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29th Street Development LLC  
3515 North Pine Island Road  
Sunrise, FL 33351

700432259897

7/16/2024

**To: Sunbiz/Florida Department of State**

**Subject:** Unauthorized and unlawful change of company information.

To Whom It May Concern,

Please be advised that there was a civil dispute that was resolved in court via a settlement agreement filed on 2/29/24 in Broward County Clerk of Courts. On 6/6/24, signed off by the judge on 6/7/24 a final judgment was entered and ordered Sophia Hosein to adhere to the settlement agreement and remove any and all interest and encumbrances from 29th Street Development LLC. Please see the court order attached as proof that Sophia Hosein has no legal authority to make any changes. Any changes made without authorization of the court or myself may be a violation s. 775.082, s. 775.083 or s. 775.084. As per sunbiz please see the following statement:

"A person may not, in any matter within the jurisdiction of the Department of State, knowingly and willfully falsify or conceal a material fact, make any false, fictitious, or fraudulent statement or representation, or make or use any false document, knowing the same to contain any false, fictitious, or fraudulent statement or entry. A person who violates this section is guilty of a felony of the third degree, punishable as provided in s. 775.082, s. 775.083 or s. 775.084."

I appreciate your prompt attention to these updates. Should you require any additional information or documentation, please do not hesitate to contact me.

Thank you for your cooperation.

Sincerely,



Sean Ramnarine  
Managing Member/Owner  
29th Street Development LLC

sworn before me on this 16<sup>th</sup> day of July 2024.  
Sean Ramnarine presented Trinidad drivers permit  
#667061

**IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NO. CACE22015175 DIVISION: 04 JUDGE: Haury, William W., Jr. (04)

**Sophia Hosein, et al**

Plaintiff(s) / Petitioner(s)

v.

**Sean Ramnarine, et al**

Defendant(s) / Respondent(s)

\_\_\_\_\_ /

**DEFERRED FINAL JUDGMENT AFTER DEFAULT OF SETTLEMENT AGREEMENT**

**THIS CAUSE** came before the Court on June 6, 2024, upon Defendants' Amended Motion for Enforcement of Settlement Agreement and Sanctions, and Motion for Writ of Possession, and after hearing argument, reviewing the Court file, and being otherwise fully advised in the premises, it is therefore:

**ORDERED AND ADJUDGED** that:

Defendants' Amended Motion for Enforcement of Settlement Agreement and Sanctions, and Motion for Writ of Possession, is **GRANTED**.

1. The Settlement Agreement of February 26, 2024, previously filed with the Court, is ratified and enforced in all aspects.

2. The Plaintiff shall be removed from all corporate documents. All of Sophia Hosein's interest, encumbrances, and claims related to 29th Street Development, LLC., and Sean Ramnarine, individually, in the capacity of a Member and/or Manager are hereby **TERMINATED**.

3. The Clerk of Courts is ordered to **DISCHARGE** and **DISSOLVE** the Lis Pendens' and Amended Lis Pendens' placed on the following properties:

**Parcel Id No.:** 4841-26-14-1440

**Address.:** 7719 N.W. 21st Street, Margate, Florida 33063.

**Legal Description:** LOT 2, IN BLOCK "H" of Springs Gateway, according to the Plat thereof, as recorded in Plat Book 127, at Page 17, of the Public Records of Broward County, Florida.

**Parcel Id No.:** 4942-30-32-0010

**Address:** N.W. 29th Street, Lauderdale Lakes, Florida 33311.

**Legal Description:** PAR CEL "A" OF The Dunn Plat, according to the Plat thereof, as recorded in plat Book 146, at Page 23, of the Public Records of Broward County, Florida.

**Parcel Id No.:** 4941-22-17-0032

**Address:** 7406 N.W. 33rd Street, Lauderhill, Florida 33319.

**Legal Description:** Attached as Exhibit "A"

**Parcel ID No.:** 4941-22-17-0070

**Address:** 7403 N.W. 33rd Street, Lauderhill, Florida 33319.

**Legal Description:** See Attached EXHIBIT "A"

4. The Defendants are hereby granted judgment for possession of the premises in this County described as:

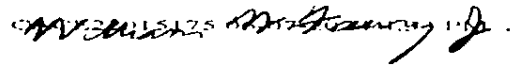
**7719 N.W. 21st Street, Margate, Florida 33063**

and the Clerk of Courts is directed to immediately issue a Writ of Possession to the Sheriff directing him to put the Defendants in possession of said premises after 24 hours' notice has been conspicuously posted on the premises.

