

APPRAISAL OF REAL PROPERTY



LOCATED AT

550 N 66th Ter
Hollywood, FL 33024
Lot 10 of Block 13 of Boulevard Heights Sec 6 Plat BP 49 PG 19

FOR

City of Hollywood
2600 Hollywood Boulevard, Suite 203
Hollywood, FL 33022

OPINION OF VALUE

\$390,000

AS OF

12/20/2022

BY

Robert D. Miller, ASA
The Urban Group, Inc.
1424 South Andrews Avenue, Suite 200
Ft. Lauderdale, FL 33316
954-522-6226
rmiller@theurbangroup.com

RESIDENTIAL APPRAISAL REPORT

File No.: 22081

SUBJECT	Property Address: 550 N 66th Ter		City: Hollywood		State: FL		Zip Code: 33024				
	County: Broward		Legal Description: Lot 10 of Block 13 of Boulevard Heights Sec 6 Plat BP 49 PG 19								
	Tax Year: 2022		R.E. Taxes: \$ n/a		Special Assessments: \$ 0		Assessor's Parcel #: 51-41-14-08-2690				
	Current Owner of Record: City of Hollywood		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Other (describe) Subdivision						
ASSIGNMENT	Market Area Name: Boulevard Heights		Map Reference: 22744		Census Tract: 0912.02						
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)										
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective										
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)										
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)											
Intended Use: The intended use of this report is for the client to utilize in the possible disposition of this asset.											
Intended User(s) (by name or type): The City of Hollywood, their legal and financial consultants and other representatives.											
Client: City of Hollywood		Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022									
Appraiser: Robert D. Miller, ASA		Address: 1424 South Andrews Avenue, Suite 200, Ft. Lauderdale, FL 33316									
MARKET AREA DESCRIPTION	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use		
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner		PRICE (\$000)		One-Unit 75%		<input checked="" type="checkbox"/> Not Likely		
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input type="checkbox"/> Tenant		AGE (yrs)		2-4 Unit 5%		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *		
	Property values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Vacant (0-5%)		275 Low 25		Multi-Unit 5%				
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		<input type="checkbox"/> Vacant (>5%)		450 High 80		Comm'l 5%				
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		<input checked="" type="checkbox"/> Vacant (>5%)		400 Pred 55		Schools 10%				
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject property is located in an area bounded by Hollywood Boulevard to the south, Florida's Turnpike to the east, University Drive to the west and Johnson Street to the north. The area is a combination of single family residences, two to four unit apartments and small multi family units. Most commercial and multi-family development in the area is located along the major roadways, Hollywood Boulevard, Johnson Street, and University Boulevard. The market conditions have improved from the low end of the range reached in the 2008-2009 time frame. Values over the past 24 months have shown a good increase in value, however rising interest rates should impact future increases.										
	Dimensions: 100 x 70										
	Zoning Classification: RSI-6		Site Area: 7,002 sf		Description: Single family district						
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		Ground Rent (if applicable) \$ /									
Actual Use as of Effective Date: Single Family Residential		Use as appraised in this report: Single Family Residential		Summary of Highest & Best Use: The property has been renovated per the Scope of Work bid document included in this report, and the value of the site as improved exceeds the value of the land value and thus the highest and best use is as improved.							
SITE DESCRIPTION	Utilities		Off-site Improvements		Public		Private		Topography		
	Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/> Provider/Description: FPL		Street Asphalt		<input checked="" type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>		Basically level		
	Gas <input checked="" type="checkbox"/> <input type="checkbox"/> Bottled		Curb/Gutter None		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>		Size Typical for area		
	Water <input checked="" type="checkbox"/> <input type="checkbox"/> City		Sidewalk Concrete		<input checked="" type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>		Shape Basically Rectangular		
	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> City		Street Lights Electric		<input checked="" type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>		Drainage Appears Adequate		
	Storm Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> City		Alley None		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>		View Single family residential		
	Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)										
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone 500		FEMA Map # 12011C0563H		FEMA Map Date 08/18/2014				
	Site Comments: Site is of sufficient size and could be developed with alternative residential developments.										
	DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement		Heating	
# of Units 1 <input type="checkbox"/> Acc. Unit		Foundation Concrete		Slab Concrete		Area Sq. Ft. None		Type WA			
# of Stories 1		Exterior Walls CBS		Crawl Space No		% Finished		Fuel Electric			
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>		Roof Surface New Shingle		Basement None		Ceiling		Cooling			
Design (Style) Ranch		Gutters & Dwnspnts. New		Sump Pump <input type="checkbox"/>		Walls		Central New			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type Impact New		Dampness <input type="checkbox"/>		Floor		Other			
Actual Age (Yrs.) 60		Storm/Screen Screens		Settlement Typical		Outside Entry					
Effective Age (Yrs.) 10		Doors Impact New		Infestation Fumigation							
Interior Description		Appliances		Attic <input type="checkbox"/> None		Amenities		Car Storage <input checked="" type="checkbox"/> None			
Floors Tile		Refrigerator <input checked="" type="checkbox"/>		Stairs <input type="checkbox"/>		Fireplace(s) # 0		Woodstove(s) # 0			
Walls Painted		Range/Oven <input checked="" type="checkbox"/>		Drop Stair <input type="checkbox"/>		Patio Concrete		Garage # of cars (5 Tot.)			
Trim/Finish Wood		Disposal <input checked="" type="checkbox"/>		Scuttle <input checked="" type="checkbox"/>		Deck None		Attach. None			
Bath Floor Tile		Dishwasher <input checked="" type="checkbox"/>		Doorway <input type="checkbox"/>		Porch Front		Detach. None			
Bath Wainscot Tile		Fan/Hood <input checked="" type="checkbox"/>		Floor <input type="checkbox"/>		Fence Wood		Bit-In None			
Doors Wood Interior-New		Microwave <input checked="" type="checkbox"/>		Heated <input type="checkbox"/>		Pool None		Carport 1			
Doors Impact Exterior		Washer/Dryer <input checked="" type="checkbox"/>		Finished <input type="checkbox"/>				Driveway 4			
Finished area above grade contains: 7 Rooms		3 Bedrooms		2.0 Bath(s)		1,475 Square Feet of Gross Living Area Above Grade					
Additional features: This home has been remodeled as a 7-3-2 house with a 1 car carport. See the attached bid documents for a more detailed list that identifies all items that were completed to bring this home to current superior condition.											
Describe the condition of the property (including physical, functional and external obsolescence): Property was in renovated condition with new slope and flat roofs with repaired soffit and fascia boards, new impact windows and exterior doors, exterior painted, demolish rear screened area and roof replace add new sod, demolish ramp and repair floor, fumigation, demolish apartment area and return to original configuration, install new double wide concrete driveway, new wood fence, new landscaping, new gutters and downspouts, new attic insulation, new concrete family room floor, new bedroom and bathroom doors, new kitchen cabinets and appliances, remodel bathrooms, new irrigation system, new water heater, new and electrical service.											

RESIDENTIAL APPRAISAL REPORT

File No.: 22081

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS, BCPA, Deed, Newspaper Articles

TRANSFER HISTORY

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject property was acquired as
Date: 4/3/2015		part of a larger transaction that involved a total of five properties. The deed for that acquisition is
Price: \$1,671,000		attached to this report, CIN #112913502. The acquisition was from the operator of a homeless facility
Source(s): BCPA, MLS		on Federal Highway and the total sale price for all of the properties was \$1,671,000 with no allocation for
2nd Prior Subject Sale/Transfer		the subject property included in the deed. The and prior sale was the acquisition of the property by the
Date: 3/10/2008		previous owner. Neither of these transactions relate to our estimate of the current market value for the
Price: \$139,000		subject property.
Source(s): Public Records, BCPA		

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	550 N 66th Ter Hollywood, FL 33024	120 SW 68th Blvd Pembroke Pines, FL 33023		6413 Johnson St Hollywood, FL 33024		411 N 70th Ave Hollywood, FL 33024	
Proximity to Subject		0.42 miles S		0.40 miles NE		0.36 miles W	
Sale Price	\$	\$ 380,000		\$ 380,000		\$ 365,000	
Sale Price/GLA	\$ /sq.ft.	\$ 239.90 /sq.ft.		\$ 355.14 /sq.ft.		\$ 285.16 /sq.ft.	
Data Source(s)	Appraisal,Insp	Appraisal,Insp		Appraisal,Insp		Appraisal,Insp	
Verification Source(s)	Pub Rec MLS.	Pub Rec MLS.		Pub Rec MLS.		Pub Rec MLS.	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing		Cash		Conventional		Cash	
Concessions		None		None		None	
Date of Sale/Time		10/25/2022		8/11/2022		9/30/2022	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Interior	Interior		Interior		Interior	
Site	7,002 SF	7,008 SF		8,388 SF		6,878 SF	
View	SF Residential	SF Residential		SF Residential		SF Residential	
Design (Style)	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Good	Good		Good		Good	
Age	60	62		66		61	
Condition	Renovated	Average +15,000		Renovated		Inferior +20,000	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	7 3 2.0	7 3 2		6 3 2		7 3 2	
Gross Living Area	1,475 sq.ft.	1,584 sq.ft. -6,000		1,070 sq.ft. +24,000		1,280 sq.ft. +15,000	
Basement & Finished	None	None		None		None	
Rooms Below Grade	None	None		None		None	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	New	HVAC		HVAC		HVAC	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	1-Car Carport	1-Car Carport		Circle Driveway		Enclosed	
Porch/Patio/Deck	Patio Open	Open&Scrnd Patio -2,500		Patio Open		Patio Open	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 24,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 35,000	
Adjusted Sale Price of Comparables		\$ 386,500		\$ 404,000		\$ 400,000	

Summary of Sales Comparison Approach In this appraisal assignment, we have reviewed the subject neighborhood for sales of 3 bedroom, 2 bath homes within the past 12 months. Our review indicated several comparable sales and after our initial review, we arrived at and included the 4 sales included above and on the additional table in this report. These sales had an unadjusted sale price range of \$350,000 to \$380,000. We reviewed each sale individually and made adjustments in consideration of the overall condition, size, amenities, etc. The sales after adjusted indicated a range in values from a low of \$ 386,500 to \$404,000. Based on the review of the sales and in consideration of the renovations on the subject property and the extended time vacant, a value at the lower end of this range was deemed to be applicable. The subject has been completely renovated and brought up to building codes, but has been vacant for several years, therefore, is it our opinion that a market value of \$390,000 is considered most applicable.

