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**IN THE DISTRICT COURT OF APPEAL  
FOR THE THIRD DISTRICT OF FLORIDA**

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Case No. 3D23-1310  
L.C. Case No.: 2012-42957-CA-44

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CAPITAL BUILDING, LLC, and  
SPARTAN LENDING, LLC

Appellants,

v.

FORTUNE OCEAN, LLLP, OCEAN RESIDENCES GP, LLC, FORTUNE  
INTERNATIONAL MANAGEMENT, INC., and EDGARDO DEFORTUNA,

Appellees.

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**APPELLANTS' STATUS REPORT**  
**PURSUANT TO THE COURT'S APRIL 18, 2024 ORDER**

Appellants Capital Building, LLC and Spartan Lending, LLC respectfully submit this Status Report pursuant to the Court's April 18, 2024 Order, wherein the Court relinquished jurisdiction to the trial court for an additional seven (7) days to allow the parties to obtain a final, appealable order with respect to the June 23, 2023 order granting Appellees' summary judgment motion, and the June 6, 2021 interlocutory order dismissing a complaint without prejudice. On April 17, 2024, the trial court entered the proposed final judgment pursuant to the parties' request. A copy of the Final

Judgment on Counts I through III of Plaintiff's Impleader Complaint is attached hereto as **Exhibit A**.

Respectfully submitted,

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By: /s/ Nicholas M. Vicente  
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### **CERTIFICATE OF COMPLIANCE**

I certify that this brief was composed and printed in 14-point Arial font, and is in compliance with the font requirements set forth in Florida Rule of Appellate Procedure 9.210.

/s/ Nicholas M. Vicente

### **CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the foregoing was furnished via email on April 25, 2024 to:

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**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL  
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

CASE NO: 2012-042957-CA-01

SECTION: CA44

JUDGE: Lisa Walsh

**Florida Beach Investment Corp**

Plaintiff(s)

vs.

**Fortune Ocean (lllp)**

Defendant(s)

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**FINAL JUDGMENT ON COUNTS I THROUGH III OF PLAINTIFFS' AMENDED  
IMPLEADER COMPLAINT**

Pursuant to the Court's Order Granting Fortune Ocean, LLLP ("Fortune Ocean"), Ocean Residences GP, LLC ("Ocean Residences"), Fortune International Management Inc. ("FIM") and Edgardo Defortuna's (collectively, the "Fortune Defendants") Motion for Summary Judgment on Counts I through III of the Amended Impleader Complaint (DE #578), the Court hereby **ADJUDGES** that:

1. On Count I of the Amended Impleader Complaint (the "AIC"), Plaintiffs' claim to pierce the corporate veil of Fortune Ocean and find Ocean Residences liable for its debts, final judgment is entered in favor of Fortune Ocean and Ocean Residences. Plaintiffs Spartan Lending, LLC, 1600 Ponce de Leon Blvd., Suite 1106, Coral Gables, FL 33134, and Capital Building, LLC, 1600 Ponce de Leon Blvd., Suite 1106, Coral Gables, FL 33134, shall take nothing by this action in proceedings supplementary and Defendants Fortune Ocean, LLLP, 1300 Brickell Ave., Miami, FL 33131, and Ocean Residences GP, LLC, 1300 Brickell Ave., Miami, FL 33131, shall go hence without day.



2. On Count II of the AIC, Plaintiffs' claim to pierce the corporate veil of Ocean Residences and find FIM liable for its debts, final judgment is entered in favor of Ocean Residences and FIM. Plaintiffs Spartan Lending, LLC, 1600 Ponce de Leon Blvd., Suite 1106, Coral Gables, FL 33134, and Capital Building, LLC, 1600 Ponce de Leon Blvd., Suite 1106, Coral Gables, FL 33134, shall take nothing by this action in proceedings supplementary and Defendants Ocean Residences GP, LLC, 1300 Brickell Ave., Miami, FL 33131, and Fortune International Management, Inc., 1300 Brickell Ave., Miami, FL 33131, shall go hence without day.

3. On Count III of the AIC, Plaintiffs' claim to pierce the corporate veil of FIM and find Edgardo Defortuna liable for its debts, final judgment is entered in favor of FIM and Edgardo Defortuna. Plaintiffs Spartan Lending, LLC, 1600 Ponce de Leon Blvd., Suite 1106, Coral Gables, FL 33134, and Capital Building, LLC, 1600 Ponce de Leon Blvd., Suite 1106, Coral Gables, FL 33134, shall take nothing by this action in proceedings supplementary and Defendants Fortune International Management, Inc., 1300 Brickell Ave., Miami, FL 33131, and Edgardo Defortuna, 500 Bay Lane, Key Biscayne, FL 33149, shall go hence without day.

**DONE** and **ORDERED** in Chambers at Miami-Dade County, Florida on this 24th day of April, 2024.

2012-04-2957-CA-01 04-24-2024 10:46 P  


2012-042957-CA-01 04-24-2024 10:46 PM

Hon. Lisa Walsh

**CIRCUIT COURT JUDGE**

Electronically Signed

Final Order as to All Parties SRS #: 12 (Other)

THE COURT DISMISSES THIS CASE AGAINST ANY PARTY NOT LISTED IN THIS FINAL ORDER OR PREVIOUS ORDER(S). THIS CASE IS CLOSED AS TO ALL PARTIES.

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