

**UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION**

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

CASE NO. 8:20-CV-325-T-35AEP

BRIAN DAVISON;
BARRY M. RYBICKI;
EQUIALT LLC;
EQUIALT FUND, LLC;
EQUIALT FUND II, LLC;
EQUIALT FUND III, LLC;
EA SIP, LLC;

Defendants, and

128 E. DAVIS BLVD, LLC;
310 78TH AVE, LLC;
551 3D AVE S, LLC;
604 WEST AZEELE, LLC;
2101 W. CYPRESS, LLC;
2112 W. KENNEDY BLVD, LLC;
5123 E. BROADWAY AVE, LLC;
BLUE WATERS TI, LLC;
BNAZ, LLC;
BR SUPPORT SERVICES, LLC;
BUNGALOWS TI, LLC;
CAPRI HAVEN, LLC;
EA NY, LLC;
EQUIALT 519 3RD AVE S., LLC;
MCDONALD REVOCABLE LIVING TRUST;
SILVER SANDS TI, LLC;
TB OLDEST HOUSE EST. 1842, LLC;

Relief Defendants.

**RECEIVER'S MOTION TO EXPAND THE SCOPE OF THE
RECEIVERSHIP TO INCLUDE MULTIPLE UNITS OF REAL
PROPERTY AND DEFUNCT EQUIALT ENTITY**

Burton W. Wiand, as Receiver,¹ by and through his attorneys and pursuant to 28 U.S.C. § 3103, Fed. R. Civ. P. 66, and M.D. Fla. Local Rule 3.01, hereby moves the Court to expand the scope of the Receivership to include several properties (the “**Properties**”) and the defunct EquiAlt limited liability corporation that owns these properties. The Properties are as follows:

ADDRESS	FOLIO
8820 CRESTVIEW DR, UNIT A, TAMPA, FL 33604	098861-5374
5135 TENNIS COURT CIR, TAMPA, FL 33617	142878-6142
7511 PITCH PINE CIR, UNIT 128, TAMPA, FL 33617	038945-5256
2302 MAKI RD, UNIT 45, PLANT CITY, FL 33563	205010-0290
7613 PASA DOBLES CT, TAMPA, FL 33615	004580-7906

All of the Properties are legally titled in the name of a now defunct LLC known as “EquiAlt Fund I, LLC” which purchased them between May 2012 and May 2014. To the Receiver’s knowledge, the Properties are free of any

¹ The “Receivership,” “Receivership Estate,” or “Receivership Entities” includes the corporate defendants, the relief defendants, and the following entities: EquiAlt Qualified Opportunity Zone Fund, LP (“QOZ”); EquiAlt QOZ Fund GP, LLC; EquiAlt Secured Income Portfolio REIT, Inc. (“REIT”); EquiAlt Holdings LLC; EquiAlt Property Management LLC; and EquiAlt Capital Advisors, LLC (collectively, the “REIT and QOZ Entities”). See Doc 184 at 6-7.

significant liens or encumbrances, such as mortgages. As explained below, the Receiver is already the equitable owner of the Properties. The Receiver is requesting that the Court issue an order affirming the Receiver's ownership of these properties to avoid potential title problems, which are currently impeding their sale.

BACKGROUND

On February 11, 2020, the Securities and Exchange Commission (“**SEC**”) filed a complaint (Doc. 1) against (1) individual defendants Brian Davison (“**Davison**”); Barry Rybicki (“**Rybicki**”); EquiAlt LLC; EquiAlt Fund, LLC; EquiAlt Fund II, LLC; EquiAlt Fund, LLC; EA SIP, LLC (collectively with Davison and Rybicki, the “**Defendants**”) and (2) relief defendants 128 E. Davis Blvd, LLC; 310 78th Ave, LLC; 551 3rd Ave S, LLC; 604 West Azelee, LLC; 2101 W. Cypress, LLC; 2112 W. Kennedy Blvd, LLC; 5123 E. Broadway Ave, LLC; Blue Waters TI, LLC; BNAZ, LLC; BR Support Services, LLC; Bungalows TI, LLC; Capri Haven, LLC; EA NY, LLC; EquiAlt 519 3rd Ave S., LLC; McDonald Revocable Living Trust; Silver Sands TI, LLC; TB Oldest House Est. 1842, LLC. On July 09, 2020, the SEC filed an amended complaint (Doc. 138) (the “**Amended Complaint**”) against the same Defendants and Relief Defendants.