This report was based on an exterior inspection only and the appraiser has previously completed interior inspections.

Indicated Value by Sales Comparison Approach \$ 390,000



Subject Photo Page

Borrower							
Property Address	550 N 66th Ter						
City	Hollywood	County	Broward	State	FL	Zip Code	33024
Lender/Client	City of Hollywood						



Subject Front

550 N 66th Ter
Sales Price
Gross Living Area 1,475
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location Interior
View SF Residential
Site 7,002 SF
Quality Good
Age 60



Subject Rear



Subject Street

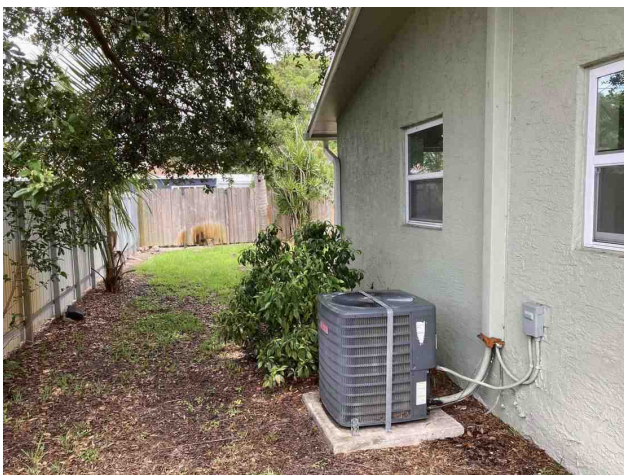
Subject Photo Page

Borrower							
Property Address	550 N 66th Ter						
City	Hollywood	County	Broward	State	FL	Zip Code	33024
Lender/Client	City of Hollywood						



Side View

550 N 66th Ter
Sales Price
Gross Living Area 1,475
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location Interior
View SF Residential
Site 7,002 SF
Quality Good
Age 60



Side View



Rear Yard & Fence

Subject Photo Page

Borrower							
Property Address	550 N 66th Ter						
City	Hollywood	County	Broward	State	FL	Zip Code	33024
Lender/Client	City of Hollywood						

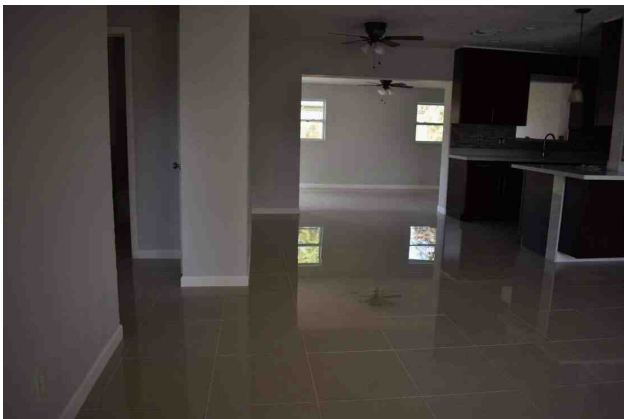


Subject Kitchen

550 N 66th Ter
Sales Price
Gross Living Area 1,475
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location Interior
View SF Residential
Site 7,002 SF
Quality Good
Age 60



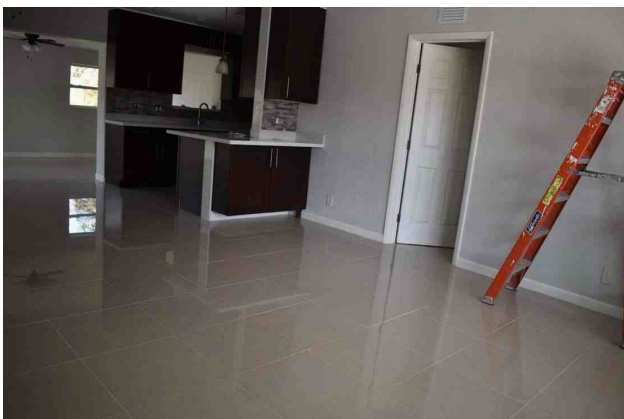
Living Room



Dining Room

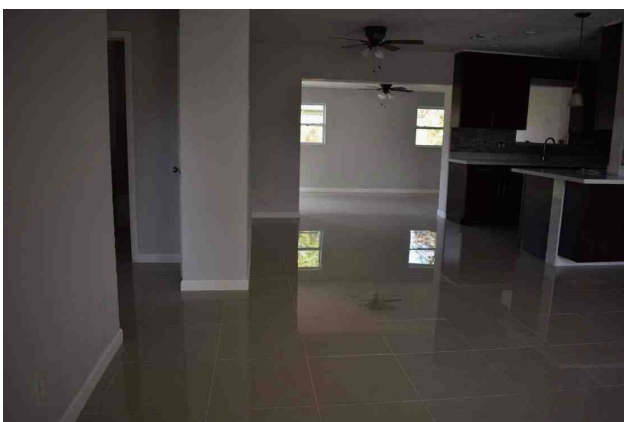
Subject Photo Page

Borrower							
Property Address	550 N 66th Ter						
City	Hollywood	County	Broward	State	FL	Zip Code	33024
Lender/Client	City of Hollywood						

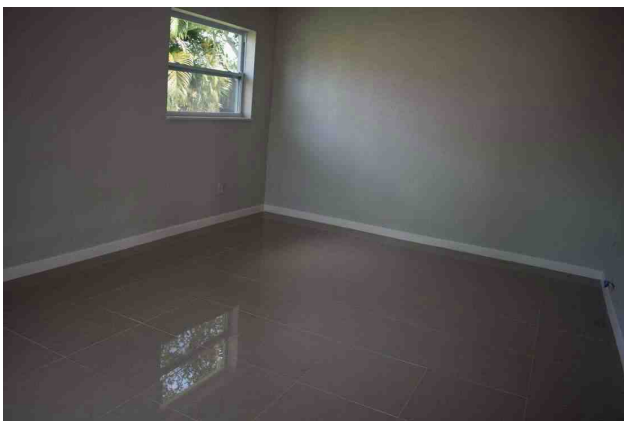


Kitchen and Open Concept

550 N 66th Ter
Sales Price
Gross Living Area 1,475
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location Interior
View SF Residential
Site 7,002 SF
Quality Good
Age 60



Family Room From Main Area



Family Room

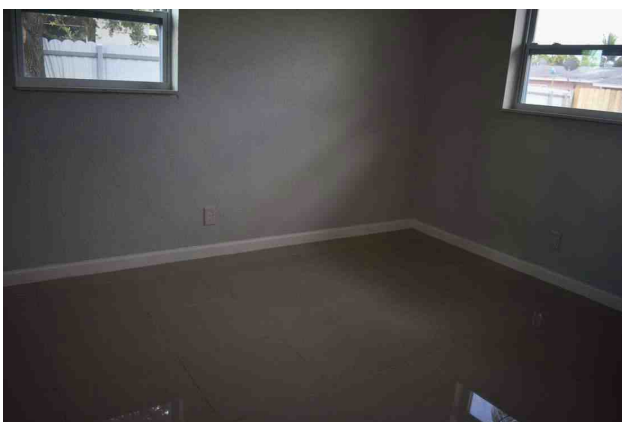
Subject Photo Page

Borrower							
Property Address	550 N 66th Ter						
City	Hollywood	County	Broward	State	FL	Zip Code	33024
Lender/Client	City of Hollywood						



Bedroom

550 N 66th Ter
Sales Price
Gross Living Area 1,475
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location Interior
View SF Residential
Site 7,002 SF
Quality Good
Age 60



Bedroom



Bedroom

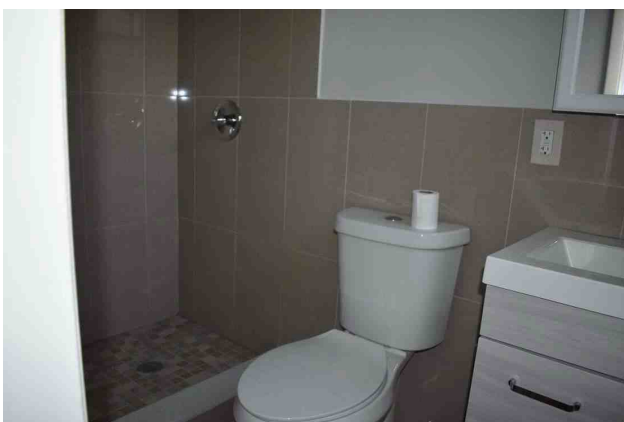
Subject Photo Page

Borrower							
Property Address	550 N 66th Ter						
City	Hollywood	County	Broward	State	FL	Zip Code	33024
Lender/Client	City of Hollywood						

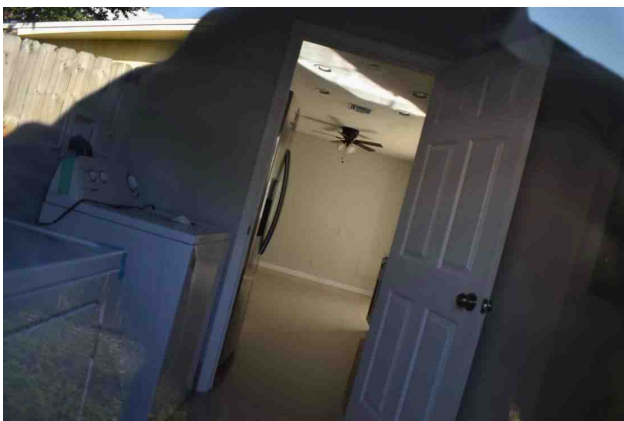


Bathroom

550 N 66th Ter
Sales Price
Gross Living Area 1,475
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location Interior
View SF Residential
Site 7,002 SF
Quality Good
Age 60



