FROM:				ΙΝΥΟΙ	CE
L.B. Slater & Comp L.B. Slater & Comp				INVOICE NUM	BER
603 N Federal Hwy				13743	
	7			DATES	
Hollywood, FL 330					26/2014
Telephone Number: (9	54) 923-1425	Fax Number:		Due Date:	
TO.				REFERENC	jE
то:				Internal Order #: 13743 Lender Case #:	
City of Hollywood				Client File #:	
				FHA/VA Case #:	
fhopkins@hollywo	odfl.org			Main File # on form: 13743	
E Maile				Other File # on form:	
E-Mail: Telephone Number:		Fax Number:		Federal Tax ID:	
Alternate Number:				Employer ID:	
DESCRIPTION	N/A		Client	City of Hollywood	
	N/A N/A		Client:	City of Hollywood	
	2323 Cleveland St				
	Hollywood				
-	Broward HOLLYWOOD PA	RK 4-19 B LOT 6 BLK 28		State: FL Zip: 330)20
FEES					AMOUNT
Appraisal Fee					250.00
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					1 1 1 1
					1 1 1
					1 1 1
					1 1 1
					·
				SUBTOTAL	250.00
PAYMENTS					AMOUNT
Check #:					1
Check #:	Date:	Description:			
	Date:	Description:			
Check #:					
	Date:	Description:		OUDTATAL	
	Date:	Description:		SUBTOTAL TOTAL DUE	\$ 250.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

2323 Cleveland St Hollywood, FL 33020 HOLLYWOOD PARK 4-19 B LOT 6 BLK 28

FOR

N/A fhopkins@hollywoodfl.org

OPINION OF VALUE

125,000

AS OF

5/21/2014

BY

Peter Ludescher L.B. Slater & Company Inc.

954-923-1425 pludescher@gmail.com L.B. Slater & Company, Inc

	Uniform Residential	Appraisal Report	File # 13743	
The purpose of this summary appraisal repo	rt is to provide the lender/client with an ac	curate, and adequately supported, op		
Property Address 2323 Cleveland St		City Hollywood	State FL	Zip Code 33020
Borrower N/A	Owner of Public Record	See addendum	County Brow	ard
Legal Description HOLLYWOOD PARK	(4-19 B LOT 6 BLK 28			
Assessor's Parcel # 5142 09 05 4240		Tax Year 2013		89.00
Neighborhood Name HOLLYWOOD PA		Map Reference 51-42-09	Census Tract (904.04
Occupant 🗌 Owner 🔀 Tenant 🗌 Vac		N/A D	D HOA \$] per year 📃 per month
Property Rights Appraised 🔀 Fee Simple	Leasehold Other (describe)			
Assignment Type Purchase Transaction	🗌 Refinance Transaction 🛛 🗙 Other (de	scribe) Assist with purchase d	ecision.	
Lender/Client N/A		s@hollywoodfl.org		
	or has it been offered for sale in the twelve months	prior to the effective date of this apprais	al?	Yes 🗙 No
Report data source(s) used, offering price(s), and	date(s). N/A			
	sale for the subject purchase transaction. Explain	the results of the analysis of the contract	for sale or why the analysis	was not
performed. No contract was provided	for the appraiser.			
	land la the second of the the			
Contract Price \$ Date of Con		e owner of public record? Yes	No Data Source(s)	
	ale concessions, gift or downpayment assistance,	etc.) to be paid by any party on behalf o	t the borrower?	Yes No
If Yes, report the total dollar amount and describe	the items to be paid.			
Nata Dasa and the sector as 10 and				
Note: Race and the racial composition of the				
Neighborhood Characteristics		lousing Trends	One-Unit Housing	Present Land Use %
Location Urban 🗙 Suburban	Rural Property Values Increasing	Stable Declining	PRICE AGE	One-Unit 80 %
Built-Up 🗙 Over 75% 🗌 25-75% 🗌	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs)	2-4 Unit %
Growth 🗌 Rapid 🔀 Stable 🗌	Slow Marketing Time 🔀 Under 3 mt	ns 🗌 3-6 mths 📄 Over 6 mths	69 Low 35	Multi-Family 10 %
	North, N. Dixie Hwy to the East, Holl	wood Blvd to the South and	315 High 70	Commercial 10 %
N. 195 to the West.			145 Pred. 50	Other %
	ark is comprised of one or two story s	ingle family homes constructed	d predominantly in the	1940-60's. This is
an established community with relative	vely few vacant lots available for new	competing development. Over	the past few years old	der homes have
	vith more modern style houses. REO			
Market Conditions (including support for the above		roperty values are stabelizing.		
available at historically low rates. Mo	st buyers in the subject's price range			
	5100,000. Typical marketing times are			•
Dimensions Survey was not provided	Area 6,734 sf (tax		ar View Re	esidential
Specific Zoning Classification RM-9		Iultiple Family District		
	conforming (Grandfathered Use) 🗌 No Zonin			
	s improved (or as proposed per plans and specific		Yes 🗌 No If No, des	cribe
		, . <u> </u>		
Utilities Public Other (describe)	Public Other (de	scribe) Off-site Impre	ovements - Type	Public Private
Electricity	Water 🔀	Street Asp	halt (2-way)	
🛛 Gas 🗌 🔀 N/A	Sanitary Sewer 🛛 🗌	Alley No		
FEMA Special Flood Hazard Area Yes	X No FEMA Flood Zone X	FEMA Map # 12011C0316F	FEMA Map	Date 8/18/1992
Are the utilities and off-site improvements typical	for the market area? Xes N	o If No, describe		
Are there any adverse site conditions or external t	factors (easements, encroachments, environmenta	al conditions, land uses, etc.)?	🗌 Yes 🗙 No	If Yes, describe
General Description	Foundation	Exterior Description materia	Is/condition Interior	materials/condition
Units 🗙 One 🗌 One with Accessory Unit	🗙 Concrete Slab 🛛 🗙 Crawl Space	Foundation Walls On grade	Floors	Wood/Tile/Good
# of Stories 1	Full Basement Partial Basement	Exterior Walls Frame/Avg	Walls	Wood/DW/Avg
Type 🗙 Det. 🗌 Att. 🗌 S-Det./End Unit	Basement Area sq.ft.	Roof Surface Shingle/Avg	g Trim/Finish	Paint/Avg
	Basement Finish %	Gutters & Downspouts Yes	Bath Floor	Tile/Good
Design (Style) 1 story	Outside Entry/Exit Sump Pump	Window Type SngH/Avg	Bath Wainsco	
Year Built 1946		Storm Sash/Insulated Typical	Car Storage	None
Effective Age (Yrs) 68		Screens Typical	X Driveway	# of Cars 2
Attic None		Amenities Woodsto		
Drop Stair Stairs	Other Fuel electric	Fireplace(s) # Fence	Garage	# of Cars
Floor Scuttle		Patio/Deck Porch	Carport	# of Cars
	Individual Other	Pool Other	Att.	Det. Built-in
Appliances X Refrigerator X Range/Oven	X Dishwasher X Disposal Microw		describe)	
Finished area above grade contains:	4 Rooms 1+D Bedrooms	1 Bath(s) 95		ing Area Above Grade
		. (/ 00	U Square role of Globa LIV	
Additional features (special energy efficient items		JOIN, WOOU UCCK.		
	needed repairs, deterioration, renovations, remode	ling etc.) The cubic	ct is a 1 bedroom plus	Den 1 hathroom
	construction displaying average mair	- ,		
				oning appeared
Ciean and in working order. No requi	red repairs were observed by the appl			
Are there any physical deficiencies or advorce as	nditions that affect the livability, soundness, or str	uctural integrity of the property?	🗌 Yes 🗙 M	lo If Yes, describe
היה נווטרס מוזץ אוזיאוסמו מבווטובווטובא טו ממעפואפ CO	nomono mai ancoi me invadinty, soundness, di sti			10 II 100, UGOLIING
Does the property generally conform to the poich	borhood (functional utility, style, condition, use, co	onstruction, etc.)?	Yes 🗌 No If No, describ	Ω
Doos the property generally comonnic to the neigh	bomood (innerional utility, style, condition, dse, co	ภารแน่งแบก, ธเง.) :		iu iii