On February 14, 2020, the Court entered an order (Doc. 11) appointing Burton W. Wiand as temporary Receiver. The Court directed him, in relevant

part, to “[t]ake immediate possession of all property, assets and estates of every kind of the Corporate Defendants and Relief Defendants . . . and to administer such assets as is required in order to comply with the directions contained in this Order.” Doc. 11 at ¶1. The Court also entered a temporary restraining order (Doc. 10) imposing a temporary injunction against the Defendants and Relief Defendants, freezing their assets and granting other relief. On August 17, 2020, the Court issued an order (Doc. 184) granting the SEC’s request for a preliminary injunction, extending the temporary restraining order pending the issuance of the preliminary injunction, and granting the Receiver’s Motion to Expand the Receivership to Include REIT and QOZ Entities (Doc. 90). The Receiver has been carrying out his duties pursuant to the order appointing the Receiver (Doc. 11) and the temporary restraining order (Doc. 10) pending the issuance of the preliminary injunction.

The Amended Complaint charges the Defendants with violations of various federal securities laws and regulations for orchestrating a real estate Ponzi scheme that raised more than \$170 million from approximately 1,100 victim investors (the “**Scheme**”). The SEC alleges that the Defendants misrepresented the use of the proceeds of the investments and that Davison and Rybicki, who controlled the operations of the Receivership Entities prior to the appointment of the Receiver, misappropriated monies from the

investors. The Amended Complaint and The Receiver's First Quarterly Status Report (Doc. 84) contain a more detailed description of the Scheme.

ARGUMENT

The Properties were purchased with investor funds raised by the Scheme and they are already equitably owned by the Receiver. As such, the Receivership Estate has been managing the Properties and paying various tax bills and other expenses as needed. Pursuant to his duties, the Receiver identified the Properties and further investigation revealed the issues that led to the filing of this motion.

EquiAlt Fund I, LLC

On January 31, 2014, Davison caused the creation of a Florida limited liability corporation "EquiAlt Fund I, LLC" (also referred to as the "**defunct LLC**"). *See* Exhibit 1. This was a mistake, and it appears that Davison was instead attempting to register an existing Nevada entity titled "EquiAlt Fund, LLC" to do business in Florida. This mistake was eventually discovered, and on August 4, 2015, Davison caused the correct entity to be registered in Florida and dissolved the defunct LLC two days later. *See* Exhibit 2. Subsequently, Davison dissolved the defunct LLC two days later. *See* Exhibit 3. This filing mistake and the creation of the defunct LLC was made worse by the fact that the defunct LLC had purchased several properties during its short existence.

Most of those properties were transferred to other Receivership Entities, but the Properties are still technically owned by the defunct LLC.

It is unclear why the titles to those Properties were not transferred to other Receivership Entities after the filing mistake was discovered. It appears that they were omitted and not transferred as an oversight. All of the Properties are individual condominium units located in Hillsborough county. According to the Hillsborough County Tax Collector's website, the tax assessed values of the Properties range between approximately \$30,000 and \$70,000.² All of the Properties were purchased via tax deed. *See* Exhibits 4 through 8. The Receivership Estate includes hundreds of similar properties.

The Receiver's title professionals became aware of the ownership status of the Properties when attempting to close on the sale of the Maki Road property. This issue has impeded that sale and it is anticipated that it will create issues for the sale of the other Properties as well. Absent the relief requested in this motion, the Receiver would have to incur additional expenses by evaluating more costly and time-consuming options. After considering other options, the Receiver has determined that the relief requested in this motion

² For a variety of reasons, a property's tax assessed value is usually significantly lower than its fair market value. This information is included here to demonstrate that the Properties are not lavish, expensive units. Determining the fair market value of the Properties would require the Receiver to retain professionals to perform a valuation. This is unnecessary for the purpose of this motion and such a valuation may be out of date and unusable by the time the Receiver seeks Court approval to sell the corresponding property.

is the most equitable and cost-effective manner to clarify the ownership status of the Properties and prepare for their eventual sale.