Bathroom



Laundry

Subject Photo Page

Borrower							
Property Address	550 N 66th Ter						
City	Hollywood	County	Broward	State	FL	Zip Code	33024
Lender/Client	City of Hollywood						



New Electrical

550 N 66th Ter
Sales Price
Gross Living Area 1,475
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location Interior
View SF Residential
Site 7,002 SF
Quality Good
Age 60



Side View



1-Car Carport

Comparable Photo Page

Borrower							
Property Address	550 N 66th Ter						
City	Hollywood	County	Broward	State	FL	Zip Code	33024
Lender/Client	City of Hollywood						



Comparable 1

120 SW 68th Blvd
 Prox. to Subject 0.42 miles S
 Sales Price 380,000
 Gross Living Area 1,584
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location Interior
 View SF Residential
 Site 7,008 SF
 Quality Good
 Age 62



Comparable 2

6413 Johnson St
 Prox. to Subject 0.40 miles NE
 Sales Price 380,000
 Gross Living Area 1,070
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Interior
 View SF Residential
 Site 8,388 SF
 Quality Good
 Age 66



Comparable 3

411 N 70th Ave
 Prox. to Subject 0.36 miles W
 Sales Price 365,000
 Gross Living Area 1,280
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location Interior
 View SF Residential
 Site 6,878 SF
 Quality Good
 Age 61

Comparable Photo Page

Borrower					
Property Address	550 N 66th Ter				
City	Hollywood	County	Broward	State	FL
				Zip Code	33024
Lender/Client	City of Hollywood				



Comparable 4

6551 Taylor St
 Prox. to Subject 0.17 miles SE
 Sales Price 350,000
 Gross Living Area 1,356
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 1.5
 Location Interior
 View SF Residential
 Site 7,002 SF
 Quality Good
 Age 60

Comparable 5

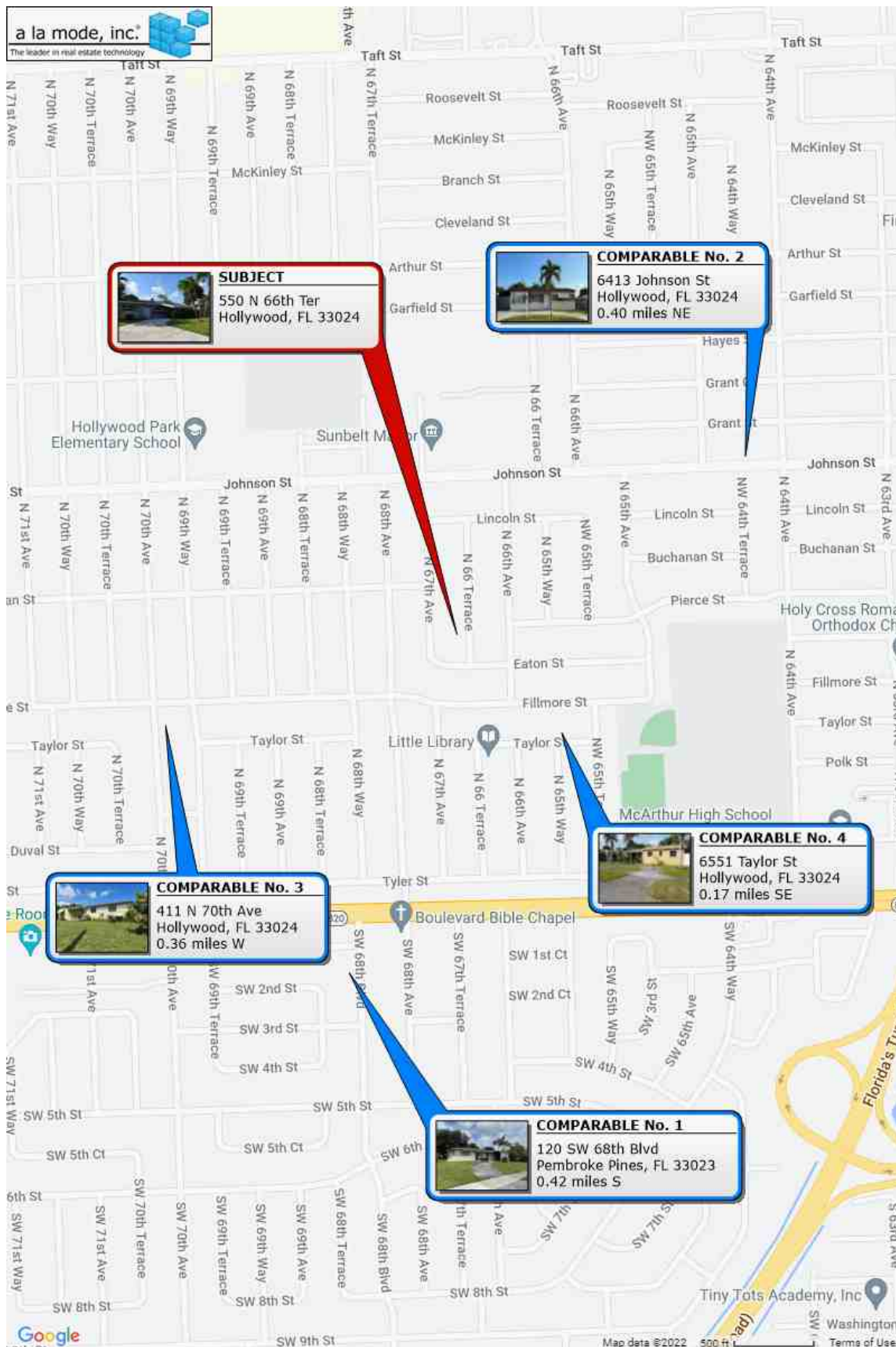
Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable Sales Map

Borrower					
Property Address	550 N 66th Ter				
City	Hollywood	County	Broward	State	FL
Lender/Client	City of Hollywood		Zip Code	33024	

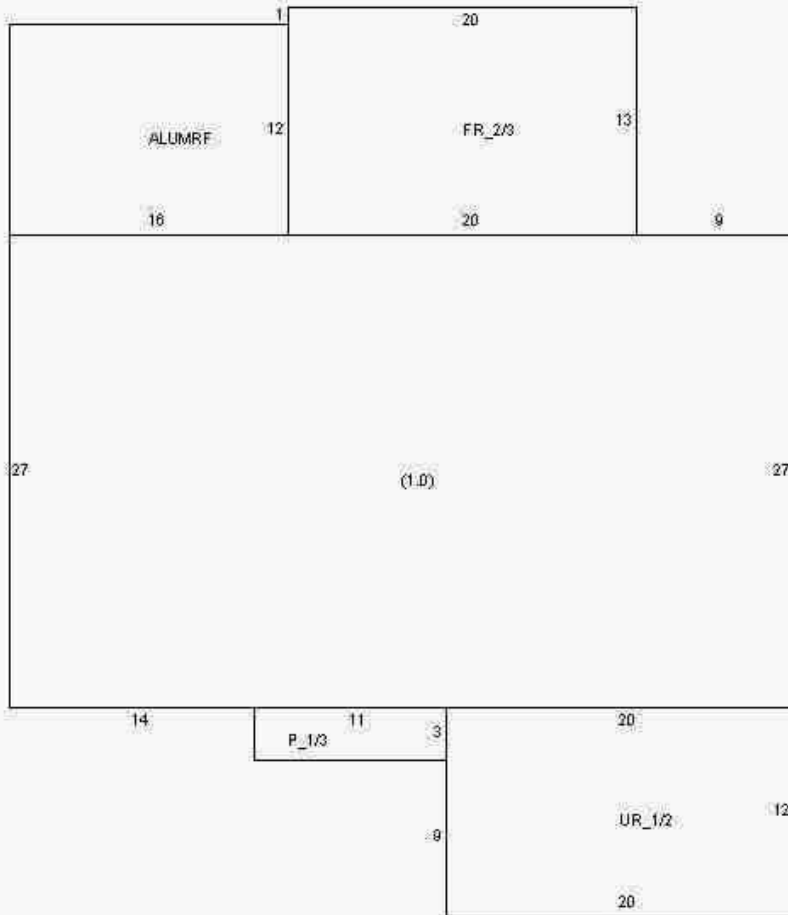


Building Sketch

Borrower							
Property Address	550 N 66th Ter						
City	Hollywood	County	Broward	State	FL	Zip Code	33024
Lender/Client	City of Hollywood						

Sketch: 514114082690

Building: 1 of 1



Code	Description
(1.0)	One Story
FR_2/3	Florida Rm
P_1/3	Porch
UR_1/2	Utility Room
ALUMRF	Aluminum Rf

Code	Description	Area	Factor	Adj Area	Stories	Stories Under Air	Under Air Area
(1.0)	One Story	1,215	1.00	1,215	1	1	1,215
FR_2/3	Florida Rm	260	0.67	173	1	1	260
P_1/3	Porch	33	0.33	11	1	0	0
UR_1/2	Utility Room	240	0.50	120	1	0	0
ALUMRF	Aluminum Rf	192	0.00	0	0	0	0
Total				1,519			1,475

