

IN THE CIRCUIT COURT OF THE  
FIFTEENTH JUDICIAL CIRCUIT IN AND FOR  
PALM BEACH COUNTY, FLORIDA

CASE NO: 502009CA024752XXXXMB (AW)

NATIONAL CITY BANK, successor  
by merger to Fidelity Federal Bank &  
Trust,

Plaintiff,

v.

HARDMAN DEVELOPMENT CORP.,  
STEPHEN R. ALEXANDER, MICHAEL  
T. HARDMAN, JULIE C. HARDMAN,  
VILLAGE OF PALM SPRINGS,

Defendants.

**NOTICE OF HEARING**

YOU ARE HEREBY NOTIFIED that the undersigned has called up for hearing

the following:

**DATE:** February 1, 2010

**TIME:** 2:00

**JUDGE:** John J. Hoy

**PLACE:** Palm Beach County Courthouse, 205 N. Dixie Highway, Room 4A, West  
Palm Beach, FL 33401

**SPECIFIC MATTERS TO BE HEARD:** Motion for Final Summary Judgment of  
Foreclosure

KINDLY GOVERN YOURSELVES ACCORDINGLY. Please arrive 15 minutes  
before the start of the scheduled hearing time to view the calendar posted outside the  
courtroom. The courtroom in which your hearing will be held will be posted on the  
calendar.

**Notice to Persons with Disabilities**

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Krista Garber ADA Coordinator, in the Administrative Office of the Court, Palm Beach County Courthouse, 205 North Dixie Highway, Room 5.2500, West Palm Beach, Florida 33401; telephone number (561)355-4380 within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call 1-800-955-8770.

The undersigned counsel hereby certifies that a good faith attempt has been made to

resolve the matters raised in the motion.

I HEREBY CERTIFY that a true and correct copy of the foregoing was mailed to

Christy L. Goddeau, Esq., Glen J. Torcivia and Assoc., [REDACTED], 701 Northpoint Pkwy., Ste.

209, West Palm Beach, FL 33407, Mark A. Cullen, Esq., The Cullen Law Firm, [REDACTED].

2090 Palm Beach Lakes Blvd., Ste. 500, West Palm Beach, FL 33409 and W. Trent

Steele, Esq., 8902 SE Bridge Road, Hobe Sound, FL 33455, this 28 day of December,

2010.

JONES, FOSTER, JOHNSTON & STUBBS, [REDACTED].  
Attorneys for National City Bank  
505 S. Flagler Drive, Ste. 1200  
West Palm Beach, FL 33401  
Telephone: (561) 650-0438  
Facsimile: (561) 650-0412

By: msj  
Michael T. Kranz  
Florida Bar No: 351180  
[REDACTED]@mkranz@

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CASE NO: 502009CA024752XXXXMB (AW)

NATIONAL CITY BANK, successor  
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Plaintiff,

v.

HARDMAN DEVELOPMENT CORP.,  
STEPHEN R. ALEXANDER, MICHAEL  
T. HARDMAN, JULIE C. HARDMAN,  
VILLAGE OF PALM SPRINGS,

Defendants.

**MOTION FOR FINAL SUMMARY JUDGMENT OF FORECLOSURE**

Plaintiff, National City Bank, as successor by merger to Fidelity Federal Bank & Trust, ("Plaintiff"), by and through its undersigned attorneys and pursuant to [REDACTED]

1.510, moves this Court for entry of Final Summary Judgment against the Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T. Hardman, Julie C. Hardman and Village of Palm Springs, and as grounds therefore would show as follows:

1. Based on the pleadings and affidavits filed in support of this motion, there is no genuine issue of material fact and Plaintiff is entitled, as a matter of law, to a judgment of foreclosure on Count I of the Complaint or a judgment for damages on Count II of the Complaint, including determination of principal and interest, attorney's fees, costs and other charges.

2. The Affidavits filed in this case, show:

(a) The genuineness of the Loan Documents attached to the Complaint (hereinafter "Loan Documents")

(b) Plaintiff's ownership of the Loan Documents and its right to pursue the remedies sought in this case under them;

(c) The default of the Defendants under the Loan Documents referred to above;

(d) The amounts owed by the Defendants under the Loan Documents referred to above;

(e) Plaintiff's reasonable attorney's fees and costs incurred in connection with this case.

(f) That Plaintiff's lien is superior to the lien of the other Defendants.

3. Pursuant to the terms of the Loan Documents, Plaintiff is entitled to a

judgment of foreclosure on the Mortgage attached to the Complaint as Exhibit "B" or a

judgment for damages against, Hardman Development Corp., Stephen R. Alexander,

Michael T. Hardman and Julie C. Hardman pursuant to the Promissory Note attached to

the Complaint as Exhibit "A" and the Guaranties attached to the Complaint as Exhibits

"D", "E" and "F".

4. Count I seeks to foreclose a Mortgage and seeks for the Court to retain

jurisdiction to enter a deficiency judgment against the makers of the Note and the

Guarantors of the Note. Count II is an action for damages based upon the breach of the

Promissory Note and the Guaranties of the Promissory Note.

5. All conditions precedent to the claims made by Plaintiff in this case have

been performed or have occurred, and all of the material elements of the causes of

action claimed by Plaintiff in this case have been established by the record in support of

this Motion.

Defendant, Stephen Alexander waived his right to assert this as a defense under the page 1, captioned "GUARANTOR'S AUTHORIZATION TO LENDER." Furthermore, the due date of the obligation being sued upon under the Guaranty at the section at Defendant." Defendant, Stephen Alexander, specifically authorized Plaintiff to extend extension of the due date of the obligation being sued upon which caused loss to the Alexander, said Defendant waived his right to assert that: "the Plaintiff agreed to an 9. In reply to the Third Affirmative Defense of the Defendant, Stephen R.

Furthermore, Plaintiff did accept the Guaranty. Alexander, the facts alleged in the defense fail to assert an affirmative defense. 8. In reply to the Second Affirmative Defense of the Defendant, Stephen R.

"GUARANTOR'S AUTHORIZATION TO LENDER." authorization is set forth in the Guaranty under the paragraph captioned National City Bank to take all actions which it has taken with respect to the Loan. This "GUARANTOR'S WAIVERS." Furthermore, Defendant, Stephen Alexander, authorized §673.6051. The waiver language appears at page 2 of the Guaranty under his right to assert the defenses available under Florida Statute §673.4191 and Fla.Stat. §673.491 and §673.6051. The Guaranty signed by Stephen Alexander waives Alexander, said Defendant has waived his right to assert any defenses afforded him by 7. In reply to the First Affirmative Defense of the Defendant, Stephen R.

and Julie C. Hardman pursuant to Count I of the Complaint. Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T. Hardman 6. Plaintiff reserves its right to seek a deficiency judgment against the

12. In reply to the Sixth Affirmative Defense of the Defendant, Stephen R. Alexander, said Defendant has waived his right to assert this Sixth Defense at page 2 of the Guaranty under the language captioned: "GUARANTOR'S WAIVERS." Furthermore, there is no law which entitles the Defendant to a right of set off for monies owed by the Defendant, Michael Hardman, to the Plaintiff on Defendant's behalf as a result of a Promissory Note signed by the Defendant, Michael Hardman, in the amount

11. In reply to the Fifth Affirmative Defense of the Defendant, Stephen R. Alexander, said Defendant has waived his right to assert this Fifth Defense in the Guaranty. Specifically, Stephen Alexander at page 2 of the Guaranty under the paragraph captioned: "GUARANTOR'S WAIVERS" specifically waived any and all rights of defenses based on suretyship or impairment of the collateral.

10. In reply to the Fourth Affirmative Defense of the Defendant, Stephen R. Alexander, said Defendant has waived his right to assert that Plaintiff agreed to material modifications of the obligation being sued upon which caused a loss to the Defendant. Defendant, Stephen Alexander, specifically agreed that the Plaintiff could modify the obligation being sued upon and further waived his right to assert the Fourth Affirmative Defense. The authorization is set forth at page 1 of the Guaranty under the section captioned "GUARANTOR'S AUTHORIZATION TO LENDER." Defendant, Stephen Alexander's waiver of the affirmative defense appears at page 2 of the Guaranty under the paragraph captioned: "GUARANTOR'S WAIVERS."

language at page 2 of the Guaranty at the paragraph captioned "GUARANTOR'S WAIVERS."

of \$550,000.00. The Guaranty being referred to in the Reply to these Affirmative Defenses is attached to the Complaint as Exhibit "D".

13. In reply to the First Affirmative Defense of the Defendants, Hardman Development Corp., Michael T. Hardman and Julie C. Hardman, the Plaintiff has standing to pursue this action as the successor by merger to Fidelity Federal Bank & Trust.

