

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

CASE NO.: 2023-018976-CA-01

In re:

ASSIGNMENT FOR BENEFIT OF CREDITORS
OF:

PROPER BSD, LLC, a Colorado limited liability company,

Assignor,

To:

NIR GAVRA,

Assignee.

_____ /

**AMENDED PETITION COMMENCING
ASSIGNMENT FOR THE BENEFIT OF CREDITORS¹**

Petitioner, Nir Gavra (“Gavra” or “Assignee”), as Assignee for the Benefit of Creditors of Assignor, Nir Gavra (“Assignor”), by and through his proposed undersigned counsel, and in accordance with Chapter 727, Florida Statutes (1987), respectfully states:

1. This is a Petition for the Assignment for the Benefit of Creditors. This Court has jurisdiction over the proceeding in accordance with F.S. §727, *et seq.*

2. The Assignor maintains its principal place of business at 1801 NE 123rd Street, North Miami, FL 33181.

3. The Assignee has offices located at 20900 NE 20th Avenue, Suite 514, Aventura, FL 33180.

¹ This Amended Petition corrects the spelling of the Assignee’s name.

4. The Assignor is indebted to creditors and is unable to pay its debts. Through this Assignment, the Assignor seeks to provide for payments of its debts within its resources.

5. A copy of the Assignment, including schedules of assets and liabilities, is attached only to the original of the Petition, which is being filed with the Court.

6. A copy of the assignment petition and schedules are enclosed herewith.

WHEREFORE, the Assignee prays for relief through entry of an Assignment for the Benefit of Creditors.

Dated: July 4, 2023

HOFFMAN, LARIN & AGNETTI, P.A.

Proposed Counsel for the Assignee

909 North Miami Beach Boulevard, Suite 201

North Miami Beach, Florida 33162

Telephone: 305.653.5555

Facsimile: 305.940.0090

Email: mshoffman@hlalaw.com

By: /s/ Michael S. Hoffman

MICHAEL S. HOFFMAN

Florida Bar No. 41164

ASSIGNMENT

THIS ASSIGNMENT, made this 21st day of June 2023 between Proper BSD LLC, with a principal place of business at 1801 NE 123rd Street, North Miami, FL 33181, hereinafter "Assignor," and Nir Gavra whose address is 20900 NE 30th Ave., Suite 514, Aventura, FL 33180 hereinafter "Assignee."

WHEREAS, the Assignor has been engaged in the business of management of investments.

WHEREAS, the Assignor is indebted to creditors, as set forth in Schedule A annexed hereto, is unable to pay its debts as they become due and is desirous of providing for the payment of its debts, so far as it is possible by an assignment of all of its assets for that purpose.

NOW, THEREFORE, the Assignor, in consideration of the Assignee's acceptance of this assignment, and for other good and valuable consideration, hereby grants, assigns, conveys, transfers, and sets over, unto the Assignee, her successors and assigns, all of its assets, except such assets as are exempt by law from levy and sale under an execution, including, but not limited to, all real property, fixtures, goods, stock, inventory, equipment, furniture, furnishings, accounts receivable, bank deposits, cash, promissory notes, cash value and proceeds of insurance policies, claims and demands belonging to the Assignor, and all books, records, and electronic data pertaining to all such assets, wherever such assets may be located, hereinafter the "estate," as which assets are, to the best knowledge and belief of the Assignor, set forth on Schedule B annexed hereto.

The Assignee shall take possession of, and protect and preserve, all such assets and administer the estate in accordance with the provisions of chapter 727, Florida Statutes, and shall liquidate the assets of the estate with reasonable dispatch and convert the estate into money, collect all claims and demands hereby assigned as may be collectible, and pay and discharge all reasonable expenses, costs, and disbursements in connection with the execution and administration of this assignment from the proceeds of such liquidations and collections.

The Assignee shall then pay and discharge in full, to the extent that funds are available in the estate after payment of administrative expenses, costs, and disbursements, all of the debts and liabilities now due from the Assignor, including interest on such debts and liabilities. If funds of the estate shall not be sufficient to pay such debts and liabilities in full, then the Assignee shall pay from funds of the estate such debts and liabilities, on a pro rata basis and in proportion to their priority as set forth in s. 727.114, Florida Statutes.

If all debts and liabilities are paid in full, any funds of the estate remaining shall be returned to the Assignor.