MEMORANDUM OF LAW

The Court's power to supervise an equity receivership and determine the appropriate action to be taken in the administration of the receivership is extremely broad. *SEC v. Elliott*, 953 F.2d 1560, 1566 (11th Cir. 1992); *SEC v. First City Fin. Corp.*, 890 F.2d 1215, 1230 (D.C. Cir. 1989). The Court's wide discretion derives from the inherent powers of an equity court to fashion relief. *Id.* at 1566 (citing *SEC v. Safety Fin. Serv., Inc.*, 674 F.2d 368, 372 (5th Cir. 1982)). Such discretion may be properly exercised in the form of expansion of a receivership where a party seeking expansion establishes (1) a commingling of funds, (2) intertwined business operations, (3) utilization of an identical business address or identical offices and addresses, (4) or co-identity of officers, directors, or principals. *See SEC v. Elmas Trading Corp.*, 620 F. Supp. 231, 233 (D. Nev. 1985), *aff'd*, 805 F.2d 1039 (9th Cir. 1986); *see also Elliott*, 953 F.2d at 1565, n.1 (holding that court may extend equitable receivership over related entities).

In determining whether to extend a receivership to include related entities, a federal court has broad discretion to disregard corporate separateness and form and to give effect to the substance of the enterprise. *Elmas Trading Corp.*, 620 F. Supp. at 233. A corporate entity may be

disregarded under federal law “in the interests of public convenience, fairness, and equity[.]” *Id.* at 234; see *In re Bowen Transp., Inc.*, 551 F.2d 171, 179 (7th Cir. 1977) (stating that “[t]he separate corporateness of affiliated corporations owned by the same parent may be equally disregarded under the proper circumstances.”). The key goal behind a proposed receivership expansion should be “to ensure that all available assets are brought within the receivership and may properly be distributed to creditors.” *Id.* at 233. Given the Court’s wide discretion and authority, the Receivership Estate in this case should be expanded to include the defunct LLC and the Properties that it owns.

The relief requested in this motion is supported by precedent. See *Sec. & Exch. Com’n v. Kirkland*, 606-CV183-ORL-28KRS, 2006 WL 2639522 (M.D. Fla. Sept. 13, 2006). The court in *Kirkland* allowed the receiver to take title to real property that was owned in the name of the alleged fraudster in that case. As in this case, the property in *Kirkland* was purchased with money that was transferred from other receivership entities. *Id.* at 3. The court in *Kirkland* reasoned that “[i]ncluding the property in the receivership estate will protect the assets by permitting . . . the Receiver to service and maintain the real property.” *Id.*

As discussed above, the evidence uncovered by the Receiver’s investigation shows that the Properties were purchased with investor funds raised by the Scheme. Furthermore, Exhibit 1 demonstrates that the manager

of the defunct LLC was EquiAlt Fund LLC, a Defendant in this case and a Receivership Entity. The principal office address for the defunct LLC was, at the time, the principal address for EquiAlt Fund LLC. Richard D. Schrutt, the signatory on the defunct LLC's articles of incorporation (Ex. 1), was employed by EquiAlt Fund LLC and Brian Davison was his boss. Mr. Schrutt was no longer employed by EquiAlt Fund LLC when the Receiver was appointed, but the Properties were still managed by other EquiAlt employees at that time.

This Court's Order Appointing Receiver already requires the Receiver to "marshal and safeguard all of the assets of the Corporate Defendants and Relief Defendants and take whatever actions are necessary for the protection of investors." Doc. 11 at 2. Marshaling and safeguarding the Properties is necessary to protect investors and to preserve their value. Notably, this Court's order appointing the Receiver contemplates the expansion of the receivership. The order expressly states:

In the event the Receiver discovers that funds of persons who have invested in EquiAlt Fund, LLC EquiAlt Fund II, LLC, EquiAlt Fund III, LLC, and EA SIP, LLC have been transferred to other persons or entities, the Receiver shall apply to this Court for an Order giving the Receiver possession of such funds or assets acquired with such funds and, if the Receiver deems it advisable, **extending this receivership over any person or entity holding such investor funds or assets;**

Doc. 11 ¶ 26 (emphasis added).

CONCLUSION

Because (1) the Court has the authority to expand the receivership to include the Properties and EquiAlt Fund I, LLC; (2) the evidence shows that Receivership Entities purchased the Properties with money from victim investors that was raised by the Scheme; and (3) expansion of the Receivership is necessary for the protection of the investors and the Receivership Estate, the Receiver respectfully requests that this Court enter an order expanding the Receivership to include the defunct LLC and the Properties.