12 U.S.C. § 215a, et seq. addresses the merger of national banks or State banks into national banks. Specifically, 12 U.S.C. § 215a(e) addresses the effect of merger on the resulting financial entity. 12 U.S.C. § 215a(e) states,

The corporate existence of each of the merging banks or banking associations participating in such merger shall be merged into and continued in the receiving association and such receiving association shall be deemed to be the same corporation as each bank or banking association participating in the merger. All rights, franchises, and interests of the individual merging banks or banking associations in and to every type of property (real, personal, and mixed) and choses in action shall be transferred to and vested in the receiving association by virtue of such merger without any deed or other transfer. The receiving association, upon the merger and without any order or other action of the part of the court or otherwise, shall hold and enjoy all rights of property, franchises, and interests, including appointments, designations, and nominations, and all other rights and interests as trustee, executor, administrator, registrar of stocks and bonds, guardian of estates, assignee, receiver, and committee of estates of lunatics, and in every other fiduciary capacity, in the same manner and to the same extent as such rights, franchises, and interests were held or enjoyed by any one of the merging banks or banking associations at the time of the merger. (Emphasis supplied).

Therefore, on the date of the abovementioned merger, all property of Fidelity Federal, including all rights, franchises, and interests it had in and to every type of property (real, personal, and mixed) and choses in action, were immediately vested in and continued to be the property of National City Bank, by virtue of the merger and without any deed or transfer or any order or other action on the part of the court.

14. In reply to the Second Affirmative Defense of the Defendants, Hardman

Development Corp., Michael T. Hardman and Julie C. Hardman, the Defendants waived their right to assert any discharge pursuant to Fla.Stat. §673.4191 or 673.6051. The Guaranties signed by Defendants, Michael T. Hardman and Julie C. Hardman waived their right to assert the defenses available under Fla.Stat. §673.4191 and 673.6051. The waiver language appears at page 2 of the Guaranties under "GUARANTOR'S

WAIVERS." Furthermore, Defendants, Michael T. Hardman and Julie C. Hardman, authorized National City Bank to take all actions which it has taken with respect to the Loan. This authorization is set forth in the Guaranty under the paragraph captioned "GUARANTOR'S AUTHORIZATION TO LENDER." The defenses in Fla.Stat.

§673.4191 and 673.6051 do not apply to the Promissory Note and Mortgage executed by Hardman Development Corp. The Note and Mortgage were not signed as an accommodation but are the primary obligations. Furthermore, Hardman Development Corp. is not an endorser or accommodation party as defined in Fla.Stat. §673.6051.

15. The lien of the Village of Palm Springs is subordinate to Plaintiff's interest in the property as Plaintiff's Mortgage was recorded before the Final Consolidation Order Assessing Fines and Claims of Lien recorded by the Village of Palm Springs Code Enforcement on October 3, 2008.

WHEREFORE, Plaintiff prays that this Court enter a Final Judgment of Foreclosure under Count I against Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T. Hardman, and Julie C. Hardman for all sums due, including interest, and that this Court further award attorney's fees and costs, and that this Court reserve jurisdiction to enter further orders as are proper, including without limitation

Writs of Possession and a Deficiency Judgment against the Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T. Hardman and Julie C. Hardman, that the Court adjudicate Plaintiff's interest in the Mortgaged Property as superior to any right, title or interests claimed by any Defendants, and for such other further relief as this court may deem just and proper.

Alternatively, Plaintiff requests that this Court enter under Count II of the Complaint a Judgment for Damages against the Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T. Hardman and Julie C. Hardman, for all sums due and owing under the Loan Documents, including interest, attorney fees and costs and such other further relief as this Court may deem just and proper.

In the alternative to the foregoing, Plaintiff requests that this Court enter an order specifying the facts that appear without substantial controversy, and that the facts so specified shall be deemed established, and the trial or final hearing shall be conducted accordingly.

I HEREBY CERTIFY that a true and correct copy of the foregoing was mailed to Christy L. Goddeau, Esq., Glen J. Torcivia and Assoc., [REDACTED], 701 Northpoint Pkwy., Ste. 209, West Palm Beach, FL 33407, Mark A. Cullen, Esq., The Cullen Law Firm, [REDACTED], 2090 Palm Beach Lakes Blvd., Ste. 500, West Palm Beach, FL 33409 and W. Trent Steele, Esq., 8902 SE Bridge Road, Hobe Sound, FL 33455, this 28 day of

December, 2010.

JONES, FOSTER, JOHNSTON & STUBBS, [REDACTED]  
Attorneys for National City Bank  
505 S. Flagler Drive, Ste. 1200  
West Palm Beach, FL 33401  
Telephone: (561) 650-0438  
Facsimile: (561) 650-0412

By: *MS*

Michael T. Kranz  
Florida Bar No: 351180  
[REDACTED]@mkranz@

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Plaintiff,

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STEPHEN R. ALEXANDER, MICHAEL  
T. HARDMAN, JULIE C. HARDMAN,  
VILLAGE OF PALM SPRINGS,

Defendants.

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**AFFIDAVIT IN SUPPORT OF MOTION FOR SUMMARY JUDGMENT**

BEFORE ME, the undersigned authority, personally appeared Shawn Khol, who  
first being duly sworn and deposed, states as follows:

1. My name is Shawn Khol and I am employed as an Assistant Vice  
President of PNC Bank, National Association, successor by merger to National City  
Bank successor by merger to Fidelity Federal Bank & Trust ("National City"). I am one  
of the persons who has monitored the collections of the amounts due and owing Plaintiff  
from Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T.  
Hardman, Julie C. Hardman and Village of Palm Springs.

2. I make this Affidavit from my own personal knowledge or that knowledge  
gained from reviewing the business records of the Plaintiff, which records I know to be  
kept in the ordinary course and scope of business of the Plaintiff for the business

purposes of the Plaintiff and to be made by a person with personal knowledge as information is transmitted to him or her.

3. I have supervision over this account.

4. Plaintiff, National City Bank ("National City") is the successor by merger to Fidelity Federal Bank & Trust and is a national bank authorized to do business in Palm Beach County, Florida.

5. Defendant, Hardman Development Corp. is a Florida corporation authorized to do business in Palm Beach County.

6. Defendant, Stephen R. Alexander, is a resident of Palm Beach County, Florida and is over 18 years of age.

7. Defendant, Michael T. Hardman, is a resident of Palm Beach County, Florida and is over 18 years of age.

8. Defendant, Julie E. Hardman, is a resident of Palm Beach County, Florida and is over 18 years of age.

9. On or about September 1, 2007, Defendant, Hardman Development Corp., executed and delivered to Plaintiff a Promissory Note in the principal amount of \$1,462,500.00. A copy of the Promissory Note is attached to the Complaint as Exhibit "A".

10. To secure payment of the Promissory Note, on or about September 1, 2006, Defendant, Hardman Development Corp., executed and delivered to Plaintiff a Mortgage which mortgaged the real property described therein which was then owned by Defendant, Hardman Development Corp. The Mortgage was duly recorded in

Official Record Book 20827, Page 1818, Public Records of Palm Beach County, Florida. A copy of the Mortgage is attached to the Complaint as Exhibit "B".

11. On or about September 1, 2006, Defendant, Hardman Development Corp., to secure payment of the Promissory Note, executed an Assignment of Rents in favor of Plaintiff. A copy of the Assignment of Rents is attached to the Complaint as Exhibit "C". The Assignment of Rents was duly recorded at Official Record Book 20827, Page 1826, Public Records of Palm Beach County, Florida.

12. On or about September 1, 2006, Defendant Stephen R. Alexander, executed a Commercial Guaranty which guaranteed payment of the Promissory Note and Mortgage. A copy of the Commercial Guaranty is attached to the Complaint as Exhibit "D".

13. On or about September 1, 2006, Defendant Michael T. Hardman, executed a Commercial Guaranty which guaranteed payment of the Promissory Note and Mortgage. A copy of the Commercial Guaranty is attached to the Complaint as Exhibit "E".

14. On or about September 1, 2006, Defendant Julie E. Hardman, executed a Commercial Guaranty which guaranteed payment of the Promissory Note and Mortgage. A copy of the Commercial Guaranty is attached to the Complaint as Exhibit "F".

15. Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T. Hardman and Julie C. Hardman are in default under the terms of the Promissory Note, Mortgage and Guaranties as a result of the Defendants failure to pay the entire amount due under the Loan Documents on September 1, 2008.

16. On November 18, 2008, Plaintiff demanded full payment of the amounts due under the Promissory Note and Mortgage and Commercial Guaranties be paid by Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T. Hardman and Julie C. Hardman.
17. Despite demand, Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T. Hardman and Julie C. Hardman have failed to make any payments to Plaintiff.
18. Defendant, Hardman Development Corp., is in default under the terms of the Promissory Note, Mortgage and Assignment of Rents.
19. Defendants, Stephen R. Alexander, Michael T. Hardman and Julie C. Hardman are in default under the terms of their Commercial Guaranties.
20. All sums due and owing under the Promissory Note, Mortgage and Commercial Guaranties are due and payable.
21. Defendants, Hardman Development Corp., Stephen R. Alexander, Michael T. Hardman and Julie C. Hardman owe Plaintiff the principal sum of \$1,420,487.33 plus interest in the amount of \$49,874.28 through November 19, 2008, with interest thereafter at the default rate of 16% per annum (\$631.22 per day), attorney fees, court costs, title search expenses and such other charges and expenses which may be incurred incident to the enforcement of the obligations under the Promissory Note, Mortgage, Assignment of Rents and Commercial Guaranties.
22. The Mortgaged Property is now owned by Defendant, Hardman Development Corp.