To accomplish the purposes of this assignment, the Assignor hereby appoints the Assignee its true and lawful attorney, irrevocable, with full power and authority to do all acts and things which may be necessary to execute the assignment hereby created; to demand and recover from all persons all assets of the estate; to sue for the recovery of such assets; to execute, acknowledge, and deliver all necessary deeds, instruments, and conveyances; and to appoint one or more attorneys under her or him to assist the Assignee in carrying out her or his duties hereunder.

The Assignor hereby authorizes the Assignee to sign the name of the Assignor to any check, draft, promissory note, or other instrument in writing which is payable to the order of the Assignor, or to sign the name of the Assignor to any instrument in writing, whenever it shall be necessary to do so, to

carry out the purpose of this assignment.

The Assignee hereby accepts the trust created by the assignment and agrees with the Assignor that the Assignee will faithfully and without delay carry out her or his duties under the assignment.

Proper BSD LLC, Assignor

By: Moshe Mann
Moshe Mann, Managing Member

STATE OF NEW YORK
COUNTY OF _____

The foregoing assignment was acknowledged before me this 18th day of June 2023, by _____, as _____, of _____, for the purposes therein expressed.

Moshe E. Malik
(Signature of Notary Public - State of Florida)

MOSHE E. MALIK
Notary Public State Of New York
#4961979
Qualified In Rockland County
Commission Expires Feb. 12th 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)
Personally Known _____ OR Produced Identification _____ Type of Identification
Produced _____

Nir Gavra
Nir Gavra, Assignee

STATE OF FLORIDA
COUNTY OF _____

The foregoing assignment was acknowledged before me this 21st day of June 2023, by _____, as Assignor, for the purposes therein expressed.

Olga Basina
(Signature of Notary Public - State of Florida)



OLGA BASINA
Commission # HH 374319
Expires March 15, 2027

Olga Basina
(Print, Type, or Stamp Commissioned Name of Notary Public)
Personally Known X OR Produced Identification _____ Type of Identification
Produced _____

SCHEDULE A - CREDITOR LIST

1. **SECURED CREDITORS**

N/A

2. **ALL WAGES OWED**

N/A

3. **CONSUMER DEPOSITS**

N/A

4. **ALL TAXES OWED**

Name and Address	Amount	Disputed
Internal Revenue Service Centralized Insolvency Operation, Philadelphia, PA 19101	\$0 – Notice Only	N/A
Florida Department of Revenue 5050 W Tennessee St. Tallahassee, FL 32399	\$0 – Notice Only	N/A
Colorado Department of Revenue POB 17087 Denver, CO 80217	\$0 – Notice Only	N/A

5. **GENERAL UNSECURED CLAIMS**

Name and Address	Amount	Disputed
Nati Iztkovitz 55 Hgai Street Har Adar, Israel, 90836.	\$32,000.00	No
Balter Guth Aloni & Co. 96 Igal Alon Street Tel Aviv, Israel, 6789140.	\$26,000.00	No

Azriel Law offices 8 Rabbi Akiva Street Jerusalem, Israel, 9458208.	\$10,000.00	No
Tuval CPA 9 Mesada Street Bnei Brak, 5120109 Israel	\$33,326.00.	No
Kirit Merchant Accounting Services 7550 W Yale Ave. Denver, CO 80227	\$70,000.00	No
Keith Grumer 2482 Eagle Watch Court Weston, FL 33327.	\$82,105.00	Yes
American Express POB 981535 El Paso, TX 79998	\$10,000.00	No
M.A.M Real Estate Initiation Investments, LTD Kiryat Hatikshort, Neve Ilan 9085000 Israel	Unknown	No
Moshe Mann 497 W Central Ave., Unit 204 Spring Valley, NY 10977	Unknown	No
Moshe Fridman 86 Menachem Begin Street Modi'in, 71979. Israel	Unknown	No
Additional unsecured creditors attached as <u>Exhibit A.</u>	Unknown	No
Total (including disputed claims)	\$263,431.00	

6. **ALL SHAREHOLDERS**

Name and Address	Percentage Ownership
Moshe Mann 497 W Central Ave., Unit 204 Spring Valley, NY 10977.	66.66
Moshe Fridman 86 Menachem Begin Street Modi'in, Israel, 71979.	33.33