LOCAL RULE 3.01(G) CERTIFICATION

Counsel for the Receiver has conferred with counsel and neither the SEC nor the individual Defendants object to the relief sought.

Respectfully submitted,

/s/ Katherine C. Donlon

Katherine C. Donlon, FBN 0066941

kdonlon@jclaw.com

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DECORT P.A.

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4629

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5505 West Gray Street

Tampa, FL 33609

Tel: (813) 347-5100

Fax: (813) 347-5198

*Attorneys for Burton W. Wiand
Receiver*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on March 26, 2021, I electronically filed a true and correct copy of the foregoing with the Clerk of the Court using the CM/ECF Portal, which will serve all counsel of record.

/s/ Katherine C. Donlon

Katherine C. Donlon, FBN 0066941

EXHIBIT 1

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L14000017829
FILED 8:00 AM
January 31, 2014
Sec. Of State
jshivers

Article I

The name of the Limited Liability Company is:
EQUIALT FUND I LLC

Article II

The street address of the principal office of the Limited Liability Company is:
4830 W. KENNEDY BLVD
SUITE 600
TAMPA, FL. 33609

The mailing address of the Limited Liability Company is:
4830 W. KENNEDY BLVD
SUITE 600
TAMPA, FL. 33609

Article III

The name and Florida street address of the registered agent is:
RICHARD D SCHRUTT
4830 W. KENNEDY BLVD
SUITE 600
TAMPA, FL. 33609

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: RICHARD D SCHRUTT

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
EQUIALT FUND LLC
4830 W KENNEDY BLVD SUITE 600
TAMPA, FL. 33609

L14000017829
FILED 8:00 AM
January 31, 2014
Sec. Of State
jshivers

Signature of member or an authorized representative

Electronic Signature: RICHARD D SCHRUTT

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

EXHIBIT 2

#M15.0000006136

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200274796722

08/04/15--01006--017 **1046.25

FILED
2015 AUG -4 AM 9:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
15 AUG -4 PM 12:05
DIVISION OF CORPORATIONS

K. SALY
EXAMINER
AUG -5 2015

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: EQUIALT FUND, LLC

Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida.

Please return all correspondence concerning this matter to the following:

MELISSA

Name of Person

ISL

Firm/Company

Address

TALLAHASSEE, FL 32301

City/State and Zip Code

KMORRIS@SHUTTS.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

MELISSA

656-7956

Name of Contact Person

at ()

Area Code

Daytime Telephone Number

MAILING ADDRESS:

Division of Corporations
Registration Section
P.O. Box 6327
Tallahassee, FL 32314

STREET ADDRESS:

Division of Corporations
Registration Section
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee

☒ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy

☐ \$160.00 Filing Fee, Certificate
of Status & Certified Copy

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. Equalt Fund, LLC
Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC."
EQUALT I, LLC

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. Nevada 3. 45-2489914
Jurisdiction under the law of which foreign limited liability company is organized (FEI number, if applicable)

4. 07/01/2012
(Date first transacted business in Florida, if prior to registration.)
 (See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 4830 W. Kennedy Blvd., Suite 600
Tampa, FL 33609
(Street Address of Principal Office)

6. 4830 W. Kennedy Blvd., Suite 600
Tampa, FL 33609
(Mailing Address)

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Brian Davison
 Office Address: 4830 W. Kennedy Blvd., Suite 600
Tampa, Florida 33609
(City) (Zip code)

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Brian Davison
(Registered agent's signature)

8. The name, title or capacity and address of the person(s) who has/have authority to manage is/are:

Equalt, LLC - Manager - 10161 Park Run Dr. #150 Las Vegas, NV 89145

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

Brian Davison
Signature of an authorized person

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Brian D Davison
Typed or printed name of signer

FILED
 2018 AUG -4 AM 9:21
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

SECRETARY OF STATE



2015 AUG -4 AM 9:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF EXISTENCE WITH STATUS IN GOOD STANDING

I, BARBARA K. CEGAVSKE, the duly elected and qualified Nevada Secretary of State, do hereby certify that I am, by the laws of said State, the custodian of the records relating to filings by corporations, non-profit corporations, corporation soles, limited-liability companies, limited partnerships, limited-liability partnerships and business trusts pursuant to Title 7 of the Nevada Revised Statutes which are either presently in a status of good standing or were in good standing for a time period subsequent of 1976 and am the proper officer to execute this certificate.

