EXHIBIT 3

801 N FEDERAL, LLC

100 S. Biscayne Boulevard, Suite 900
Miami, Florida 33131
Tel: (305) 358-7710 * Fax: (305) 358-1619

December 28, 2012

Via Certified Mail and
Email: rcrichton@cohb.org

Ms. Renee Crichton-Miller
City Manager
Hallandale Beach, Florida
400 South Federal Highway
Hallandale Beach, Florida 33009

Re: 801, 805, 811 & 821 N Federal Highway (the "Property")

Dear Ms. Crichton-Miller:

As we discussed some time ago, at the request of, and pursuant to our agreement with the prior City Manager, Mr. Mark Antonio, we have completed the demolition of the structures located at the Property. Pursuant to our agreement with the City, we vacated the existing tenant and demolished all existing structures, in reliance of the express representation from Mr. Antonio that the all existing Code Enforcement Cases and Violations would be dismissed, all Code Compliance fines would be fully mitigated and all Liens would be completely released (all such Cases, Violations and Liens had existed when we took over the Property). Unless other liens or violations have been placed without our knowledge, the following are the Cases, Violations and Liens that existed as of the date we took title to the Property:

Folio No.: 1222290020

1. Lien (08-6125) O.R. Book 46379, Page 1150-51;
2. Lien (08-5973) O.R. Book 46379, Page 1152-53;
3. Building Violation 08-5894;
4. Code Enforcement Case 08-5973;
5. Code enforcement Case 08-6125; and
6. Building Violation 09-997.

Folio No.: 1222290021

1. Lien (08-5959) O.R. Book 46686, Page 1719-20; and

2. Code Enforcement Case 08-5959.

Folio No.: 1222290023

1. Code Enforcement Case 10-1425

Accordingly, based on our compliance with the City on the demolition of the structures located on the Property, we hereby request the full mitigation of the Code Compliance fines, and the release of the liens, for the above referenced matters, and any other that might affect the Property, relating to the same.

We thank you for your courtesy and cooperation with regard to this matter, and hope that you have a happy and successful New Year.

Sincerely,
801 N Federal LLC,

Jerome Hollo
Manager