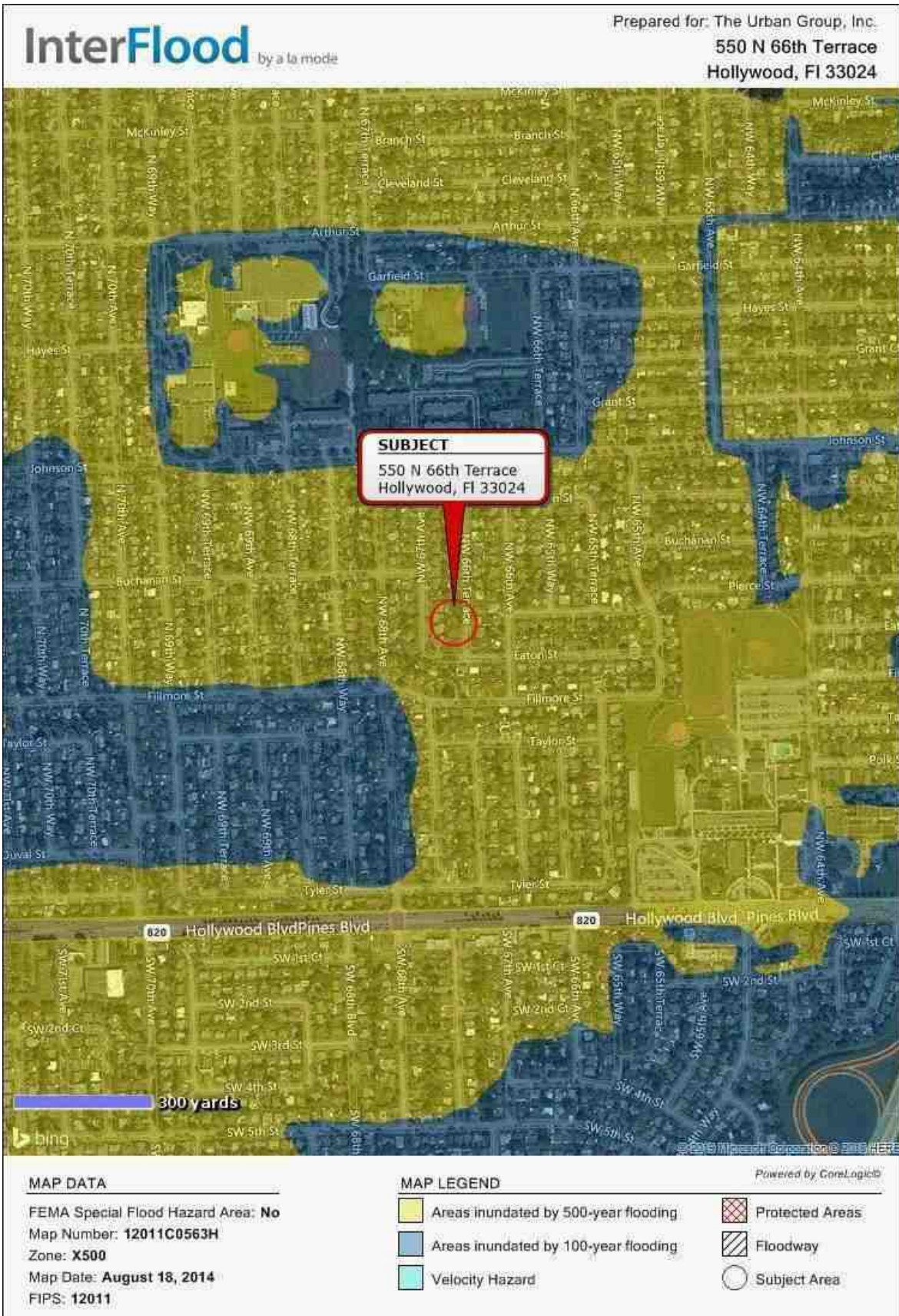
Land Sketch

Borrower						
Property Address	550 N 66th Ter					
City	Hollywood	County	Broward	State	FL	Zip Code 33024
Lender/Client	City of Hollywood					



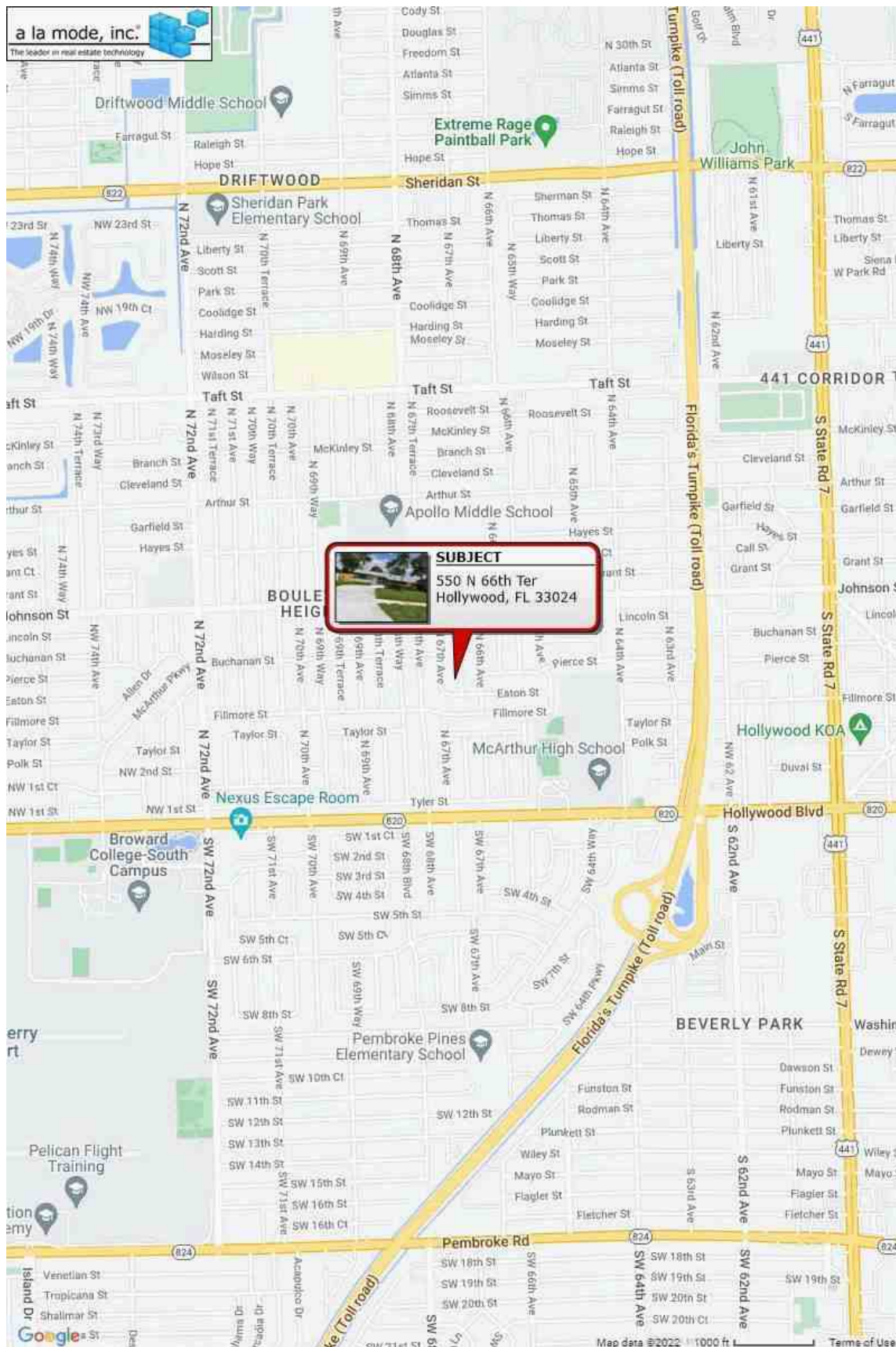
Flood Map

Borrower								
Property Address	550 N 66th Ter		County	Broward	State	FL	Zip Code	33024
City	Hollywood							
Lender/Client	City of Hollywood							



Neighborhood Map

Borrower					
Property Address	550 N 66th Ter				
City	Hollywood	County	Broward	State	FL
Lender/Client	City of Hollywood		Zip Code	33024	



Subject Most Recent Deed

Borrower						
Property Address	550 N 66th Ter					
City	Hollywood	County	Broward	State	FL	Zip Code 33024
Lender/Client	City of Hollywood					

INSTR # 112913502 Page 1 of 3, Recorded 04/08/2015 at 12:45 PM
Broward County Commission, Doc. D \$11697.00 Deputy Clerk 5025

This instrument prepared by and
after recording return to:

Steven W. Zeikowitz, Esq.
GrayRobinson, P.A.
333 S.E. 2nd Avenue, Suite 3200
Miami, FL 33131
Telephone No. (305) 416-6880

Tax Folio Identification Numbers:

514210-05-0030
514114-08-2690
514209-05-4240
514111-23-3030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 3rd day of April, 2015, by **COSAC HOMELESS ASSISTANCE CENTER, INC.**, a Florida nonprofit corporation (the "Grantor"), whose mailing address is 4611 S. University Drive, PMB 157, Davie, Florida 33328, to the **CITY OF HOLLYWOOD**, a Florida municipal corporation (the "Grantee"), whose mailing address is 2600 Hollywood Boulevard, Hollywood, Florida 33022-9045.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the "Property") located in Broward County, Florida, and more particularly described as:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

1. Conditions, restrictions, reservations, limitations and easements of record, if any, provided that this instrument shall not reimpose same.
2. Real estate taxes for the year 2015 and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

Borrower						
Property Address	550 N 66th Ter					
City	Hollywood	County	Broward	State	FL	Zip Code 33024
Lender/Client	City of Hollywood					

INSTR # 112913502 Page 3 of 3, End of Document

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 5, 6 and 7, less the Westerly 7 feet thereof, of ST. JAMES PARK SOUTH ADDITION, according to the Plat thereof, as recorded in Plat Book 2, Page 49, of the Public Records of Broward County, Florida.