7. **ALL PENDING LITIGATION AND OPPOSING COUNSEL OF RECORD**

N/A

SCHEDULE B - LIST OF ASSETS

1. REAL ESTATE (Assignor's interest in real estate holding LLC's)

<u>Description and Location</u>	<u>Liquidation Value at Date of Assignment</u>
Assignor owns the rights to the distribution from the entities listed below.	
49% interest in Viewmax, LLC. 2011 NW 55 th Ave. Lauderhill, FL 33313	Unknown value
50% interest in BSD North Dixie LLC 2025 N Dixie Highway Pompano Beach, FL 33060	Unknown value
33% interest in BSD18 LLC 13150-13152 13124, 13130 W. Dixie Highway North Miami, FL 33161	Unknown value
40% interest in BSD Hallandale LLC 313 SE 1 st Avenue Hallandale, FL 33009	Unknown value
59% interest in BSD North Federal LLC. The assignment of interest and distribution is pursuant to the terms of the settlement agreement ratified by the Israel Central District Court. Case No. 60842-02-22 2215 N Federal Highway Hollywood, FL 33020; and 1737 Liberty Street, Hollywood, FL 33020	Unknown value
50% interest in BSD Fillmore, LLC. The assignment of interest and distribution is pursuant to the terms of the settlement agreement ratified by the Israel Central District Court. Case No. 60842-02-22 2843 Fillmore Street Hollywood, FL 33020	Unknown value

2. FIXTURES

<u>Description and Location</u>	<u>Liquidation Value at Date of Assignment</u>
None	\$0.00

3. CASH AND BANK ACCOUNTS

<u>Description and Location</u>	<u>Liquidation Value at Date of Assignment</u>
Flatirons Bank 1095 Canyon Blvd. Boulder, CO 80302	\$165,751.70
Grove Bank & Trust POB 330227 Miami, FL 33233	\$24,082.54

4. INVENTORY

<u>Description and Location</u>	<u>Liquidation Value at Date of Assignment</u>
None	\$0.00

5. ACCOUNTS RECEIVABLE

<u>Description and Location</u>	<u>Liquidation Value at Date of Assignment</u>
None	\$0.00

6. EQUIPMENT

<u>Description and Location</u>	<u>Liquidation Value at Date of Assignment</u>
None	\$0.00

7. PREPAID EXPENSES, DEPOSITS, INSURANCE, RENT AND UTILITIES

<u>Description and Location</u>	<u>Liquidation Value at Date of Assignment</u>
None	\$0.00

8. OTHER, INCLUDING LOANS TO THIRD PARTIES, CLAIMS, ETC...

<u>Description and Location</u>	<u>Liquidation Value at Date of Assignment</u>
Keith Grumer 2482 Eagle Watch Court Weston, FL 33327.	Unknown
Additional claims attached as <u>Exhibit B.</u>	Unknown

9. LEASEHOLD INTERESTS

<u>Description and Location</u>	<u>Liquidation Value at Date of Assignment</u>
None	\$0.00

TOTAL VALUE OF ASSETS	Estimated value of bank accounts. \$189,834.24, unknown total value of combined assets.
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Exhibit “A”