I further certify that the records of the Nevada Secretary of State, at the date of this certificate, evidence, **EQUALT FUND, LLC**, as a limited liability company duly organized under the laws of Nevada and existing under and by virtue of the laws of the State of Nevada since May 23, 2011, and is in good standing in this state.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on July 27, 2015.

Barbara K. Cegavske

BARBARA K. CEGAVSKE
Secretary of State

Electronic Certificate
Certificate Number: C20150727-0441
You may verify this electronic certificate
online at <http://www.nvsos.gov/>

EXHIBIT 3

FILED
Aug 06, 2015
Secretary of State

ARTICLES OF DISSOLUTION

Pursuant to section 605.0707, Florida Statutes, this Florida limited liability company submits the following Articles of Dissolution:

The name of the limited liability company as currently filed with the Florida Department of State:

EQUIALT FUND I LLC

The document number of the limited liability company: L14000017829

The file date of the articles of organization: January 31, 2014

A description of occurrence that resulted in the limited liability company's dissolution:

THE CONSENT OF ALL OF THE MEMBERS.

I/we submit this document and affirm that the facts stated herein are true. I/we am/are aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in section 817.155, Florida Statutes.

Signature: KRISTIN K. MORRIS

Electronic Signature of authorized person

EXHIBIT 4

TAX DEED

State of Florida
County Of Hillsborough

The following Tax Sale Certificate Numbered 269228-11 issued on May 28, 2011 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 29th day of May, 2014, offered for sale as required by law for cash to the highest bidder and was sold to EQUIALT FUND I, LLC whose address is 4830 W. KENNEDY BLVD #600 TAMPA, FL 33609 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 29th day of May, 2014, in the County of Hillsborough, State of Florida, in consideration of the sum of (\$13,600.00) Thirteen thousand six hundred dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

ARMENIA VILLAGE CONDOMINIUM UNIT 8820A BLDG 4 AND AN UNDIV INT IN COMMON ELEMENTS

SEC-TWP-RGE: 23-28-18

Witness [Signature] SUBJECT TO ALL OUTSTANDING TAXES-

GINGER LANEY, Deputy Clerk

TONYA TUCKER, Deputy Clerk

[Signature]
Clerk of the Circuit Court
SUSAN MCDOWELL, Deputy Clerk
Hillsborough, Florida



State of Florida
County Of Hillsborough

On the 29th DAY OF MAY 2014, before me a notary public personally appeared **SUSAN MCDOWELL**, Deputy Clerk, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

[Signature]
Notary Public



EXHIBIT 5

TAX DEED

State of Florida
County Of Hillsborough

The following Tax Sale Certificate Numbered 269245-11 issued on May 28, 2011 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 29th day of May, 2014, offered for sale as required by law for cash to the highest bidder and was sold to EQUIALT FUND, L. LLC whose address is 4830 W. KENNEDY BLVD #600 TAMPA, FL, 33609 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 29th day of May, 2014, in the County of Hillsborough, State of Florida, in consideration of the sum of (\$15,500.00) Fifteen thousand five hundred dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

TEMPLE TERRACE PATIO HOMES A CONDOMINIUM UNIT NO 71

PLAT BOOK/PAGE: CB01/0079

SEC-TWP-RGE: 22-28-19

SUBJECT TO ALL OUTSTANDING TAXES -

Witness:

TONYA TUCKER, Deputy Clerk

GINGER LANEY, Deputy Clerk

Clerk of the Circuit Court

SUSAN MCDOWELL, Deputy Clerk
Hillsborough, Florida



State of Florida
County Of Hillsborough

On the 29th DAY OF MAY 2014, before me a notary public personally appeared **SUSAN MCDOWELL**, Deputy Clerk, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Notary Public



EXHIBIT 6

TAX DEED

State of Florida
County Of Hillsborough

The following Tax Sale Certificate Numbered 269208-11 issued on May 28, 2011 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 29th day of May, 2014, offered for sale as required by law for cash to the highest bidder and was sold to EQUALT FUND I, LLC whose address is 4830 W. KENNEDY BLVD #600 TAMPA, FL 33609 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 29th day of May, 2014, in the County of Hillsborough, State of Florida, in consideration of the sum of (\$9,600.00) Nine thousand six hundred dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