Address: 1203 N. Federal Highway.

Lot 10, Block 13, BOULEVARD HEIGHTS SECTION SIX, according to the Plat thereof, as recorded in Plat Book 49, Page 19, of the Public Records of Broward County, Florida.

Address: 550 N. 66th Terrace.

Lot 6, Block 28, HOLLYWOOD PARK, according to the Plat thereof, as recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.

Address: 2323 Cleveland Street.

Lot 11, Block 18, of BOULEVARD HEIGHTS SECTION FIVE, according to the Plat thereof, as recorded in Plat Book 50, Page 44, of the Public Records of Broward County, Florida.

Address: 901 NW 70th Terrace.

An undivided 2/1,275th interest as a tenant in common with other owners in the Resort Facility (2 Time Share Interests), according to the Time Share Plan thereof, recorded in Official Records Book 10682, Page 84 through 108, of the Public Records of Broward County, Florida ("Plan"), together with the right to occupy, pursuant to the Plan, Unit 20, during Unit Week(s) 31 and 32.

Unit Week No. 12, Condominium Parcel 306, of HOLLYWOOD BEACH HOTEL AND TOWERS, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 10156, Pages 403-493, of the Public Records of Broward County, Florida. Parcel Identification Number: 5142-13-BD-9130.

Bid Document Scope of Work



CITY OF HOLLYWOOD, FLORIDA
Department of Community Development

FINAL SCOPE OF WORK BID DOCUMENT

Property Owner Name: CITY OF HOLLYWOOD

Property Address: 550 N 66TH TERR HOLLYWOOD, FL 33024

Property Folio #: 5141 14 08 2690

Home Phone #: 954-924-2923 Cell #: _____

Project Manager: L. Beltran

City of Hollywood Building Inspector performing inspection: NA

Building Inspector Phone #: NA Cell #: NA

City Project Reference #: NA

By signing below, it is agreed between the property owner and the city inspector that the work indicated within this checklist is the full scope of work and have been provided a form entitled "Instructions to Property Owners."

FURTHER NOTE: Attached to this checklist at time of bidding will be the following:

A	List of City of Hollywood Licensed General Contractors with contact information	
B	Contractor Package	
	1: Invitation to Bid	Page B1
	2: Instructions to Bidders	Pages C1-C3
	3: Bid Form	Pages C4-C6
C	Scope of Work Bid Documents	Pages D1-D4
D	General Notes	Pages E1-E2
E	Project Specifications	Pages F1-F16
F	Sample Owner/Contractor Agreement	Page
G	Partial Payment request application and releases	Pages H1-HE
H	Final Payment request application and releases	Pages I1-I5
I	Required Close-Out Documents	Pages J-1

Property Owner:	Init Name	Signature	Date
Building Inspector:	Init Name	Signature	Date
Project Manager:	Init Name	Signature	Date

Bid Document Scope of Work

Specification	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14
LOCATION	Hurricane Panels (required)	Replace Windows	Replace Porch columns in yard	Replace Porch Beam Supports in Yard	Replace Door Jambing & Hardware	Install Sliding Glass door	Replace Garage Door	Replace obsolete Windows with single hung	Repair / Replace Soffit	Replace Fascia	Replace Slope Roof system	Replace Flat Roof System	Power wash roof	Paint Interior of Residence
Y = Repair - Replacement		Y			Y	Y			Y	Y	Y	Y		Y
Front Elev.		4			1					Y	Y			Y
Left Side Elev.		2									Y			
Rear Side Elev.		4			1	1				Y	Y			Y
Right Side Elev.		2									Y			Y
Roof	Impact YES					Impact					Shingles YES Tile			
Sliding Notes:	S-2: Replace twelve windows (12) eleven openings with horizontal-sliding impact windows . per specs frame white color, bathroom windows shall be opaque. Remove all hardware from hurricane panels around the house. Remove window and wall a/c unit at Master bedroom and Florida room. Restore window opening at living room to accommodate new window. Restore window opening at master bedroom to accommodate new window/ restore and widen the opening to accommodate new windows (2) at Florida room 32"x37". S-5: Replace two (2) exterior doors, as listed (1) front and (1) North at utility room, and replace front w/ six panel door pre-hung impact unit as per specs. North door at utility room with full lite window impact door provide new knobs and locks as per specs. S-6: Demolish illegal exterior door to back porch and reconfigure the opening to install 6' impact sliding glass door, white frame, finish out interior & exterior of opening. S-9: Replace any deteriorated soffit. Prime & paint new wood, per specs. S-10: Replace any deteriorated fascia. Prime & paint new wood, per specs. S-11: Replace thingle roof per program specs including 10% deck replacement. S-12: Replace flat roof at Florida room as per program specs provide insulation and Fitch roof as needed and replace rafter tails as needed. S-14: Repaint exterior walls as per specs. Color selections as per specs. Pressure clean surfaces by repainting cracks & voids prior to paint. Pressure wash and paint exterior concrete slab at back porch.													
Specification	S-15	S-16	S-17	S-18	S-19	S-20	S-21							
LOCATION	Demolition of detached accessory buildings desired hazardous by building inspector	Installation of Emergency Egress windows for bedrooms	Installation of wheelchair ramp	Repairs to the foundation, columns or other portions of the support structure of the dwelling unit requiring grouting or patching (deteriorated masonry or concrete)	Repair exterior floor structure, stairs, handrails, guardrails & porch decks where hazardous or where missing or missing	Tent Fumigation	Connection of inadequate earth to wood deck/stairs							
Y = Repair - Replacement	Y					Y	Y							
Front Elevation						Y								
Left Side Elevation														
Rear Side Elev.	Y													
Right Side Elev.														
Sliding Notes:	S-15: Demolish and dispose aluminum screen and roof enclosure at rear. S-18: Demolish ramp and hand rails at main entrance, finish to match existing after demolition. S-20: Conduct tent fumigation and provide City's project manager with written documentation of treatment upon completion.													
													Owner Initials	

Bid Document Scope of Work

Specification	S-22	S-23	S-24	S-25	S-26	S-27	S-28	S-30	S-31
LOCATION	Correct unpermitted north addition	Repair existing screen enclosures otherwise remove per building inspector	Repair/replace bits of damaged driveways, paved driveways and sidewalks	Repair masonry exterior bricks, stucco or re-siding	Replace broken glazing and replace missing or damaged screens	Repair / replacement of damaged issues	Remove and trim landscaping / provide planting beds and landscaping	Repair/replace gutters / leaders as required and provide splash blocks	Provide 6" high house #'s
Repair/Replacement required	Y		Y			Y	Y	Y	Y
Front Elevation	Y		Y			Y	Y	Y	Y
Left Side Elev.			Y			Y			
Rear Side Elev.								Y	
Right Side Elev.			Y			Y			
Bidding Notes:	<p>S-22: selectively demolish carport enclosure to restore its original configuration . Existing knee walls to remain at east side .</p> <p>Include cost of correcting any structural, mechanical and electrical condition . See specs for additional details</p> <p>Selectively demolish pantry at kitchen and west side wall at laundry area , including any ceramic finish existent , in order to provide additional space for kitchen , demolish wall between living room and kitchen to provide space to install a peninsula countertop .</p> <p>S-24: Demolish deteriorated front asphalt driveway and construct a new double wide concrete driveway including apron towards street . provide concrete access area to main door and restored carport . The new concrete on this area shall match the existing floor elevation at carport , and must connect with the new driveway area . Replace approx 180 SF of deteriorated concrete sidewalk with like material at East side .</p> <p>S-27: Demolish approx 220 LF of chain link fence at North and South side including chain link fence gates at North East side . Provide new 6" wood fence at South , North and West approx 330 LF . Install (2) single return(w/gate) on each side East elevation .</p> <p>S-28: Remove existing plants at East area affecting carport roof , grind stump and roots as needed , remove single palm trees and then resod complete front yard . trim all tree branches and shrubs at South , West , and North area as per code , remove palms and shrubs affecting fence installation at South and North area , keep the 3 palms tree at front . Provide planting beds with new landscaping along main entrance wall east wall both sides and along the carport knee wall at East elevation full sun plants type type arboicola red ivory dwarf , scheffera trineta , cocoplum 3 gallons spaced accordingly</p> <p>S-30: Install approx 330 LF of gutters at front and rear elevation k style white aluminum including appropriate number of downspouts and splash blocks</p> <p>S-31: Provide & install house 6" address numbers</p>								
									Owner Initials