1	Tristermit LTD	571 Har Tlalim St. Macabim	Israel	7179901
2	Chaim Shtrobach	9/14 Harav Zonenfeld St. Bnei Brak	Israel	5155409
3	Sarit Rahimi	36 A Dafna St. Tel Aviv	Israel	6492021
4	Admondo Kindi	24 Hamagid M'mezritch St. Beitar Eilit	Israel	9054017
5	Benny Levi	39 Sara Imenu St. Modi'in	Israel	7177033
6	Iris Ben-Shachal	811 Nachal Cherut St. Macabim	Israel	7179901
7	Tamar Yaeiri	4 Harei Yerushalayim St. Lapid	Israel	7313300
8	Sarit Gordon	21 Haluach Haeivrei St. Modi'in	Israel	7177212
9	Yael Horwitz	30 Ariel St. Nof Ayalon	Israel	9978500
10	Noam Birman	16/6 Odem St. Modi'in	Israel	7174632
11	Gid'on Elazar	P.O.B. 517 Tekoa	Israel	9090800
12	Rotem Sasson	41/4 Chaim Toren St. Jerusalem	Israel	9782349
13	Avner Porat	14 Gitit St., Gitit	Israel	9064500
14	Avyatar Gershunie	19/28 Guatamala St. Jerusalem	Israel	9670416
15	Chana Karmi	P.O.B. 128 Eilon Moreh	Israel	4483300
16	Moni Ma'atuk	26 Hayarden St. Eili	Israel	4482800
17	Meir Shores	5/6 Hagoel St. Efrat	Israel	9073719
18	Maoz Kahana	9 Amatzyah St. Kiryat Gat	Israel	8206509
19	Yiska Smotritz	Yatir	Israel	9044001
20	Amichai Remer	P.O.B. 54 Eilon Moreh	Israel	4483300
21	Chaya Kimel	25/3 Ha'arava Ariel	Israel	4070000
22	Moshe Kwint	Chemdat	Israel	9069500
23	Uzi Peleg	8 Eir David St. Ariel	Israel	4070000
24	Gur Galon	P.O.B. 94 Har Bracha Tekoa	Israel	9090800
25	Nadav Rat	7/12 Harav Landers St. Ramat Gan	Israel	5226007
26	Na'ama Menuisy	17 Rachel Hamshoreret St. Jerusalem	Israel	9634821
27	Dani Ravid	13 Tamar St. Shoham	Israel	6083313
28	Ehud Shironi	3 Yam Kineret St. Lapid, Israel	Israel	7313300
29	Lena Oslander	18 A Harei Edom St. Rechovot	Israel	7662632
30	Gabby Sasson	408 Chorev St. Psagot	Israel	9062400
31	Dvir Birger	16/1 Shlomtziyon Hamalka St. Modi'in	Israel	7172777
32	Ron Alon	71 B Hamakabim St. Shoham	Israel	7172780
33	Ovadya Dagan	30 Chaviva Reich St. Kfar Sabba	Israel	4428346
34	Yaakov Gat	13 Ya'ari Avraham St. Jeruslaem	Israel	9384352
35	Barak Elyada	28 Rambam St. Chashmonaim	Israel	7312700
36	Tobi Roz	10 Hatishim veshalosh St. Petah Tikvah	Israel	4931210
37	Elchanan Friedman	32 Mavo Na'ama St. Mevaseret Zion	Israel	9077732
38	Roi Maoz	20 Habe'er St. Nes Tziyona	Israel	7406000
39	Ya'akov Arian	15/28 Ma'agal Hashalom Rishon Leziyon	Israel	7406000
40	Jonathan Bing	Alon St. Kfar Adumim	Israel	9061800
41	Orly Rozentzweig	20 Nof Harim St. Jerusalem	Israel	9619040
42	Lebel Dubi & Daniela	19 Esther Hamalkah St. Mdi'in	Israel	7172381
43	Orah Krausz	28 Hashofar Petah Tikvah	Israel	4973328
44	Azriel	8 Rabbi Akiva St. Jerusalem	Israel	9458208
45	Orit Shalom	5 Alter Rachel St. Lod	Israel	7127513
46	Ari'el Katan	80/1 Yitzchak Nisim St. Jerusalem	Israel	9312579