PLACE ONE A CONDOMINIUM UNIT 128 TYPE E .00460% UNDIV INTEREST IN COMMON ELEMENTS EXPENSES AND SURPLUS

PLAT BOOK/PAGE: CB03/0045

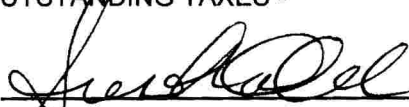
SEC-TWP/RGE: 27-28-19

- SUBJECT TO ALL OUTSTANDING TAXES -

Witness:


GINGER LANEY, Deputy Clerk


TONYA TUCKER, Deputy Clerk

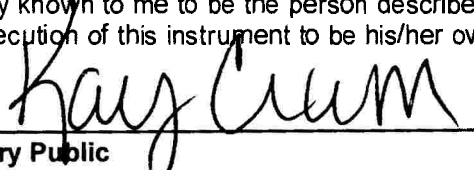

Clerk of the Circuit Court
SUSAN MCDOWELL, Deputy Clerk
Hillsborough, Florida



State of Florida
County Of Hillsborough

On the 29th DAY OF MAY 2014, before me a notary public personally appeared **SUSAN MCDOWELL**, Deputy Clerk, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.


Notary Public

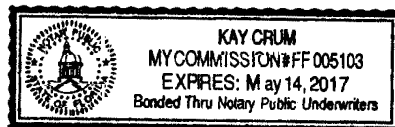


EXHIBIT 7

TAX DEED

State of Florida
County Of Hillsborough

The following Tax Sale Certificate Numbered 269399-11 issued on May 28, 2011 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 29th day of May, 2014, offered for sale as required by law for cash to the highest bidder and was sold to EQUIALT FUND I, LLC. whose address is 4830 W. KENNEDY BLVD #600 TAMPA, FL 33609 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 29th day of May, 2014, in the County of Hillsborough, State of Florida, in consideration of the sum of (\$14,250.00) fourteen thousand two-hundred-fifty-dollars and zero cents, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

KENTWOOD PARK UNIT 45 BLDG G AND AN UNDIV INT IN COMMON ELEMENTS

SEC-TWP-RGE: 05-29-22


- SUBJECT TO ALL OUTSTANDING TAXES -

Witness:


SUSAN MCDOWELL, Deputy Clerk


GINGER LANEY, Deputy Clerk

State of Florida
County Of Hillsborough


Clerk of the Circuit Court
TONYA R. TUCKER, Deputy Clerk
Hillsborough, Florida



On the 29th DAY OF MAY 2014, before me a notary public personally appeared TONYA R. TUCKER, Deputy Clerk, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.


Notary Public

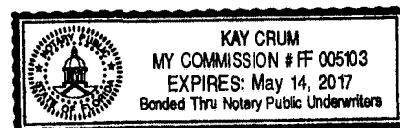


EXHIBIT 8

Tax Deed File No.: 2015-299

Folio No.: 004580.7906

TAX DEED

State of Florida
County Of Hillsborough

The following Tax Sale Certificate Numbered 270311-12 issued on May 26, 2012 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 19th day of March, 2015, offered for sale as required by law for cash to the highest bidder and was sold to EQUALT FUND 1 LLC whose address is 4830 W KENNEDY BLVD STE 600 TAMPA, FL, 33609 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 19th day of March, 2015, in the County of Hillsborough, State of Florida, in consideration of the sum of (\$45,500.00) Forty-five thousand five hundred dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THE GREENS OF TOWN'N COUNTRY A CONDOMINIUM BLDG NO 4200 UNIT 7613

PLAT BOOK/PAGE: CB07/1

SEC-TWP-RGE: 25-28-17

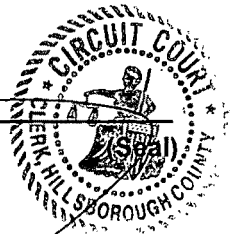
- SUBJECT TO ALL OUTSTANDING TAXES -

Witness:

TERESA CLARK, Deputy Clerk

TONYA TUCKER, Deputy Clerk

DARRELL G MORNING, Deputy Clerk
Hillsborough, Florida



State of Florida
County Of Hillsborough

On the 19th DAY OF MARCH 2015, before me a notary public personally appeared **DARRELL G MORNING**, Deputy Clerk, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Kay Crum
Notary Public