23. Plaintiff owns and holds the Promissory Note, Mortgage, Assignment of Rents and Commercial Guaranties.

24. All conditions precedent to bring this cause of action have been performed or have occurred.

25. Plaintiff is obligated to pay its undersigned attorneys a reasonable fee for their services.

26. Defendant, Village of Palm Springs, may claim some right, title or interest in the Mortgaged Property for reasons including but not limited to that certain Final Consolidated Order Assessing Fines and Claims of Lien entered by the Village of Palm Springs Code Enforcement on October 3, 2008 which was recorded in Official Record Book 22915 at Page 1753 of the Public Records of Palm Beach County, Florida. A copy of the Final Consolidated Order Assessing Fines and Claims of Lien is attached to the Complaint as Exhibit "F". Any right, title or interest of Village of Palm Springs in the Mortgaged Property is inferior to that of Plaintiff.

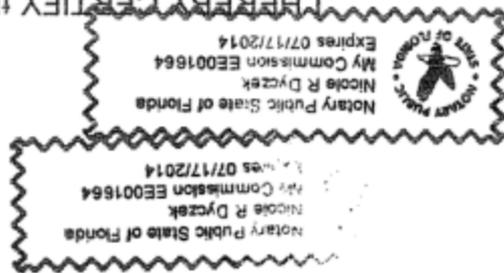
FURTHER AFFIANT SAYETH NAUGHT.

  
Shawn Khol, Assistant Vice President

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally appeared Shawn Khol as a Assistant Vice President of PNC Bank, National Association, successor by merger to National City Bank, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 10 day of December, 2010.



*Nicole R. Dyczek*  
Print Name: Nicole R. Dyczek  
Notary Public, State of Florida  
My commission expires:

I HEREBY CERTIFY that a true and correct copy of the foregoing was mailed to

Christy L. Goddeau, Esq., Glen J. Torcivia and Assoc., 701 Northpoint Pkwy., Ste.

209, West Palm Beach, FL 33407, Mark A. Cullen, Esq., The Cullen Law Firm, ■■■,

2090 Palm Beach Lakes Blvd., Ste. 500, West Palm Beach, FL 33409 and W. Trent

Steele, Esq., 8902 SE Bridge Road, Hobe Sound, FL 33455, this 27 day of December,

2010.

JONES, FOSTER, JOHNSTON & STUBBS, ■■■  
Attorneys for National City Bank  
505 S. Flagler Drive, Ste. 1200  
West Palm Beach, FL 33401  
Telephone: (561) 650-0438  
Facsimile: (561) 650-0412

By: *ms16*

Michael T. Kranz  
Florida Bar No: 351180  
■■■■■@mkrantz@

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STEPHEN R. ALEXANDER, MICHAEL  
T. HARDMAN, JULIE C. HARDMAN,  
VILLAGE OF PALM SPRINGS,

Defendants.

**AFFIDAVIT IN SUPPORT OF AN AWARD  
OF ATTORNEY'S FEES**

BEFORE ME, the undersigned authority, personally appeared MICHAEL T.  
KRANZ, who, first being duly sworn, deposes and says:

1. My name is Michael T. Kranz. I am employed with the law firm of Jones,  
Foster, Johnston & Stubbs, [REDACTED], 505 South Flagler Drive, Suite 1200, West Palm  
Beach, Florida 33401, representing the Plaintiff in this action; and I have personal  
knowledge of the facts contained in this Affidavit.

2. I am the attorney of record representing the Plaintiff in this action, and I  
have prosecuted this cause on behalf of said Plaintiff.

3. As shown in the itemization below, the firm has expended approximately  
65.0 hours of attorney time and 13.0 hours of paralegal time in the preparation and  
prosecution of this case to date at the following hourly rates:

ATTORNEY	RATE PER HOUR	HOURS	TOTAL
Michael T. Kranz (MTK)	\$300.00	32.2	\$9,660.00
Christopher B. Cortez (CBC)	\$200.00	32.3	\$6,460.00
Christopher B. Cortez (CBC)	\$225.00	.5	\$112.50
PARALEGAL			
Laura L. McNeill (LKM)	\$140.00	10.0	\$1,369.50
Mindy S. Halley (MSH)	\$140.00	3.0	\$420.00

and based on my experience in, and knowledge of mortgage foreclosure and collection matters, anticipates spending an additional 3.0 hours of attorney time at \$300.00 per hour through entry of Final Judgment of Foreclosure against the Defendants herein, for a total of 68.0 attorney hours, which represents a total of \$17,132.50 of attorney's fees and \$1,789.50 of paralegal's fees. The hourly rates reflected above are 76% of Michael Kranz' standard hourly rates, 93% of Christopher B. Cortez' standard hourly rates and 100% of paralegal's standard hourly rates. A copy of the billing records reflecting the time spent in representing the Plaintiff in this action is attached hereto.

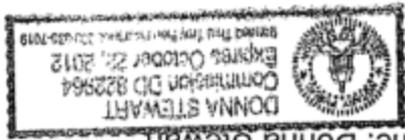
4. Plaintiff has agreed to pay the firm of Jones, Foster, Johnston & Stubbs, the hourly rates shown above for attorney time and paralegal time.

*Michael T. Kranz*  
 Michael T. Kranz  
 Florida Bar No. 351180

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

The foregoing Affidavit was sworn to, subscribed, and acknowledged before me this 28 day of November, 2010, by Michael T. Kranz. He is personally known to me.

*Donna Stewart*  
 Notary Public  
 Print Name: Donna Stewart



My commission expires:

I HEREBY CERTIFY that a true and correct copy of the foregoing was mailed to  
Christy L. Goddeau, Esq., Glen J. Torcivia and Assoc., 701 Northpoint Pkwy., Ste.  
209, West Palm Beach, FL 33407, Mark A. Cullen, Esq., The Cullen Law Firm, ■■■,  
2090 Palm Beach Lakes Blvd., Ste. 500, West Palm Beach, FL 33409 and W. Trent  
Steele, Esq., 8902 SE Bridge Road, Hobe Sound, FL 33455, this 28 day of December,  
2010.

JONES, FOSTER, JOHNSTON & STUBBS, ■■■  
Attorneys for National City Bank  
505 S. Flagler Drive, Ste. 1200  
West Palm Beach, FL 33401  
Telephone: (561) 650-0438  
Facsimile: (561) 650-0412

By: msis  
Michael T. Kranz  
Florida Bar No: 351180  
■■■■@mkranz@

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# Matter Ledger Report

1/1/1970 to 12/10/2010

Code	Name	Client	Matter
Init Atty	MTK	MICHAEL T. KRANZ	11304
Bill Atty	MTK	MICHAEL T. KRANZ	00102
Resp Atty	MTK	MICHAEL T. KRANZ	