Bid Document Scope of Work

INTERIOR																	
Specification	S-32	S-33	S-34	S-35	S-36	S-37	S-38	S-39	S-40	S-41	S-42	S-43	S-44	S-45	S-46	S-47	
ROOM	Ceiling / Wall Repair due to Moist / Watermarks	Ceiling / Wall removal Replace due to Moist	Finish a door frame and wall finishing requirements	Five Panel Door / Frame & Hardware Replace between Garage and Living Space	Refrigerator area to be deleted for (Grid) Model cabinet for provided to owner (Kitchen) as per specifications	Provide ADA Accessible	Replace old flooring	Install grill base to be located at table and bar area	When door is replaced provide new door, frame and hardware for a complete system	Provide roof structure strapping and structural members to meet minimum code	ADA Bathrooms	ADA Bathrooms	Repair exterior wall and ceiling in the area	Replace kitchen appliances	Replace exterior concrete	Replace/Update tile & Boardwalk	
Y = Equal - Replacement			Y			Y	Y				Y	Y	Y	Y	Y	Y	
Entry Foyer																	
Entry Closet																	
Living Room			Y										Y			Y	
Dining Room			Y										Y			Y	
Family Room							Y										
Closet																	
Kitchen													Y	Y	Y	Y	
Pantry/closet													Y			Y	
Master Bedroom													Y			Y	
Bathroom master													Y			Y	
Closet master													Y			Y	
Bedroom (Hallway)													Y			Y	
Hallway closet													Y			Y	
Hallway Bathroom													Y			Y	
Bedroom 2													Y			Y	
Closet													Y			Y	
Bedroom 3													Y			Y	
Closet													Y			Y	
Bedroom 4													Y			Y	
Closet													Y			Y	
Bathroom 2													Y			Y	
Utility room													Y			Y	
Laundry room																	
Garage																	
Garport																	
Attic						Y											
Bidding Notes	S-34: Restore opening including door at existing living room North wall to access master bedroom as per original condition. Remove existing door at west wall dining room and reconfigure a wider opening between dining room and Florida room. Provide wood casing to new opening. After completion finish and paint on white color to match new (as noted on plan).																
	S-37: Provide new Glue (w/ insulation throughout) at attic.																
	S-38: Demolish existing closet at Florida room. Pour concrete slab in Florida room to match existing house floor elevation. Provide concrete step to back porch if required by code.																
	S-41: Refit completely existing bathrooms at hallway and master bedroom. Remove and replace plumbing fixtures and ceramic tile at walls, ceiling and floor. New ceramic to be installed. (not in wet areas provide non-slip floor tile on bathroom. provide and install (new) Franximus Sliding Bathroom Door and verify mirror, see spec)																
	S-43: Replace interior doors and Provide Moisture Treated & Panel Hollow Core Primed Composite at bedrooms and bathrooms, closets. Demolish existing closets at bedrooms #2 and #3 and provide New closets w/ White Inset doors / including new hardware and door knobs. ref: Kwikset Juno latin White Privacy Bed/Bath Door Knob Model 730J 15 CP																
	S-44: Repair/replace interior walls and ceiling as per specs, clean and degrease all surfaces prior to painting. Prep wall and trim surfaces by repairing cracks and joints.																
	S-45: (Replace Kitchen appliances as per specs.																
S-46: Demolish existing kitchen and provide a counter at dining area. Provide new kitchen cabinets at (modified kitchen) type pepper shaker cabinets w/ granite countertop including peninsula. ref: Eakerir White w/brushed Stainless Steel 1 bar Kitchen Cabinet Door Handles Drawer Pull Knob type. Provide a side panel extended cabinet above bridge kitchen backplash. ref MSI Anseli Cafe Interlocking 12 in. x 12 in. x 6 mm Glass and Porcelain Mesh-Mounted Mosaic Wall Tile Model # GESS-4CBMM /																	
S-47: Demolish existing tile and baseboard throughout house and install porcelain tile and new wood baseboard inside house area as per spec (including transitions if needed).																	
Owner Initials																	

Bid Document Scope of Work

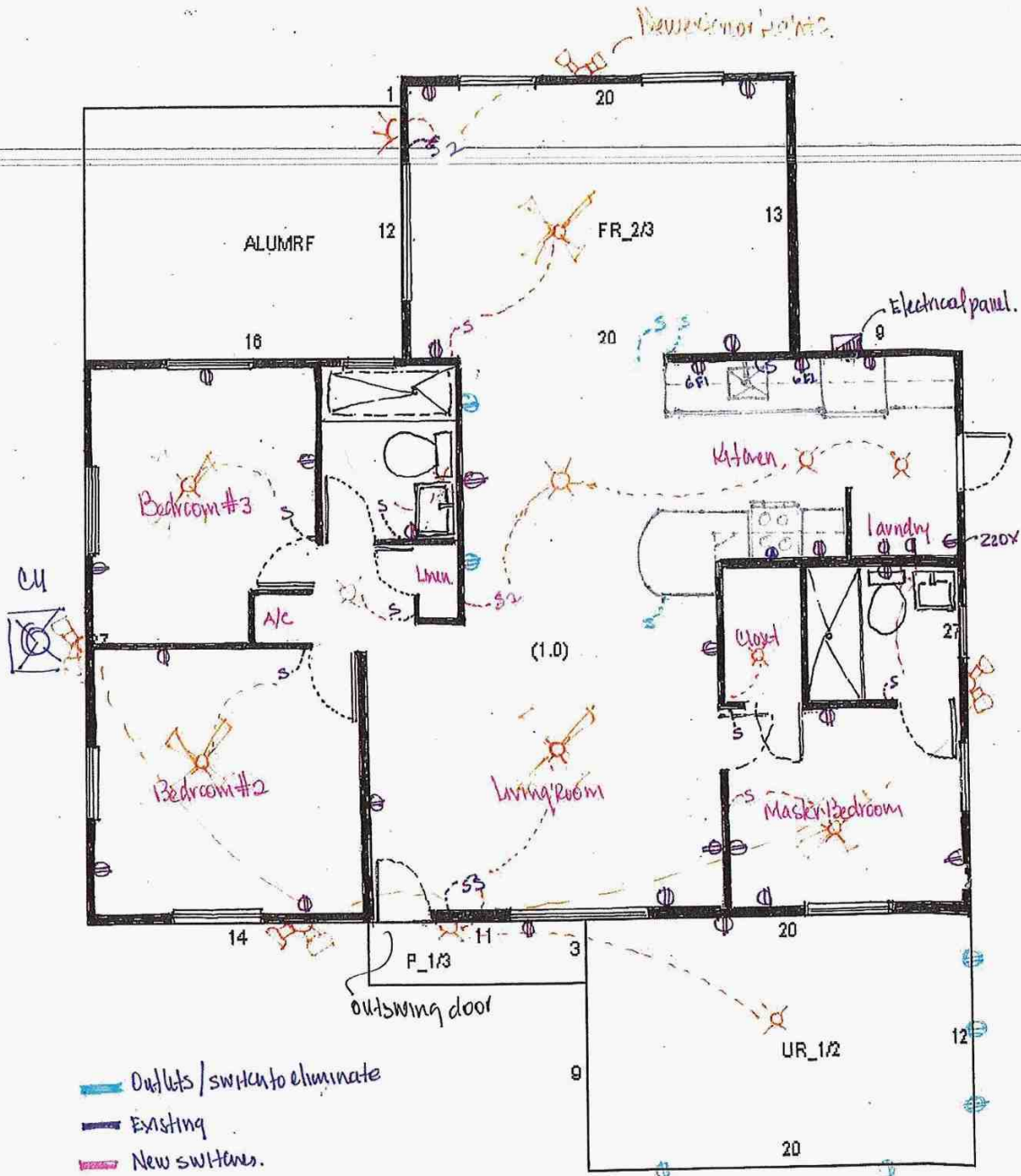
Plumbing																				
Specification	SANITARY SYSTEM							WATER SYSTEM							GAS					
	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9	P-10	P-11	P-12	P-13	P-14	P-15	P-16	P-17	P-18	P-19	
<p>Is City Sewer Available</p> <p>Connects City Sewer and In-ground sewer to jobs system.</p> <p>IF NO City Sewer, City to have Septic System. Cleaned out & checked for leaks. provided by other company for Bidding.</p> <p>Contractor shall obtain Septic Report.</p> <p>Having Project or written indication of underground sanitary line failure?</p> <p>Make Ejector / make out sewerage line</p> <p>Replace Water Heater</p> <p>Make-up water supply</p> <p>Install double washer shut off valves and drain line</p> <p>Replace floor drain valve and drain to floor drain</p> <p>Replace shower valve and shower head</p> <p>Replace Toilet</p> <p>Replace Toilet Tank (If parts not readily available in toilet tank to be replaced)</p> <p>Replace Kitchen Inlet System</p> <p>Replace bathroom faucets</p> <p>Repair/replace in-ground water meter and meter</p> <p>Replace water lines in engine room</p> <p>Replace Gas shut off valve at appliances</p> <p>Replace supply line to appliances</p>						Y	Y	Y	Y	Y	Y	Y		Y	Y		Y			
<p>Additional Bidding Notes</p> <p>P-6: Insulate hot water drain line and provide lid to exterior clean out at North west corner.</p> <p>P-7: Replace electric water heater with tankless unit, per specs.</p> <p>P-8: Install new 3/4" vanity vanity at half bathroom including new valves, faucet, water lines and drainage lines. Install new 24" vanity combo at master bathroom including new valves, faucet, water lines and drainage lines.</p> <p>P-9: Replace washer machine valve and put there in a valve box set in to the wall. (Rip out existing washer machine and dryer).</p> <p>P-10: Replace exterior hose water valves at East and West side.</p> <p>P-11: Replace bath tub, including valves and shower head at hallway bathroom. Replace shower valve and shower head at master bathroom.</p> <p>P-12: Contractor shall remove and replace existing Toilet(s) in both bathrooms.</p> <p>P-13: Replace kitchen faucet, including new valves, water and drainage lines Provide new kitchen sink (Under Bay All-In-One Dual Mount Stainless Steel 33 In. 2-Hole Double Bowl Kitchen Sink - Model# VT1322C2) / Replace garbage disposal providing new drainage and water lines.</p> <p>P-14: Replace bathroom faucets on both bathrooms.</p> <p>P-15: Contractor shall provide and install code-compliant, irrigation system supplied by a water well, covering 100% of front & rear yard, and septic area. If site conditions prevent installation of a well, the irrigation system shall be connected to city water via a separate, appropriately sized water meter. Irrigation system to include all piping, pop-up sprinkler heads, pump, backflow preventer, electronic timer, rain sensor and all other components necessary for a complete, multi-zone system.</p>																				
HVAC																				
BID/SPEC Line Item	HVAC SYSTEMS										GAS									
	H-1	H-2	H-3	H-4	H-5	H-6	H-7	H-8	H-9	H-10	H-11	H-12								
<p>Remove existing system</p> <p>Replace HVAC System</p> <p>Clear and install duct ways</p> <p>Replace filter work</p> <p>Correct any problems with condensate line or provide condensate pump</p> <p>Replace furnace vent</p> <p>Set new AC or heat pump system properly and for optimal efficiency and safety</p> <p>Provide and/or replace new furnace or boiler at bathrooms if applicable as per specifications</p> <p>Correct Gas lines and service furnaces at ranges and heating systems</p>	Y	Y	Y	Y		Y		Y	Y											
<p>Additional Bidding Notes by Building Inspector</p> <p>H-1: Replace HVAC system with minimum 16 SEER split system per specs. New unit shall be sized and configured as per load calculations. Provide new HVAC system disconnect switch and new refrigerant lines if necessary.</p> <p>H-2: Provide a/c duct cleaning and inspect duct work, main condition and provide project manager with a written report of findings.</p> <p>H-4: Replace existing a/c duct vents grill / white color.</p> <p>H-5: Replace thermostat with digital programmable unit.</p> <p>H-8: Provide microwave exhaust hood above the range / cook to match kitchen appliances.</p> <p>H-9: Provide mechanical exhaust fan with light at bathroom as per specs.</p>																				
																Owner Initials				