47	Chaim Heiman	4021 Palgei Mayim St. Eili	Israel	4482800
48	Elchanan Dreifus	4/17 Katzenelson St. Lod	Israel	7122604
49	Talya Gross	19 Harakefet St. Jerusalem	Israel	9650562
50	Yuval Shwartzman	7 Hagvura Hayehudit St. Rishon Letziyn	Israel	7528148
51	Chana and Alfred Tee	131/1 Yefeh Nof St. Shoreshe	Israel	9086000
52	Matanya Stein	77/31 Shachal St. Jerusalem	Israel	9372122
53	Shlomi Yamer	68/6 Chai Tayeb St. Jerusalem	Israel	9540518
54	Omer Pesach	3 Haogen St. Nes Tziyona	Israel	7406000
55	Ori Gamliel	9/5 Chaim Merinov Jerusalem	Israel	9313209
56	Yisrael Gamliel	7 Haodem St. Mitzpeh Jericho	Israel	9065100
57	Doron Sabag	2 Shimon St. Ofra	Israel	9065100
58	Sarah Kerner	15 Kiryat Moshe St. Jerusalem	Israel	9610219
59	Shlomy Eliyahu	141 Hate'eina St. Nir Israel	Israel	7950500
60	Lior Shemmer	105 Kibutz Negbah	Israel	7950500
61	Roi Gazit	30 Dan St. Ofra	Israel	7950500
62	Naftali Gross	26/1 Brand St. Jerusalem	Israel	9387826
63	Eran Stern	99 Hate'ena St. Emunim	Israel	7926500
64	Tamar Shreiger	44/4 Harimon St. Efrat	Israel	9044336
65	Eran Mendelovitz	99 Hate'ena St. Karme Yosef	Israel	9979700
66	Guy Twinna	14 Yitzchak Rabin St. Kiryat Ono	Israel	5551019
67	Eyal Fishel	53 Reiness St. Tel Aviv	Israel	6458744
68	Avinoam Dehan	17 Kibutz Galuyot St. Ako	Israel	2465409
69	Yuval Mantzura	110 Nechusha	Israel	9983300
70	Avner Philip	14 Eifod St. Sha'arei Tikvah	Israel	4481000
71	Amnon Shchor	181 Susya	Israel	4481000
72	Michal Bloch	77 Nof Harim St. Har Adar	Israel	9083600
73	Meirav Bloch	13 Mevo Hadas St. Har Adar	Israel	9083600
74	Shaul Bloch	24 Mevo Hachoresh St. Har Adar	Israel	9083600
75	Motty Nevo	19 Shpigeiklman St. Netanya	Israel	4275858
76	Alon Mano	24 Hagra St. Kefar Sabba	Israel	4445426
77	Yelizabeta Beker	22 Emek Hashoshanim St. Nes Tziyona	Israel	7406000
78	Ofek Ashkenazi	48 Adnei Paz St. Hadera	Israel	3831010
79	Itay Morag	2 Havradim Sr. Even Yehuda	Israel	4052235
80	Eli Mizrahi	27 Hachoresh St. Karmiel	Israel	2171159
81	Nachman Raveh	54 Hameyasdim St. Even Yehuda	Israel	4051126
82	Orly Zanzuri	15 Rakefet St. Rosh Ha'ayin	Israel	4858725
83	Erez Levi	Meshek 65 Tzofar	Israel	8683000
84	Diana Becker	3 Haogen St. Nes Tziyona	Israel	7406000
85	Netanel Glasner	5/7 Hasharon St. Hertzliya	Israel	4678405
86	Moshe Buch	9 Gush Chalav St. Petach Tikvah	Israel	4925085
87	Ori Shoshani	23 Hahadarim St. Kfar Neter	Israel	4059300
88	Avrech	4 B Nachum St. Kfar Sabba	Israel	4433804
89	David Abudi	30/6 Haportzim St. Jerusalem	Israel	9254116
90	Naomi Vertheimer	Kfar Etzyon	Israel	9091200
91	Dael Levi	Kibutz Sdeh Eliyahu	Israel	1081000
92	Gabi Angel	4A Haogen St. Gan Yavneh	Israel	7085739
93	Nadav Lev	P.O.B. 166 Kibutz Sarid	Israel	3658900