Code	Name	Date	Code	Hours	\$ Value	Task	Ref #	Text
MTK	MICHAEL T. KRANZ	10/07/10	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM SHAWN KOHL	19C0078	
MTK	MICHAEL T. KRANZ	11/10/10	B	0.20	60.00	AND PREPARE EMAIL TOP SHAWN KOHL	19L5299	
MTK	MICHAEL T. KRANZ	12/08/10	B	0.50	150.00	TELEPHONE CONFERENCE WITH SHAWN KOHL	19R8093	
MTK	MICHAEL T. KRANZ	12/08/10	B	0.30	90.00	PREPARE AND REVIEW MOTION FOR FINAL		JUDGMENT OF FORECLOSURE
MTK	MICHAEL T. KRANZ	12/08/10	B	0.30	90.00	PREPARE AND REVIEW AFFIDAVIT OF SHAWN KOHL	19R8095	
MTK	MICHAEL T. KRANZ	12/08/10	B	0.20	60.00	CORRESPONDENCE TO SHAWN KOHL	19R8097	
MTK	MICHAEL T. KRANZ	12/08/10	B	0.10	30.00	PREPARE AND REVIEW ATTORNEY FEE AFFIDAVIT	19R8100	
MTK	MICHAEL T. KRANZ	12/08/10	B	0.10	30.00	PREPARE AND REVIEW AFFIDAVIT OF PETER	19R8101	BERNHARDT
MTK	MICHAEL T. KRANZ	12/08/10	B	0.50	150.00	PREPARE AND REVIEW FINAL JUDGMENT	19R8105	
MTK	MICHAEL T. KRANZ	12/08/10	B	0.20	60.00	PREPARE AND REVIEW NOTICE TO SET CASE FOR	19R8106	TRIAL
MTK	MICHAEL T. KRANZ	10/09/08	B	0.40	120.00	INITIAL REVIEW & SETUP	14A0885	
MTK	MICHAEL T. KRANZ	10/16/08	B	0.10	30.00	TELEPHONE CONFERENCE WITH BRANDT HARDY	14A8113	
MTK	MICHAEL T. KRANZ	10/30/08	B	0.10	30.00	REVIEW FILE	1477811	
MTK	MICHAEL T. KRANZ	10/30/08	B	0.10	30.00	RECEIVE AND REVIEW E-MAIL FROM CLAUDIA	1477845	
MTK	MICHAEL T. KRANZ	11/17/08	B	1.20	360.00	REVIEW LOAN DOCUMENTS; TELEPHONE	14D4529	MURPHY
MTK	MICHAEL T. KRANZ	11/17/08	B	0.10	30.00	CONFERENCE WITH CLAUDIA MURPHY;		CORRESPONDENCE TO BORROWER AND
MTK	MICHAEL T. KRANZ	11/17/08	B	0.10	30.00	GUARANTORS; CORRESPONDENCE TO CLAUDIA	14D4677	MURPHY; CORRESPONDENCE TO LAURA MCNEIL
MTK	MICHAEL T. KRANZ	11/18/08	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM CLAUDIA	14D567	
MTK	MICHAEL T. KRANZ	11/18/08	B	0.20	60.00	RECEIVE AND REVIEW EMAIL FROM CLAUDIA	14D549	MURPHY; CORRESPONDENCE TO HARDMAN
MTK	MICHAEL T. KRANZ	11/18/08	B	0.10	30.00	DEVELOPMENT	14D567	
MTK	MICHAEL T. KRANZ	11/19/08	B	0.80	108.00	RECEIVE AND REVIEW EMAIL FROM M. KRANZ;	14E7819	MURPHY
LKM	LAURA MCNEILL-PARA	11/25/08	B	0.40	54.00	PREPARE AND REVIEW TAX SEARCHES	14F5195	
MTK	MICHAEL T. KRANZ	12/01/08	B	0.10	30.00	RECEIVE AND REVIEW LETTER FROM TRENT STEELE	14G1623	
MTK	MICHAEL T. KRANZ	12/04/08	B	0.10	30.00	RECEIVE AND REVIEW E-MAIL FROM CLAUDIA	14G597	
MTK	MICHAEL T. KRANZ	12/04/08	B	0.20	60.00	TELEPHONE CONFERENCE WITH CLAUDIA MURPHY	14G6601	
MTK	MICHAEL T. KRANZ	12/05/08	B	0.10	30.00	PREPARE AND REVIEW STATUS REPORT	14G7241	
MTK	MICHAEL T. KRANZ	12/05/08	B	0.10	30.00	TELEPHONE CONFERENCE WITH TRENT STEELE	14H0787	
MTK	MICHAEL T. KRANZ	12/05/08	B	0.10	30.00	PREPARE MEMO	14H0928	
MTK	MICHAEL T. KRANZ	12/05/08	B	0.10	30.00	TELEPHONE CONFERENCE WITH TRENT STEELE	14H1034	
MTK	MICHAEL T. KRANZ	12/08/08	B	0.20	60.00	RECEIVE AND REVIEW LETTER FROM MICHAEL	14H4791	HARDMAN; CORRESPONDENCE TO CLAUDIA
MTK	MICHAEL T. KRANZ	12/10/08	B	0.10	30.00	PREPARE MEMO TO CLAUDIA MURPHY	14H8798	
MTK	MICHAEL T. KRANZ	12/10/08	B	0.10	30.00	OFFICE CONFERENCE WITH CLAUDIA MURPHY	14H8858	

## Billed Time

Billable	2.20	660.00
Non-Billable	0.00	0.00
Suppressable	0.00	0.00
<b>Total</b>	<b>2.20</b>	<b>660.00</b>

# Matter Ledger Report

1/1/1970 to 12/10/2010

<b>Code</b>	Client	11304	<b>Name</b>	PNC Bank, [REDACTED] fka National City Bank fka Fidelity
<b>Matter</b>	00102		<b>National City v. Hardman Development Corp.</b>	

Code	Name	Date	Code	Hours	\$ Value	Task	Ref #	Text
LKM	LAURA MCNEILL-PARA	12/17/08	B	2.00	270.00	14K3505		PREPARE AND REVIEW MEMO TO M. KRANZ; REVIEW DOCKET SHEET RE: STATUS OF LAWSUIT - NOTICE OF LIS PENDENS FILED BY REIJO LAHTENMAKI AND MARITA LAHTENMAKI V. ABEL ECHENMENDIA, LUCY ECHENMENDIA, MICHAEL HARDMAN, STEPHEN R. ALEXANDER; OFFICE CONFERENCE WITH M. KRANZ; REVIEW DEEDS CONVEYING PROPERTY TO BORROWER
MTRK	MICHAEL T. KRANZ	12/18/08	B	0.10	30.00	14K4022		TELEPHONE CONFERENCE WITH CLAUDIA MURPHY. MEMO TO M. KRANZ RE: TITLE SEARCH, JUDGMENT SEARCHES, TAX SEARCHES, CODE ENFORCEMENT LIEN - VILLAGE OF PALM SPRINGS
MTRK	MICHAEL T. KRANZ	12/19/08	B	0.20	60.00	14K5747		REVIEW TITLE SEARCH
LKM	LAURA MCNEILL-PARA	12/19/08	B	0.20	27.00	14K9864		CORRESPONDENCE TO FIDELITY NATIONAL TITLE RE: MORTGAGEE TITLE POLICY
LKM	LAURA MCNEILL-PARA	12/19/08	B	0.30	40.50	14L8670		CORRESPONDENCE TO FIDELITY NATIONAL TITLE RE: LOAN TITLE INSURANCE POLICY; CORRESPONDENCE FROM NAT CITY
LKM	LAURA MCNEILL-PARA	12/23/08	B	0.70	94.50	14K9866		CORRESPONDENCE TO MARY BERNER - FIDELITY NATIONAL TITLE RE: MORTGAGEE TITLE POLICY; TELEPHONE CONFERENCE WITH BILL SNYDER, ATTORNEYS' TITLE INSURANCE FUND RE: PRIORITY OF CODE ENFORCEMENT LIEN; REVIEW STATUTE
MTRK	MICHAEL T. KRANZ	12/24/08	B	0.10	30.00	14L4328		REVIEW APPRAISAL OF PROPERTY
MTRK	MICHAEL T. KRANZ	12/24/08	B	0.10	30.00	14L4330		OFFICE CONFERENCE WITH LAURA MCNEILL
LKM	LAURA MCNEILL-PARA	12/24/08	B	0.20	27.00	14L8633		TELEPHONE CONFERENCE WITH BILL SNYDER AND JOHN BENSON, ESQ. (ATTORNEYS' TITLE INSURANCE FUND) RE: VILLAGE OF PALM SPRINGS CODE ENFORCEMENT LIEN
MTRK	MICHAEL T. KRANZ	12/26/08	B	0.20	60.00	14L4358		RESEARCH PROPERTY ORDINANCES
MTRK	MICHAEL T. KRANZ	01/08/09	B	0.10	30.00	14P9858		PREPARE AND REVIEW STATUS REPORT
MTRK	MICHAEL T. KRANZ	01/21/09	B	2.10	630.00	14T3294		REVIEW LOAN DOCUMENTS, TITLE SEARCH, FORECLOSURE COMPLAINT, PREPARE SUMMONS, PREPARE LIS PENDENS AND PREPARE EMAIL TO SIEVING.
LKM	LAURA MCNEILL-PARA	01/22/09	B	0.30	40.50	14T5284		RECEIVE AND REVIEW TITLE UPDATE FROM ATTORNEYS' TITLE INSURANCE FUND; MEMORANDUM TO M. KRANZ
MTRK	MICHAEL T. KRANZ	01/22/09	B	0.10	30.00	14V2173		REVIEW UPDATE ON TITLE SEARCH
CFS	CINDY SKWIERC-PARA	01/23/09	B	1.00	135.00	14T7234		REVIEW TITLE AND LKM CORRESPONDENCE WITH JOHN BENSON AT ATTORNEYS' TITLE; DRAFT AFFIDAVIT RE HARDMAN PROPERTY
MTRK	MICHAEL T. KRANZ	01/27/09	B	0.30	90.00	14V2368		RECEIVE AND REVIEW EMAIL FROM CLAUDIA MURPHY; OUTSIDE CONFERENCE WITH GARY SIEVING AND CLAUDIA MURPHY
MTRK	MICHAEL T. KRANZ	01/28/09	B	0.10	30.00	14V3473		CORRESPONDENCE TO CLAUDIA MURPHY. SIEVING AND CLAUDIA MURPHY
MTRK	MICHAEL T. KRANZ	01/28/09	B	0.10	30.00	14V3481		CORRESPONDENCE TO CLAUDIA MURPHY
MTRK	MICHAEL T. KRANZ	01/30/09	B	0.20	60.00	14V7331		OUTSIDE CONFERENCE WITH GARY SIEVING AND CLAUDIA MURPHY
MTRK	MICHAEL T. KRANZ	01/30/09	B	0.70	210.00	14V7336		OUTSIDE CONFERENCE WITH TRENT STEELE, MIKE HARDMAN, GARY SIEVING AND CLAUDIA MURPHY
MTRK	MICHAEL T. KRANZ	01/30/09	B	0.20	60.00	14V7337		OUTSIDE CONFERENCE WITH GARY SIEVING AND CLAUDIA MURPHY
MTRK	MICHAEL T. KRANZ	01/30/09	B	0.20	60.00	14V7348		OUTSIDE CONFERENCE WITH GARY SIEVING AND CLAUDIA MURPHY
MTRK	MICHAEL T. KRANZ	02/05/09	B	0.10	30.00	14X3630		PREPARE AND REVIEW STATUS REPORT
MTRK	MICHAEL T. KRANZ	02/05/09	B	0.10	30.00	14X3741		CORRESPONDENCE TO GARY SIEVING
MTRK	MICHAEL T. KRANZ	02/06/09	B	0.20	60.00	14Y1433		TELEPHONE CONFERENCE WITH GARY SIEVING; RECEIVE AND REVIEW EMAIL FROM STEVEN PAIGE AND SEND EMAIL TO STEVEN PAIGE
MTRK	MICHAEL T. KRANZ	02/11/09	B	0.10	30.00	14Y4166		TELEPHONE CONFERENCE WITH MARY WHEELER AT TRENT STEELE'S OFFICE

# Matter Ledger Report

1/1/1970 to 12/10/2010

Code	Client	Name	11304	PNC Bank,  fka National City Bank fka Fidelity
Matter	00102	National City v. Hardman Development Corp.		
Init Atty	MTK	MICHAEL T. KRANZ		
Bill Atty	MTK	MICHAEL T. KRANZ		
Resp Atty	MTK	MICHAEL T. KRANZ		

**Billed Time**

Code	Name	Date	Code	Hours	\$ Value	Task	Ref #	Text
MTK	MICHAEL T. KRANZ	02/17/09	B	0.20	60.00	RECEIVE AND REVIEW LETTER FROM TRENT STEELE;	1426414	
MTK	MICHAEL T. KRANZ	02/19/09	B	0.10	30.00	CORRESPONDENCE TO GARY SIEVEKING.	1501804	
MTK	MICHAEL T. KRANZ	02/19/09	B	0.10	30.00	RECEIVE AND REVIEW E-MAIL FROM GARY SIEVEKING AND PREPARE E-MAIL TO GARY SIEVEKING	1509371	
MTK	MICHAEL T. KRANZ	02/24/09	B	0.10	30.00	CORRESPONDENCE TO GARY SIEVEKING.	1509375	
MTK	MICHAEL T. KRANZ	02/24/09	B	0.10	30.00	TELEPHONE CONFERENCE WITH SHAWN WALLACE.	1559134	
MTK	MICHAEL T. KRANZ	05/26/09	B	0.10	30.00	RECEIVE AND REVIEW E-MAIL FROM TRENT STEELE	15R0742	
MTK	MICHAEL T. KRANZ	05/27/09	B	0.10	30.00	AND PREPARE E-MAIL TO GARY SIEVEKING	15R0757	
MTK	MICHAEL T. KRANZ	05/27/09	B	0.10	30.00	RECEIVE AND REVIEW E-MAIL FROM GARY SIEVEKING	15R0779	
MTK	MICHAEL T. KRANZ	05/27/09	B	0.10	30.00	SIEVEKING	15R0779	
MTK	MICHAEL T. KRANZ	05/27/09	B	0.10	30.00	RECEIVE AND REVIEW E-MAILS FROM GARY SIEVEKING	15R0779	
MTK	MICHAEL T. KRANZ	05/27/09	B	0.10	30.00	SIEVEKING	15R0779	
MTK	MICHAEL T. KRANZ	05/27/09	B	0.10	30.00	RECEIVE AND REVIEW E-MAIL FROM GARY SIEVEKING	15R0780	
MTK	MICHAEL T. KRANZ	05/27/09	B	0.10	30.00	CORRESPONDENCE TO TRENT STEELE	15U5032	
MTK	MICHAEL T. KRANZ	06/08/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM GARY SIEVEKING.	15U5033	
MTK	MICHAEL T. KRANZ	06/08/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM GARY SIEVEKING	15W1589	
MTK	MICHAEL T. KRANZ	06/12/09	B	0.10	30.00	PREPARE EMAIL TO D. RUIH AND	15W1589	
MTK	MICHAEL T. KRANZ	06/15/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM D. RUIH	15W1968	
MTK	MICHAEL T. KRANZ	06/15/09	B	0.10	30.00	REVIEW FILE.	15W1970	
MTK	MICHAEL T. KRANZ	06/15/09	B	0.10	30.00	TELEPHONE CONFERENCE WITH DAVID RUISCH.	15X0361	
LKM	LAURA MCNEILL-PARA	06/18/09	B	0.20	28.00	TELEPHONE CONFERENCE WITH DAVID RUISCH.	15X6709	
LKM	LAURA MCNEILL-PARA	06/19/09	B	0.70	98.00	CORRESPONDENCE TO ATTORNEYS' TITLE INSURANCE FUND RE : REQUEST TITLE UPDATE	15X6706	
LKM	LAURA MCNEILL-PARA	06/19/09	B	0.70	98.00	RECEIVE AND REVIEW TITLE UPDATE FROM ATTORNEYS' TITLE INSURANCE FUND; PREPARE AND	15X6706	
MTK	MICHAEL T. KRANZ	06/22/09	B	0.10	30.00	REVIEW UPDATED TITLE RESEARCH.	15Y3009	
MTK	MICHAEL T. KRANZ	06/22/09	B	0.10	30.00	PREPARE AND REVIEW COMPLAINT.	15Y3010	
MTK	MICHAEL T. KRANZ	06/22/09	B	0.10	30.00	RECEIVE AND REVIEW TITLE RESEARCH.	15Y3011	
MTK	MICHAEL T. KRANZ	07/20/09	B	0.10	30.00	CORRESPONDENCE TO DAVID RUISCH.	1652501	
LKM	LAURA MCNEILL-PARA	07/22/09	B	1.00	140.00	RECEIVE AND REVIEW EMAIL FROM D. RUISCH.	1652501	
LKM	LAURA MCNEILL-PARA	07/23/09	B	0.40	56.00	PREPARE AND REVIEW TITLE UPDATE AND UPDATED UCC LIEN, REAL ESTATE TAX AND FEDERAL TAX LIEN SEARCHES; MEMO TO M. KRANZ; CORRESPONDENCE TO ATTORNEYS' TITLE INSURANCE FUND RE: REQUEST TITLE UPDATE	1662506	
LKM	LAURA MCNEILL-PARA	07/23/09	B	0.40	56.00	RECEIVE AND REVIEW UPDATED TITLE COMMITMENT; MEMO TO MTK	1685084	
MTK	MICHAEL T. KRANZ	08/03/09	B	0.10	30.00	RECEIVE AND REVIEW ANSWER OF VILLAGE OF PALM SPRINGS.	16B2163	
MTK	MICHAEL T. KRANZ	08/12/09	B	0.10	30.00	RECEIVE AND REVIEW RETURN OF SERVICE ON JULIE HARDMAN, MICHAEL HARDMAN, AND HARDMAN DEVELOPMENT AND STEVEN ALEXANDER.	16B9719	
MTK	MICHAEL T. KRANZ	08/14/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM TRENT STEELE AND PREPARE EMAIL TO TRENT STEELE	16B9739	
MTK	MICHAEL T. KRANZ	08/14/09	B	0.10	30.00	RECEIVE AND REVIEW DEFENDANTS' MOTION TO ENLARGE TIME.		

# Matter Ledger Report

1/1/1970 to 12/10/2010

Code	Name	Client	Matter
Init Atty	MICHAEL T. KRANZ	PNC Bank, National City	11304
Bill Atty	MICHAEL T. KRANZ	National City v. Hardman Development Corp.	00102
Resp Atty	MICHAEL T. KRANZ		

Code	Name	Date	Code	Hours	\$ Value	Task	Ref #	Text
CBC	CHRISTOPHER B. CORT	08/26/09	B	2.40	480.00	RECEIVE AND REVIEW ASSIGNMENT FROM M. KRANZ	16D5053	Text

MTK	MICHAEL T. KRANZ	08/26/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM TRENTE STEELE.	16D6864	
MTK	MICHAEL T. KRANZ	08/26/09	B	0.10	30.00	CORRESPONDENCE TO DAVID RUISCH.	16D6865	
MTK	MICHAEL T. KRANZ	08/27/09	B	0.10	30.00	RECEIVE AND REVIEW LETTER FROM MARK CULLEN	16E0897	
MTK	MICHAEL T. KRANZ	08/27/09	B	0.10	30.00	AND MOTION FOR EXTENSION OF TIME.	16E0900	
MTK	MICHAEL T. KRANZ	08/27/09	B	0.10	30.00	CORRESPONDENCE TO MARK CULLEN	16E2525	
MTK	MICHAEL T. KRANZ	08/27/09	B	0.10	30.00	PREPARE AND REVIEW NOTICE OF HEARING ON	16E2549	
MTK	MICHAEL T. KRANZ	08/27/09	B	0.10	30.00	MOTION TO DISMISS.	16E2549	
MTK	MICHAEL T. KRANZ	08/31/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM CULLEN LAW	16E7529	
MTK	MICHAEL T. KRANZ	08/31/09	B	0.10	30.00	FIRM.	16E7852	
MTK	MICHAEL T. KRANZ	08/31/09	B	0.10	30.00	CORRESPONDENCE TO JUDGE SASSER.	16F0308	
LKM	LAURA MCNEILL-PARA	09/01/09	B	0.30	42.00	RESEARCH PALM BEACH COUNTY PUBLIC RECORDS	16F0308	
LKM	LAURA MCNEILL-PARA	09/03/09	B	0.30	42.00	REQUESTING TITLE UPDATE	16G1957	
LKM	LAURA MCNEILL-PARA	09/03/09	B	0.20	28.00	RECEIVE AND REVIEW TITLE UPDATE; MEMO TO M. KRANZ	16G3572	
LKM	LAURA MCNEILL-PARA	09/08/09	B	0.20	28.00	CORRESPONDENCE TO ATTORNEYS' TITLE	16G6334	
CBC	CHRISTOPHER B. CORT	09/17/09	B	0.70	140.00	MEMO TO M. KRANZ RE: TITLE UPDATE	16I8383	
MTK	MICHAEL T. KRANZ	09/17/09	B	0.10	30.00	RECEIVE AND REVIEW HARDMAN'S MOTION TO	16J1394	
MTK	MICHAEL T. KRANZ	09/17/09	B	0.10	30.00	DISMISS.	16J4584	
CBC	CHRISTOPHER B. CORT	09/21/09	B	2.00	400.00	RESEARCH RE DEFENDANT'S MOTION TO DISMISS	16J4584	
MTK	MICHAEL T. KRANZ	09/21/09	B	0.20	60.00	AND CASE LAW CITED BY DEFENDANT IN SAID	16J6313	
MTK	MICHAEL T. KRANZ	09/21/09	B	0.20	60.00	MOTION; LAWDESK RESEARCH RE SAID ISSUES;	16J6313	
MTK	MICHAEL T. KRANZ	09/21/09	B	0.20	60.00	WESTLAW RESEARCH RE SAID ISSUES.	16J6313	
CBC	CHRISTOPHER B. CORT	09/22/09	B	2.20	440.00	TELEPHONE CONFERENCE WITH DERRICK	16J5870	
CBC	CHRISTOPHER B. CORT	09/22/09	B	2.20	440.00	BOURGEAULT.	16J5870	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	PREPARE FOR HEARING ON DEFENDANT'S MOTION	16J9019	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	TO DISMISS; EMAIL CORRESPONDENCE TO M. KRANZ	16J9019	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	RE HEARING.	16J9019	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	REVIEW MOTION TO DISMISS HEARING AND	16J9019	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	AMENDED COMPLAINT ISSUES WITH M. KRANZ;	16J9019	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	RECEIVE AND REVIEW ASSIGNMENT FROM M. KRANZ	16J9019	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	RE PREPARING AMENDED COMPLAINT; EMAIL	16J9019	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	CORRESPONDENCES TO L. POWELL AND M. HALLEY	16J9019	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	RE ALLEGING SUCCESSOR BY MERGER CARRYING	16J9019	
CBC	CHRISTOPHER B. CORT	09/23/09	B	0.30	60.00	FORWARD.	16J9019	

# Matter Ledger Report

1/1/1970 to 12/10/2010

<b>Code</b>	<b>Name</b>	<b>Client</b>	<b>Matter</b>
MTR	PNC Bank, [REDACTED] fka National City Bank fka Fidelity	11304	00102
MTR	Init Atty	MTR	MICHAEL T. KRANZ
MTR	Bill Atty	MTR	MICHAEL T. KRANZ
MTR	Resp Atty	MTR	MICHAEL T. KRANZ

Code	Name	Date	Code	Hours	\$ Value	Task	Ref #	Text
MTR	MICHAEL T. KRANZ	09/23/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM DEREK BOURGEAULT.	16K1440	
MTR	MICHAEL T. KRANZ	09/23/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM CHRIS CORTEZ AND PREPARE EMAIL TO CHRIS CORTEZ.	16K1445	
CBC	CHRISTOPHER B. CORT	09/24/09	B	0.30	60.00	REVIEW LETTER FROM COMPTROLLER OF CURRENCY RE MERGER DATE OF NATIONAL CITY AND FIDELITY; REVIEW NECESSITY OF ATTACHING SAID LETTER TO COMPLAINT; RECEIVE AND REVIEW RESEARCH ASSIGNMENT FROM M. KRANZ RE PRIORITY OF VILLAGE OF PALM SPRINGS CODE ENFORCEMENT LIEN.	16K3595	
MTR	MICHAEL T. KRANZ	09/24/09	B	0.20	60.00	ENFORCEMENT LIEN.	16K5188	
CBC	CHRISTOPHER B. CORT	09/25/09	B	3.90	780.00	RESEARCH RE PRIORITY OF VILLAGE OF PALM SPRINGS CODE ENFORCEMENT LIEN; RESEARCH VILLAGE OF PALM SPRINGS MUNICIPAL CODE RE SUPER-PRIORITY LANGUAGE; LAWDESK RESEARCH RE SAME; DRAFT RESEARCH MEMORANDUM RE CODE ENFORCEMENT LIEN INFERIOR TO MORTGAGE DUE TO LACK OF SUPER-PRIORITY LANGUAGE; SUBMIT MEMORANDUM AND CASE LAW TO M. KRANZ FOR REVIEW AND COMMENTS.	16K4579	
CBC	CHRISTOPHER B. CORT	09/28/09	B	0.90	180.00	DRAFT PLAINTIFF'S AMENDED COMPLAINT; DRAFT MEMO TO M. KRANZ RE AMENDMENTS TO COMPLAINT; SUBMIT AMENDED COMPLAINT AND MEMORANDUM TO M. KRANZ FOR REVIEW AND COMMENTS.	16K7081	
MTR	MICHAEL T. KRANZ	09/28/09	B	0.20	60.00	REVIEW RESEARCH ON PRIORITY OF VILLAGE OF PALM SPRINGS LIEN.	16K9248	
MTR	MICHAEL T. KRANZ	09/28/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM DEREK BOURGEAULT.	16K9473	
MTR	MICHAEL T. KRANZ	09/28/09	B	0.10	30.00	CORRESPONDENCE TO DEREK BOURGEAULT.	16K9479	
MTR	MICHAEL T. KRANZ	09/29/09	B	0.20	60.00	PREPARE AND REVIEW AMENDED COMPLAINT.	16L0851	
MTR	MICHAEL T. KRANZ	10/07/09	B	0.10	30.00	RECEIVE AND REVIEW VILLAGE OF PALM SPRINGS ANSWER.	16M9227	
MTR	MICHAEL T. KRANZ	10/07/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM DEREK BOURGEAULT.	16M9810	
MTR	MICHAEL T. KRANZ	10/07/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL TO DEREK BOURGEAULT.	16M9835	
MTR	MICHAEL T. KRANZ	10/20/09	B	0.20	60.00	TELEPHONE CONFERENCE WITH DEREK BOURGEAULT.	16P5191	
MTR	MICHAEL T. KRANZ	10/20/09	B	0.20	60.00	RECEIVE AND REVIEW ALEXANDER'S MOTION TO DISMISS.	16P5624	
CBC	CHRISTOPHER B. CORT	10/21/09	B	0.10	20.00	RECEIVE AND REVIEW RESEARCH ASSIGNMENT FROM M. KRANZ FOR MOTION TO DISMISS RE SUCCESSOR BY MERGER ACQUIRES ALL INTERESTS AND RIGHTS FROM THE MERGING ENTITY.	16P8951	
CBC	CHRISTOPHER B. CORT	10/22/09	B	2.80	560.00	RESEARCH RE SUCCESSOR BY MERGER FOR MOTION TO DISMISS; LAWDESK RESEARCH RE SAID ISSUE; STATUTORY RESEARCH RE SAID ISSUE.	16P9875	
CBC	CHRISTOPHER B. CORT	10/23/09	B	2.30	460.00	RESEARCH MOTION TO DISMISS RE STATUTES COVERING MERGER OF FINANCIAL INSTITUTIONS AND SUCCESSOR BANK ACQUIRING ALL RIGHT, TITLE, AND INTEREST TO PRIOR BANKS ASSETS AND LIABILITIES; DRAFT RESEARCH MEMORANDUM TO M. KRANZ RE ABOVE ISSUES; SUBMIT RESEARCH MEMORANDUM AND RESEARCH TO M. KRANZ FOR REVIEW AND COMMENTS.	16Q7878	
MTR	MICHAEL T. KRANZ	10/26/09	B	0.10	30.00	RESEARCH SUCCESSOR BY MERGER.	16Q7878	
MTR	MICHAEL T. KRANZ	10/28/09	B	0.20	60.00	PREPARE AND REVIEW MOTION FOR DEFAULT AGAINST HARDMAN DEVELOPMENT.	16R3490	
MTR	MICHAEL T. KRANZ	10/28/09	B	0.10	30.00	PREPARE AND REVIEW ORDER GRANTING DEFAULT.	16R3492	
MTR	MICHAEL T. KRANZ	11/05/09	B	0.20	60.00	TELEPHONE CONFERENCE WITH DEREK BOURGEAULT.	16T3530	

Billed Time

# Matter Ledger Report

1/1/1970 to 12/10/2010

Client	11304	PNC Bank	fka National City Bank fka Fidelity	Bill Atty	MTK	MICHAEL T. KRANZ
Matter	00102	National City v. Hardman Development Corp.	Resp Atty	MTK	MICHAEL T. KRANZ	

Code	Name	Date	Code	Hours	\$ Value	Task	Ref #	Text
MTK	MICHAEL T. KRANZ	11/05/09	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM DERECK BOURGEOULT AND PREPARE EMAIL TO DERECK BOURGEOULT.	16T3534	
MTK	MICHAEL T. KRANZ	11/09/09	B	0.20	60.00	PREPARE FOR MOTION TO DISMISS AMENDED COMPLAINT.	16U2798	
MTK	MICHAEL T. KRANZ	11/09/09	B	0.20	60.00	PREPARE AND REVIEW ORDER DENYING MOTION TO DISMISS.	16U2803	
CBC	CHRISTOPHER B. CORT	11/10/09	B	0.90	180.00	RECEIVE AND REVIEW ASSIGNMENT FROM M. KRANZ RE REVIEW REQUESTS FOR PRODUCTION AND PREPARE RESPONSES TO SAID REQUESTS; REVIEW CORRESPONDENCE FILE AND PLEADING FILE; RECEIVE AND REVIEW DEFENDANTS REQUESTS FOR PRODUCTION; RESEARCH RE POSSIBLE OBJECTIONS TO SAID REQUESTS.	16U1683	
MTK	MICHAEL T. KRANZ	11/10/09	B	0.40	120.00	PREPARE FOR MOTION TO DISMISS HEARING. COURT APPEARANCE FOR HARDMAN'S MOTION TO DISMISS.	16U8016	
MTK	MICHAEL T. KRANZ	11/10/09	B	1.40	420.00	PREPARE AND REVIEW MOTION FOR EXTENSION OF TIME TO RESPOND TO ALEXANDER'S REQUEST TO PRODUCE.	16U9052	
MTK	MICHAEL T. KRANZ	11/10/09	B	0.10	30.00	CORRESPONDENCE TO TRENT STEELE.	16U9053	
MTK	MICHAEL T. KRANZ	11/10/09	B	0.10	30.00	CORRESPONDENCE TO DEREK BOURGEOULT.	16U9074	
CBC	CHRISTOPHER B. CORT	11/12/09	B	5.10	1,020.00	CONFER WITH M. KRANZ RE OBJECTIONS TO REQUESTS; REVIEW/ANALYZE COMPLAINT IN CONJUNCTION WITH DEFENDANT'S REQUEST FOR PRODUCTIONS; REVIEW/ANALYZE DOCUMENTS PROVIDED BY NATIONAL CITY IN RESPONSE TO REQUESTS; DRAFT AND PREPARE RESPONSES AND OBJECTIONS TO DEFENDANT'S FIRST REQUEST FOR PRODUCTION.	16U0084	
MTK	MICHAEL T. KRANZ	11/17/09	B	0.10	30.00	RECEIVE AND REVIEW HARDMAN'S RESPONSE TO REQUEST FOR PRODUCTION.	16W2376	
MTK	MICHAEL T. KRANZ	11/17/09	B	0.10	30.00	RECEIVE AND REVIEW HARDMAN'S MOTION TO DISMISS COMPLAINT.	16W2377	
MTK	MICHAEL T. KRANZ	11/19/09	B	0.10	30.00	PREPARE AND REVIEW NOTICE OF HEARING ON HARDMAN'S MOTION TO DISMISS.	16W8577	
MTK	MICHAEL T. KRANZ	11/19/09	B	0.10	30.00	CORRESPONDENCE TO MARK CULLEN.	16W8582	
MTK	MICHAEL T. KRANZ	11/19/09	B	0.60	180.00	PREPARE AND REVIEW MEMO OF LAW IN OPPOSITION TO MOTION TO DISMISS.	16W8596	
CBC	CHRISTOPHER B. CORT	11/23/09	B	0.30	60.00	TELEPHONE CONFERENCE WITH M. KRANZ RE RESPONSE TO DEFENDANT ALEXANDER'S FIRST REQUEST FOR PRODUCTION; RECEIVE AND REVIEW MEMORANDUM FROM M. KRANZ RE SAID RESPONSES AND OBJECTIONS; EMAIL CORRESPONDENCE TO M. KRANZ RE OBTAINING ADDITIONAL DOCUMENTS RESPONSIVE TO REQUEST FOR PRODUCTION.	16X4839	
MTK	MICHAEL T. KRANZ	11/23/09	B	0.90	270.00	PREPARE AND REVIEW RESPONSE TO REQUEST FOR PRODUCTION FROM ALEXANDER.	16X8966	
MTK	MICHAEL T. KRANZ	11/24/09	B	0.20	60.00	PREPARE AND REVIEW MEMORANDUM IN OPPOSITION TO HARDMAN'S MOTION TO DISMISS.	16Y0411	
MTK	MICHAEL T. KRANZ	11/25/09	B	0.10	30.00	RECEIVE AND REVIEW LETTER FROM MARK CULLEN		

Billed Time





# Matter Ledger Report

1/1/1970 to 12/10/2010

Code	Name	Client	Matter
11304	PNC Bank, fka National City Bank fka Fidelity	11304	00102
	National City v. Hardman Development Corp.		
Init Atty	MTR	MICHAEL T. KRANZ	
Bill Atty	MTR	MICHAEL T. KRANZ	
Resp Atty	MTR	MICHAEL T. KRANZ	

## Billed Time

Code	Name	Date	Code	Hours	\$ Value	Task	Ref #	Text
MTK	MICHAEL T. KRANZ	09/08/10	B	0.10	30.00	PREPARE AND REVIEW CERTIFICATE OF SALE.	1932825	
MTK	MICHAEL T. KRANZ	09/08/10	B	0.20	60.00	TELEPHONE CONFERENCE WITH SHAWN KOHL.	1932837	
MTK	MICHAEL T. KRANZ	09/08/10	B	0.10	30.00	CORRESPONDENCE TO SHAWN KOHL.	1932838	
MTK	MICHAEL T. KRANZ	09/09/10	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM SHAWN KOHL.	1932936	
MTK	MICHAEL T. KRANZ	09/09/10	B	0.10	30.00	AND PREPARE EMAIL TO MANNY FARACH.	1932970	
MTK	MICHAEL T. KRANZ	09/09/10	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM SHAWN KOHL.	1932996	
MTK	MICHAEL T. KRANZ	09/09/10	B	0.20	60.00	RECEIVE AND REVIEW SHAWN KOHL.	1932986	
MTK	MICHAEL T. KRANZ	09/09/10	B	0.20	60.00	RESEARCH VILLAGE OF PALM SPRINGS LIEN.	1932996	
MTK	MICHAEL T. KRANZ	09/09/10	B	0.20	28.00	FOLLOW-UP ON SERVICE OF PROCESS ISSUES WITH ROB HARRINGTON.	1933368	
MTK	MICHAEL T. KRANZ	09/10/10	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM SHAWN KOHL.	1946110	
MTK	MICHAEL T. KRANZ	09/10/10	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM MARK CULLEN.	1946121	
MTK	MICHAEL T. KRANZ	09/13/10	B	0.10	30.00	AND PREPARE EMAIL TO MARK CULLEN.	1963630	
MTK	MICHAEL T. KRANZ	09/13/10	B	0.20	60.00	RECEIVE AND REVIEW EMAIL FROM SHAWN KOHL.	1963647	
MTK	MICHAEL T. KRANZ	09/14/10	B	0.20	60.00	TELEPHONE CONFERENCE WITH SHAWN KOHL.	1963722	
MTK	MICHAEL T. KRANZ	09/14/10	B	0.10	30.00	CORRESPONDENCE TO MARK CULLEN.	1963723	
LKM	LAURA MCNEILL-PARA	09/15/10	B	0.20	28.00	CORRESPONDENCE TO ATTORNEYS' TITLE REQUESTING TITLE UPDATE	1963803	
MTK	MICHAEL T. KRANZ	09/16/10	B	0.10	30.00	RECEIVE AND REVIEW EMAIL FROM MARK CULLEN	1974114	
LKM	LAURA MCNEILL-PARA	09/21/10	B	0.40	56.00	AND PREPARE EMAIL TO SHAWN KOHL.	1977636	
MSH	MINDY HALLEY-PARA	09/23/10	B	0.30	42.00	RECEIVE AND REVIEW TITLE UPDATE; MEMO TO M. KRANZ	1981999	
MSH	MINDY HALLEY-PARA	09/23/10	B	0.30	42.00	REVIEW STATUS OF PRODUCTION REQUEST AND PREPARE LETTER TO ATTORNEY STEELE CONCERNING DOCUMENTS RESPONSIVE TO SECOND REQUEST FOR PRODUCTION.	1981999	
MTK	MICHAEL T. KRANZ	09/24/10	B	0.10	30.00	CORRESPONDENCE TO TRENT STEELE.	1990680	
Billable				76.70	17,467.00			
Non-Billable				0.00	0.00			
Suppressable				0.00	0.00			
<b>Total</b>				<b>76.70</b>	<b>17,467.00</b>			

IN THE CIRCUIT COURT OF THE  
FIFTEENTH JUDICIAL CIRCUIT IN AND FOR  
PALM BEACH COUNTY, FLORIDA  
CASE NO: 502009CA024752XXXXMB (AW)

NATIONAL CITY BANK, successor  
by merger to Fidelity Federal Bank &  
Trust,

Plaintiff,

v.

HARDMAN DEVELOPMENT CORP.,  
STEPHEN R. ALEXANDER, MICHAEL  
T. HARDMAN, JULIE C. HARDMAN,  
VILLAGE OF PALM SPRINGS,

Defendants.

**ATTORNEY'S FEE AFFIDAVIT**

BEFORE ME, the undersigned authority, personally appeared Peter M.

Bernhardt, who, first being duly sworn, deposes and says

1. My name is Peter M. Bernhardt, and I am an attorney licensed to practice

law in the State of Florida.

2. I have knowledge of fees customarily charged by attorneys for foreclosure

and collection actions.

3. I have examined the file of Jones, Foster, Johnston & Stubbs, in the

above-referenced matter and have conferred with Michael T. Kranz as to his work and

the work of other attorneys and paralegals in the prosecution of this cause.

4. In the course of reviewing the file, I have reviewed accurate and current

records of work done and time spent on this case by attorneys and paralegals of Jones,

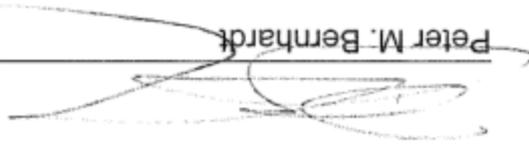
Foster, Johnston & Stubbs, in the course of reviewing the file, I have reviewed accurate and current

5. I have determined that a reasonable hourly rate for Michael T. Kranz and other attorneys and paralegals of Jones, Foster, Johnston & Stubbs, ■■■, who did work on this file, as shown in the Affidavit of Michael T. Kranz in support of an award of attorney's fees, are reasonable and are prevailing market rates for the type of litigation involved in this case. In making this determination, I have considered the following factors: (a) the likelihood, if apparent to the client, that the acceptance of this particular employment would preclude other employment by the lawyer or the paralegal; (b) the fee customarily charged in the locality for similar legal services; (c) the time limitation imposed by the client or by the circumstances of this case; (d) the nature and length of the professional relationship with the client; (e) the experience, reputation, and ability of the lawyer or lawyers performing the services; (f) whether the fee is fixed or contingent.

6. Taking the number of hours reasonably expended or reasonably anticipated to be expended in this case, multiplied by the aforementioned reasonable

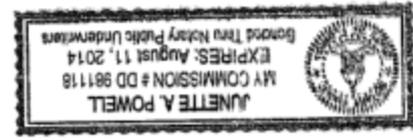
the novelty and difficulty of the questions involved; and (c) the skill requisite to perform the legal service properly, in determining that the number of 65.0 hours of attorney time and 13.0 hours of paralegal time, as shown in the itemization included in the Affidavit of Michael T. Kranz in support of an award of attorney's fees, expended in the preparation and prosecution of this case to date, and the spending of an additional 3.0 hours of attorney time at \$300.00 per hour, through entry of final judgment of foreclosure against the Defendants herein, for a total of 68.0 attorney hours, and 13.0 paralegal hours, are a reasonable number of hours expended and reasonably anticipated to be expended in this litigation.

hourly rates, I am of the opinion that \$18,922.00 would be a reasonable award of attorney's fees and paralegal's fees in this case.

Peter M. Bernhardt  


STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing Affidavit was sworn to, subscribed and acknowledged before me this 10 day of December 2010 by Peter M. Bernhardt. He is personally known to me.

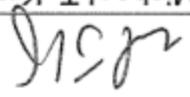


Notary Public  
Print Name: JUNETTE A. POWELL  
My commission expires: \_\_\_\_\_

I HEREBY CERTIFY that a true and correct copy of the foregoing was mailed to

Christy L. Goddeau, Esq., Glen J. Torcivia and Assoc., 701 Northpoint Pkwy., Ste. 209, West Palm Beach, FL 33407, Mark A. Cullen, Esq., The Cullen Law Firm, 2090 Palm Beach Lakes Blvd., Ste. 500, West Palm Beach, FL 33409 and W. Trent Steele, Esq., 8902 SE Bridge Road, Hobe Sound, FL 33455, this 10 day of December, 2010.

JONES, FOSTER, JOHNSTON & STUBBS,   
Attorneys for National City Bank  
505 S. Flagler Drive, Ste. 1200  
West Palm Beach, FL 33401  
Telephone: (561) 650-0438  
Facsimile: (561) 650-0412

By:   
Michael T. Kranz  
Florida Bar No: 351180  
@mkrantz@

IN THE CIRCUIT COURT OF THE  
FIFTEENTH JUDICIAL CIRCUIT IN AND FOR  
PALM BEACH COUNTY, FLORIDA  
CASE NO: 502009CA024752XXXXMB (AW)

NATIONAL CITY BANK, successor  
by merger to Fidelity Federal Bank &  
Trust,

Plaintiff,

v.

HARDMAN DEVELOPMENT CORP.,  
STEPHEN R. ALEXANDER, MICHAEL  
T. HARDMAN, JULIE C. HARDMAN,  
VILLAGE OF PALM SPRINGS,

Defendants.

**COST AFFIDAVIT**

BEFORE ME, the undersigned authority, personally appeared Michael T. Kranz,

who, first being duly sworn, deposes and says:

My name is Michael T. Kranz, and I am employed with the law firm of Jones,

Foster, Johnston & Stubbs, ■■■, 505 South Flagler Drive, Suite 1200, West Palm

Beach, Florida 33401, representing the Plaintiff in this action; and I have personal

knowledge of the facts contained in this Affidavit.

The costs and other legal expenses that have been incurred in the prosecution of

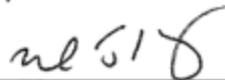
this action to date are as follows:

Filing Fee/Complaint	\$1,960.00
Title Search	\$320.00
Non-Resident Cost Bond	\$100.00
Service of Process Fees:	
Hardman Develop.	\$40.00
Stephen Alexander	\$40.00
Julie Hardman	\$40.00
	\$200.00

Michael Hardman \$40.00  
Village Palm Springs \$40.00

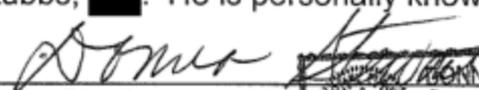
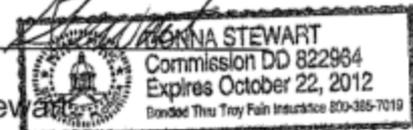
TOTAL: \$1,580.00

FURTHER AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_  
Michael T. Kranz

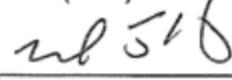
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing Affidavit was sworn to, subscribed and acknowledged before me this \_\_\_\_ day of December, 2010, by Michael T. Kranz, an attorney employed with the law firm of Jones, Foster, Johnston & Stubbs, [REDACTED]. He is personally known to me.

  
\_\_\_\_\_  
Notary Public  
Print Name: Donna Stewart  
My commission expires: 

I HEREBY CERTIFY that a true and correct copy of the foregoing was mailed to Christy L. Goddeau, Esq., Glen J. Torcivia and Assoc, [REDACTED], 701 Northpoint Pkwy., Ste. 209, West Palm Beach, FL 33407, Mark A. Cullen, Esq., The Cullen Law Firm, [REDACTED], 2090 Palm Beach Lakes Blvd., Ste. 500, West Palm Beach, FL 33409 and W. Trent Steele, Esq., 8902 SE Bridge Road, Hobe Sound, FL 33455, this 28 day of December, 2010.

JONES, FOSTER, JOHNSTON & STUBBS, [REDACTED]  
Attorneys for National City Bank  
505 S. Flagler Drive, Ste. 1200  
West Palm Beach, FL 33401  
Telephone: (561) 650-0438  
Facsimile: (561) 650-0412

By:   
\_\_\_\_\_  
Michael T. Kranz  
Florida Bar No: 351180  
mkranz@[REDACTED]