Bid Document Scope of Work

ELECTRICAL											
R/O/SPEC Use Item	E-1	E-2	E-3	E-4	E-5	E-6	E-7	E-8	E-9	E-10	E-11
	MISC. electrical work	Correct Junction Box	Replace Master Pan	Replace House Meter / Panel	Remove any illegal connections to main panel	Identify Breakers in Main Panel and provide labels for any open breaker (100)	Building Inspector Waiver/MSAC required per jurisdiction. Is Electrical System sufficient for MSAC System?	Lighting electrical systems, include any new & house panel (check photo) and include electrical drawings	Remove any illegal wiring from interior electrical panel.	Provide backoffs for any doors to main entrance	Provide a back off and conduct carbon monoxide detector system (when required) as well as test
Front Elevation	Y										
Left Side Elevation											
Four Side Elevation	Y										
Right Side Elevation	Y										
Roof											
Lot other rooms or spaces below											
Additional Bidding Notes by Building Inspector	E-1: Provide GFC outlets as per code on bathrooms and kitchen. Replace waterproof GFC outlets at North and East side exterior. replace light fixtures at both bathrooms as per specs. Provide new lighting fixtures on kitchen, hallway, dining room, utility room.										
	Provide Exterior light to restored carport. Provide (1) security lights (2) front and (2) rear side with dual-bulb units, LED.										
	Provide new light fixture at main entrance / and rear porch. Check all existing outlets in and outside, and replace as per code (not functional) outlets as needed/ Relocate house panel laundry inside and relocate outside North West area providing a combi box. / done the hole patch and paint / provide new switches at locations as per attachment K) and eliminate switch and outlets as per new configuration in kitchen, dining room, carport and demolished screened area.										
	Kitchen: Provide/install a new 220 Volts receptacle for the fridge, two 120 Volts receptacle, one for Refrigerator, and one for Dish Washer and garbage disposal. Including new wire connection to the Electric Panel. Provide new outlet to connect over the range microwave hood as per code/ install over the range microwave.										
	E-8: Upgrade electrical service, main panel, meter pan, and house panel to minimum of 200 amps per program specs and per electrical requirements and city codes.										
	E-11: Provide and install 10 Year Lithium Battery operated smoke detector system. A carbon smoke/carbon monoxide detector shall be installed, when required by code										
OTHER											
R/O/SPEC Use Item	E-12	E-13	M								
	Provide ceiling lighting fans	Provide & install emergency lighting system	MISCELLANEOUS								
Front Elevation	Y		Y								
Left Side Elevation											
Four Side Elevation											
Right Side Elevation											
Roof											
Lot other rooms or spaces below											
Additional Bidding Notes by Building Inspector	E-12: Provide ceiling fan w/ LED light at Florida room, living room and bedrooms.										
	M: Provide and install new mail box at main entry / contractor will finish the job and provide final cleaning to the property.										
	Provide and install doorbell at front door.										
Owner initials											

Bid Document Scope of Work

" ATTACHMENT 2.11



Bid Document Scope of Work

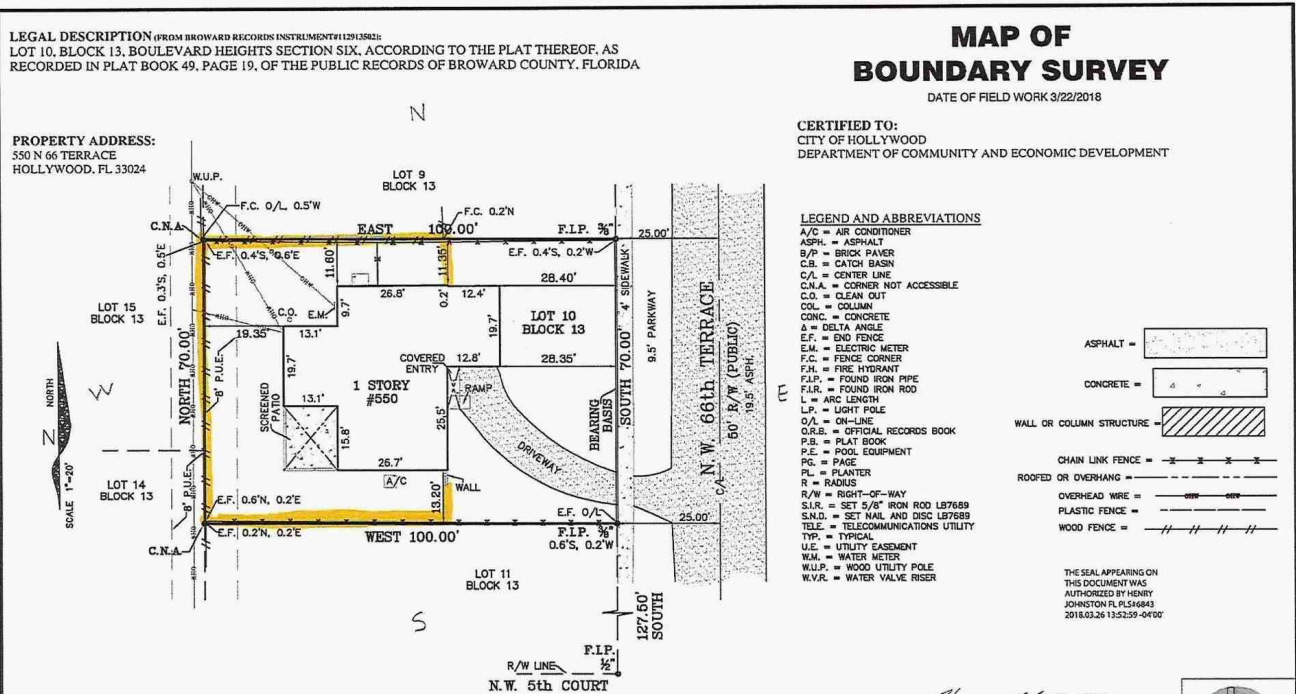
LEGAL DESCRIPTION (FROM BROWARD RECORDS INSTRUMENT #12913882):
 LOT 10, BLOCK 13, BOULEVARD HEIGHTS SECTION SIX, ACCORDING TO THE PLAT THEREOF, AS
 RECORDED IN PLAT BOOK 49, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

MAP OF BOUNDARY SURVEY

DATE OF FIELD WORK 3/22/2018

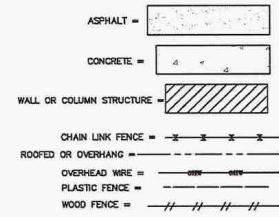
PROPERTY ADDRESS:
 550 N 66 TERRACE
 HOLLYWOOD, FL 33024

CERTIFIED TO:
 CITY OF HOLLYWOOD
 DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



LEGEND AND ABBREVIATIONS

- A/C = AIR CONDITIONER
- ASPH = ASPHALT
- B/P = BRICK PAVER
- C.B. = CATCH BASIN
- C/L = CENTER LINE
- C.N.A. = CORNER NOT ACCESSIBLE
- C.O. = CLEAN OUT
- COL. = COLUMN
- CONC. = CONCRETE
- Δ = DELTA ANGLE
- E.F. = END FENCE
- E.M. = ELECTRIC METER
- F.C. = FENCE CORNER
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- L = ARC LENGTH
- L.P. = LIGHT POLE
- O/L = ON-LINE
- O.R.E. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.E. = POOL EQUIPMENT
- PG. = PAGE
- PL. = PLANTER
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S.I.R. = SET 5/8" IRON ROD L87689
- S.N.D. = SET NAIL AND DISC L87689
- TELE. = TELECOMMUNICATIONS UTILITY
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- W.M. = WATER METER
- W.U.P. = WOOD UTILITY POLE
- W.V.R. = WATER VALVE RISER



THE SEAL APPEARING ON
 THIS DOCUMENT WAS
 AUTHORIZED BY HENRY
 JOHNSTON P.L.S.#6843
 2018.03.26 13:52:59-0400

NOTES:
 1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS. 2) UNLESS OTHERWISE SHOWN HEREIN, RECORD
 AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT. MEASUREMENTS SHOWN HEREIN ARE ROUNDED TO THE NEAREST 0.01'. 3) HANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER
 RECORDED ENCUMBRANCES NOT ON THE PLAT AND THE SAME, IF ANY, MAY NOT BE SHOWN ON THIS SKETCH. 4) FENCE OWNERSHIP IS NOT DETERMINED BY UNDESIGNED, FENCE TIES ARE TAKEN TO THE CENTER
 OF THE FENCE. FENCE LINES MAY MEANDER ALONG PROPERTY LINES. FENCE LINES MAY BE SHOWN EXAGGERATED TO BETTER ILLUSTRATE WHERE THEY ARE LOCATED. 5) SURFACE FOUNDATION FEATURES WERE
 NOT LOCATED FOR THIS SURVEY. 6) SURFACE UTILITY FEATURES WERE NOT LOCATED FOR THIS SURVEY. 7) SYMBOLS SHOWN ON THIS SURVEY MAY NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR
 ILLUSTRATIVE PURPOSES. 8) THIS IS NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 9) UNLESS OTHERWISE SHOWN HEREIN,
 FOUND MONUMENTATION HAS NO IDENTIFICATION AND ANY CORNER LABELED AS NOT ACCESSIBLE IS DUE TO FENCING OR LANDSCAPING. 10) IN THIS SURVEY, METERS OR EXCEEDS THE ACCURACY STANDARDS IN
 CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, SUBURBAN 1" IN 7.500'. 11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AS AN AID IN OBTAINING TITLE INSURANCE FOR THE CERTIFIED
 HEREON. NO OTHER WARRANTIES ARE HEREBY EXTENDED OR GRANTED.