94	Moshe Dekter	78 Shutah St. Omer	Israel	8496500
95	Robert Rat	5 Haogen St. Gan Yavneh	Israel	7085740
96	Chaim Dahan	10 A Zarkon St. Gadera	Israel	7050210
97	Kobi Boaron	7 Alexander St. Gan Yavneh	Israel	7084528
98	Gilad Rozenberg	Kfar Etzyon	Israel	9091200
99	Na'ama Meir	3 Tzidkiyahu St. Jersalem	Israel	9347103
100	Nir Levi	14 Bar Giyora St. Tel Aviv	Israel	6433620
101	Ofir Sarussi	44 Mouthfield RD London,	England	N3 3NP
102	Tali Rasisi	19 Hertzal St. Kiryat Atta	Israel	2808829
103	Eitan Zalah	P.O.B. 555 Kibutz Negbah	Israel	7950500
104	Tal Prihar	23 Mish'ol Hakrachim St. Kfar Veradim	Israel	2514700
105	Ella Ritbas	32 Aryeh Leib Yafeh St. Hertzliyah	Israel	4632134
106	Sasson Aliza	19/10 Hachayil St. Jerusalem	Israel	9789127
107	Naftali Nevis	97 Matityahu St. Elazar	Israel	9094200
108	Yaakov Feivel	10 Mishol Dar Cholon	Israel	5867707
109	Sasson Mordechay	41/4 Chaim Toren St. Jerusalem	Israel	9782349
110	David Gibli	15 Yehuda St. Jerusalem	Israel	9346709
111	Yossi Brill	69 Hagalil St. Givat Koach	Israel	7318000
112	Yair Friedman	66/1 Menachem Begin St. Modi'in	Israel	7171979
113	Malka Seadah	103 Nativ Ha'aliyh St. Ramot Meir	Israel	7683200
114	Lilach Ginzburg	5 Ugav St. Karkur	Israel	3752020
115	Tomer Kalimi	26 Moshe Sneh St. Petah Tikvah	Israel	4922365
116	Shmulik Zamir	11 Shaul Hamelech St. Kiryt Ono	Israel	5565419
117	Roy Weisglass	7 Chomat Hatzlafim St. Jerusalem	Israel	9574225
118	Dror Yisachar	5 Hatamar St. Givat Shmuel	Israel	5440205
119	Amichay Braverman	138 Machol Hakerem Shiloh	Israel	4483000
120	Nadav Bamberger	10/2 Efrayim St. Modi'in	Israel	7172983
121	Yuval Cohen	48/20 Hasivim St. Givat Shmuel	Israel	5400206
122	Chaim Levi (Farachat)	8 Zaritzky David St. Jerusalem	Israel	9727208
123	Ofir Oz	27 Mitzpeh Jericho	Israel	9065100
124	Ehud Shironi	3 Yam Kineret St, Lapid	Israel	7313300
125	Natalya Levitin	5/12 Sokolov St. Cholon	Israel	5825503
126	Oded Letzter	20 Hamatmid St. Even Yehuda	Israel	4052920
127	Lilach Shmueli	6/18 Raul Walenberg St. Rochovot	Israel	7666622
128	Chen Benatar	32/1 Hanasei Weitzman St. Hadera	Israel	3842239
129	Tzviki Gold	46 B Ha'alón St. Etz Efraim	Israel	4481600
130	Asa Lizka	12 Bazel St. Tel Aviv	Israel	6228511
131	Yaakov Levi	12 Beit Hadfus St. Jerusalem	Israel	9548315
132	Magen Sikorel	4 Shimon St. Elazar	Israel	9094200
133	David Einhoren	Gamzu	Israel	7313000
134	Aylon Elmalem	37 Har Kitron St. Tzur Hadassa	Israel	9987500
135	Asaf Feldmar	9 Granit St. Sha'arei Tikvah	Israel	4481000
136	Zehava Nueberger	248 Yishuvei Moreshet, Misgav	Israel	2017900
137	Ehud Rabin	68/28 Yochanan BenZakay St. Jerusalem	Israel	9358539
138	Asaf Shlezinger	59 Efraim St. Modi'in	Israel	7177884
139	Erez Refa'eli	37 Yitzchak Rabin St. Kiryat Ono	Israel	5551040
140	Naomi Saporta	18 Alexander Yanay St. Tel Aviv	Israel	6249808

141	Rikardo Cohen-Chay	5/9 Nachal Dolev St. Beit Shemesh	Israel	9962105
142	Natahn Ben-Tzvi	3 Avizohar St. Jerusalem	Israel	9626705
143	Kurtz Dafna	Kibutz Hulda, Emek Sorek	Israel	7684200
144	Avishalom Foichtunger	10 Hatamar St. Neriya	Israel	7190700

Exhibit “B”

Owed to
Proper BSD LLC
 for advances
\$1,368,020

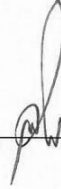
7"01					
	LLC			Advances over the years	
1	BSD Hallandale LLC			\$ 96,096	
2	BSD Fillmore LLC			\$ 306,296	
3	BSD18 LLC			\$ 585,428	
4	BSD North Federal			\$ 115,133	
5	BSD NORTH DIXIE LLC			\$ 170,520	
6	BSD12 Hallandale LLC			\$ 94,548	
7	BSD View MAX			\$ -	
8	BSD Madison LLC			\$ -	
				\$ 1,368,020	

VERIFICATION OF ASSIGNMENT AND SCHEDULES BY ASSIGNOR

The undersigned, Moshe Mann, in his/her capacity as managing member, of Proper BSD LLC, hereinafter "ASSIGNOR", hereby verifies the assignment (the "Assignment") of all of its rights, title and interest in and to all of its assets, as indicated on the attached Schedules to that Assignment as filed with this Court on June 15, 2023, and further verifies each of the facts set forth in the Schedules annexed to the Assignment to the best of my knowledge and belief.

By:

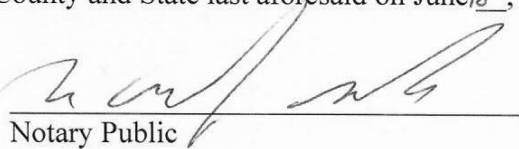
Moshe Mann



The foregoing Assignment was acknowledged before me by and through Moshe Mann, as authorized representative and agent of Proper BSD LLC, who is personally known to me or who produced _____, as identification and who did take an oath for the purpose therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid on June 18th, 2023

MOSHE E. MALIK
Notary Public State Of New York
#4961979
Qualified In Rockland County
Commission Expires Feb. 12th 2026



Notary Public
My Commission Expires: