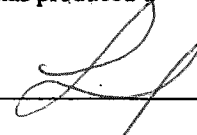
State of FLORIDA
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of October, 2020 by Marcus Susan, as President of 76 ISLE OF VENICE INC. a Florida Not-For-Profit Corporation, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Luisa Cook
Comm. #GG328702
Expires: July 11, 2022
Bonded Thru Aaron Notary

Notary Public 

Printed Name: Luisa Cook

My Commission Expires:

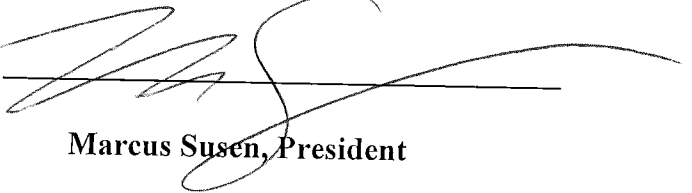
Certificate of Approval

**76 Isle of Venice, Inc., does hereby approve: XENEIZE
LTR, LLC, a Florida Limited Liability Corporation for
possession, as an owner of Unit "D" at 76 Isle of Venice, Fort
Lauderdale, Florida.**

Dated: October 1, 2020.

76 Isle of Venice, Inc.

By:

A handwritten signature in black ink, appearing to read 'MS', is written over a horizontal line. The signature is fluid and cursive.

Marcus Susen, President