3/22/18
 HENRY A. JOHNSTON P.L.S.#6843



PRINTING ELECTRONICALLY SIGNED DOCUMENT. IN ORDER FOR THIS DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 11"x17" LEDGER/TABLOID SIZE PAPER AND WITH NO SCALING, FITTING TO PAGE, OR CUSTOM SIZE OPTIONS. PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES. THE SIGNING SURVEYOR TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH MANNER.

Bid Document Scope of Work



Whirlpool - Stainless Steel Complete Kitchen Package

Model: WRS325SDHZ-SS | Sku: WRS325SDHZKP3

[Read Reviews](#)

- Whirlpool WRS325SDHZ-SS
- 24.5 CuFt Side-By-Side Refrigerator
- Whirlpool WFE515S0ES-SS
- 30" Electric Smooth Top Range
- Whirlpool WDF130PAHS-SS
- Built-In Dishwasher
- Whirlpool WMH31017FS-SS
- 1.7 CuFt Over The Range Microwave

Bid Document Scope of Work



Frigidaire - Stainless Steel Complete Kitchen Package

Model: FFSS2615TS-SS | Sku: FFSS2615TSKP2

[Read Reviews](#)

- Frigidaire FFSS2615TS-SS
- 25.6 CuFt Side-By-Side Refrigerator
- Frigidaire FFEF3052TS-SS
- 30" Electric Smooth Top Range
- Frigidaire FFID2426TS-SS
- Built-In Dishwasher
- Frigidaire FFMV1645TS-SS
- 1.6 CuFt Over The Range Microwave

Bid Document Scope of Work



32 in. x 80 in. Premium 1/2 Lite Minblind Right-Hand Outswing Primed Steel Prehung Front Door No Brickmold



36 in. x 80 in. Premium Fan Lite Left Hand Outswing Primed Steel Prehung Front Door No Brickmold

Bid Document Scope of Work



SW 6178
CLARY SAGE



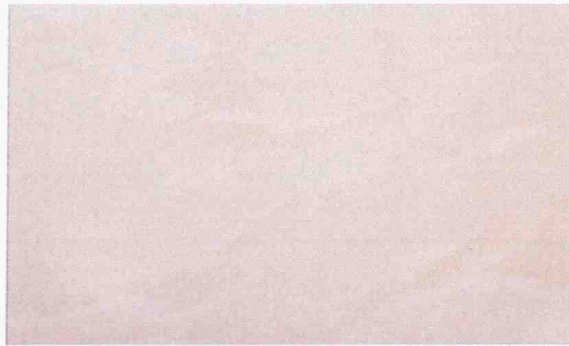
SW 7005
PURE WHITE

Exterior paint



SW 7646
First Star

Interior paint



walls bath

tile MSI Paradiso Cream 20 in. x 20 in. Polished Porcelain Floor and Wall Tile (19.44 sq. ft. / case)



Bid Document Scope of Work



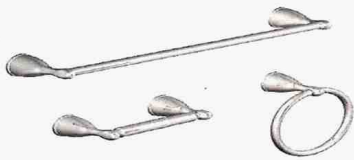
Market Single-Handle Pull-Down Sprayer Kitchen Faucet in Bronze

Glacier Bay

24.5 in. W x 18.75 in. D x 34.34 in. H Vanity in Elm Sky with Cultured Marble Vanity Top in White with White Basin
Builders 3 Piece Bath Accessory Kit in Brushed Nickel

Glacier Bay

Dorset 4 in. Centerset 2-Handle High-Arc Bathroom Faucet in Brushed Nickel



Bid Document Scope of Work

Bedroom lighting



Bathroom lighting



Kitchen lighting



security lighting



Bedrooms living room and Florida room



Assumptions, Limiting Conditions & Scope of Work

File No.: 22081

Property Address: 550 N 66th Ter	City: Hollywood	State: FL	Zip Code: 33024
Client: City of Hollywood	Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022		
Appraiser: Robert D. Miller, ASA	Address: 1424 South Andrews Avenue, Suite 200, Ft. Lauderdale, FL 33316		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

This appraisal report update included an exterior inspection only based on the fact that the interior was renovated and has, per the City of Hollywood not been altered, this report contains original interior photos from prior appraisal report inspection. Previously appraised this property and completed an interior inspection in July of 2019. The interior photographs were based on that inspection and it is assumed no changes to the interior have occurred. the appraiser has completed several updates of the original appraisal during the past three years.

Certifications

File No.: 22081

Property Address: 550 N 66th Ter	City: Hollywood	State: FL	Zip Code: 33024
Client: City of Hollywood	Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022		
Appraiser: Robert D. Miller, ASA	Address: 1424 South Andrews Avenue, Suite 200, Ft. Lauderdale, FL 33316		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

The appraiser completed an appraisal dated July 22, 2019 and indicated a market value of \$338,000, with an updated appraisal August 21, 2020 with an indicated market value on \$340,000, based on the completion of the proposed improvements as per the scope of work attached to this updated appraisal report. Those improvements were completed and reflect the property in its current condition. The appraiser completed an appraisal dated June 15, 2022 which indicated a market value of \$385,000. The original Scope of Work and Specification documents which were supplied by the City of Hollywood are attached this report.


DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.h

Client Contact: Mr. Chris	Client Name: City of Hollywood
E-Mail: @.org	Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022

SIGNATURES	APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		
	Appraiser Name: Robert D. Miller, ASA	Supervisory or Co-Appraiser Name: _____
	Company: The Urban Group, Inc.	Company: _____
	Phone: 954-522-6226 Fax: 954-522-6422	Phone: _____ Fax: _____
	E-Mail: rmiller@theurbangroup.com	E-Mail: _____
	Date Report Signed: 12/21/2022	Date Report Signed: _____
	License or Certification #: RZ1270 State: FL	License or Certification #: _____ State: _____
	Designation: ASA	Designation: _____
	Expiration Date of License or Certification: 11/30/2024	Expiration Date of License or Certification: _____
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: 12/20/2022	Date of Inspection: _____	

Borrower		File No. 22081	
Property Address	550 N 66th Ter		
City	Hollywood	County	Broward
		State	FL
		Zip Code	33024
Lender/Client	City of Hollywood		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

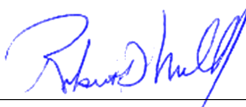
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

The appraiser completed an appraisal dated July 22, 2019 and indicated a market value of \$338,000, with an updated appraisal August 21, 2020 with an indicated market value on \$340,000, based on the completion of the proposed improvements as per the scope of work attached to this updated appraisal report. Those improvements were completed and reflect the property in its current condition. The appraiser completed an appraisal dated June 15, 2022 which indicated a market value of \$385,000. The original Scope of Work and Specification documents which were supplied by the City of Hollywood are attached this report.

APPRAISER:

Signature: 

Name: Robert D. Miller, ASA
ASA

State Certification #: RZ1270

or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2024

Date of Signature and Report: 12/21/2022

Effective Date of Appraisal: 12/20/2022

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 12/20/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

FIRREA / USPAP ADDENDUM

Borrower _____ File No. 22081

Property Address 550 N 66th Ter

City Hollywood County Broward State FL Zip Code 33024

Lender/Client City of Hollywood

Purpose

To estimate the market value as of a current date.

Scope of Work

Review of all sales data reflective of the subject location and consider and review current market trends in the subject neighborhood. Reviewed MLS and other data sources and relied on information from MLS and BCPA in our review of the sales and market data.

Intended Use / Intended User

Intended Use: The intended use of the report is for disposition of this asset.

Intended User(s): The City of Hollywood, their legal and financial consultants and other representatives.

History of Property

Current listing information: No listing information was noted in our review.

Prior sale: The property was acquired as part of the sale of a total of five properties under deed 112913502 dated 4-8-2015 with a total sale price of \$1,671,000. No allocation was provided the appraiser as a result of the purchase. The prior owner acquired the site in 2008 as reflected in the BCPA data sheet.

Exposure Time / Marketing Time

Based on our review of marketing time and days on the market, a exposure/marketing time of less than 90 days should be applicable if the property is offered for sale with a market based value.

Personal (non-realty) Transfers

None

Additional Comments


The City of Hollywood requested that we provide an appraisal as it was recently renovated. Included in this report is a copy of the Scope of Work and repairs based on the renovations completed by the City of Hollywood.

This appraisal update included an exterior inspection only based on the fact interior was renovated and has,per the City of Hollywood has not been altered, this report contains original interior photos from prior appraisal report inspection.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

The appraiser completed an appraisal of this property on July 22, 2019 and indicated a market value of \$338,000. The appraiser also completed an updated appraisal of this property on 6/15/2022 and indicated a value of \$385,000.

Appraiser:  Robert D. Miller, ASA
 Signed Date: 12/21/2022
 Certification or License #: RZ1270
 Certification or License State: FL Expires: 11/30/2024
 Effective Date of Appraisal: 12/20/2022

Supervisory Appraiser: _____
 Signed Date: _____
 Certification or License #: _____
 Certification or License State: _____ Expires: _____
 Inspection of Subject: Did Not Exterior Only Interior and Exterior