5. The Defendants may file by separate motion a request for attorneys' fees and costs.

6. The Court reserves continuing jurisdiction to enforce this Deferred Final Judgment.

**DONE AND ORDERED** in Chambers at Broward County, Florida on 7th day of June, 2024.



CACE22015175 06-07-2024 4:33 PM

Hon. William Haury Jr

**CIRCUIT COURT JUDGE**

Electronically Signed by William Haury Jr

**Copies Furnished To:**

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### Exhibit "A"

A portion of Tract "A", as shown on the Plat of Inverrary 32 Section One, as recorded in Plat Book 94, Page 40, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Tract "A"; thence run North 67°47'49" East along the Northerly line of said Tract "A" for 121.00 feet; thence run South 22°12'11" East at right angles to the last described course for 123.82 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue South 22°12'11" East along the last described course for 49.96 feet to a point on the North right-of-way line of Northwest 33rd Street; thence run North 67°47'49" East along the Southerly line of said Tract "A" and the Northerly right-of-way line of Northwest 33rd Street for 113.16 feet to a point of curvature; thence run Northeasterly along a circular curve to the left having a radius of 25 feet and a central angle of 54°45'29" for an arc distance of 23.89 feet to a point on the next described curve (said point bears North 66°27'12" East from the radius point of said curve); thence run Northwesterly along a circular curve to the left having a radius of 1517.00 feet and a central angle of 01°29'19" for an arc distance of 39.41 feet; thence run South 67°47'49" West along a line parallel with and 123.82 feet Southerly of the Northerly line of said Tract "A" as measured at right angles thereto for 132.14 feet to the Point of Beginning, lying and being in the City of Lauderhill, Broward County, Florida, the Southeasterly 11.00 feet of the aforescribed parcel being reserved as a utility and access easement and also subject to easements of record.

A portion of Tract "A", as shown on the Plat of Inverrary 32 Section One, as recorded in Plat Book 94, Page 40, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Tract "A"; thence run North 67°47'49" East along the North boundary of said Tract "A" for 121.00 feet; thence South 22°12'11" East at right angles to the last described course for 97.82 feet to the Point of Beginning of the following described parcel of land; thence continue South 22°12'11" East for 26.00 feet; thence North 67°47'49" East for 132.14 feet to a point on a circular curve (said point bears North 64°57'53" East from the radius point of the next described curve); thence Northwesterly along a circular curve to the left having a radius of 1517.00 feet and a central angle of 00°59'01" for an arc distance of 26.04 feet; thence South 67°47'49" West for 130.64 feet to the Point of Beginning, lying and being in the City of Lauderhill, Broward County, Florida, the Southeasterly 11.00 feet of the aforescribed parcel being reserved as a utility and access easement and also subject to easements of record.

A portion of Tract "B", as shown on the Plat of Inverrary 32 Section One, as recorded in Plat Book 94, Page 40, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the radius point of a circular curve having a radius of 25.00 feet and a central angle of 91 degrees 54 minutes 51 seconds (said curve being located at the Northeasterly corner of said Tract "B"); thence North 69 degrees 42 minutes 40 seconds East for 25.00 feet to the Point of Beginning of the following described parcel of land; thence Northwesterly along a circular curve to the left having a radius of 25.00 feet and a central of 91 degrees 54 minutes 51 seconds for an arc distance of 40.11 feet to a Point of Tangency; thence South 67 degrees 47 minutes 49 seconds West for 99.22 feet (as two mentioned courses being coincident with the Northerly Boundary of said Tract "B"); thence South 22 degrees 12 minutes 11 seconds East for 99.00 feet; thence North 67 degrees 47 minutes 49 seconds East for 120.00 feet to a point on the next described circular curve (said point bears North 72 degrees 28 minutes 13 seconds East from its radius point); thence Northwesterly along a circular curve to the left having a radius of 1522.00 feet and a central angle of 02 degrees 45 minutes 33 seconds for an arc distance of 73.29 feet to a Point of Beginning (as described course being coincident with the Northeasterly boundary of said Tract "B") lying and being in the City of Lauderhill, Broward County, Florida.

Less the following parcel:

Commence at the intersection of Inverrary Boulevard West and N.W. 33rd Street as shown on said plat of Inverrary 32 Section One; thence run South 67°47'49" West along the centerline of said N.W. 33rd Street for 161.26 feet; thence run South 22°12'11" East for 97.50 feet to the Point of Beginning of the parcel of land hereinafter described, thence run North 67°47'49" East for 105.13 feet to a point on the Westerly right-of-way line of said Inverrary Boulevard West, said point bears North 71°28'12" East from the radius point of the next described curve; thence run Southwest along a circular curve to the right having a radius of 1522 feet and a central angle of 00°59'37" for an arc distance of 26.39 feet; thence run South 67°47'49" West for 103.21 feet; thence run North 22°12'11" West for 26.33 feet to the Point of Beginning,

Together with:

That portion of the partially vacated right-of-way of Inverrary Boulevard West that was vacated under Resolution No. 07R-03-69 of the City of Lauderhill as recorded in Official Records Book 43951, at page 675 and Resolution No. 07R-12-313 of the City of Lauderhill as recorded in Official Records Book 45018, at page 341, of the Public Records of Broward County, Florida, that lies immediately adjacent and continuous to the above described parcels.