Fannie Mae Form 1004 March 2005

Uniform Residential Appraisal Report

	l	Juitorm Re	sidential Ap	praisal Rep	זוסכ	File # 13743	
There are 18 comparable	e properties currently	offered for sale in t	the subject neighborho	ood ranging in price	from \$ 75,000	to \$ 199	9,000 .
There are 14 comparable	e sales in the subject		the past twelve mont	hs ranging in sale pr	ice from \$ 69,000	to \$	135,000 .
FEATURE	SUBJECT	COMPARAB	LE SALE # 1	COMPARAB	LE SALE # 2	COMPARAB	LE SALE # 3
Address 2323 Cleveland S	St	2334 McKinley S	St	2450 Hayes St		2627 Taylor St	
Hollywood, FL 33	020	Hollywood, FL 3	3020-3045	Hollywood, FL 33	3020-3045	Hollywood, FL 33	3020-3045
Proximity to Subject		0.04 miles NW		0.28 miles SW		0.77 miles SW	
Sale Price	\$		\$ 135,000		\$ 112,500		\$ 125,000
Sale Price/Gross Liv. Area	\$ sq.ft.			\$ 119.68 sq.ft.		\$ 115.42 sq.ft.	
Data Source(s)		MLS/BCPA/Tax		MLS/BCPA/Tax		MLS/BCPA/Tax	
Verification Source(s)		Visual from stree		Visual from stree		Visual from stree	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		Private Lender	-5,000		+5,000	Conventional	
Concessions		None per MLS		None per MLS		None per MLS	
Date of Sale/Time	0.1.1	05/06/2014		04/22/2014		02/11/2014	
Location Leasehold/Fee Simple	Suburban	Suburban		Suburban		Suburban	
	Fee Simple 6,734 sf (taxroll)	Fee Simple		Fee Simple 7,500 sf (taxroll)		Fee Simple 10,002sf (tax)	2 000
View	Residential	Residential		Residential		Residential	-3,000
Design (Style)	1 story	1 story		1 story		1 story	
Quality of Construction	CBS/Frame/avg			CBS/Frame/avg		CBS/Frame/avg	
Actual Age	68	62		64		63	
Condition	Average/Good	Average/Good		Average/Good		Average/Good	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 1+D 1	4 2 1		5 3 1		4 2 1	
Gross Living Area	956 sq.ft.	983 sq.ft.		940 sq.ft.		1,083 sq.ft.	-1,900
Basement & Finished		n/a		n/a		n/a	,
Rooms Below Grade	n/a	n/a		n/a		n/a	
Functional Utility	Adequate	Adequate		Adequate		Adequate	
Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck Days on Market Most recent List Price Net Adjustment (Total) Adjusted Sale Price of Comparables	Electric/Central	Electric/window	+2,500	Electric/Central		Electric/window	+2,500
Energy Efficient Items	None	None		None		None	
Garage/Carport	Driveway	1 car carport		Driveway		1 detach garage	-5,000
Porch/Patio/Deck	Wood Deck	Open Patio	+2,500	Open Patio	+2,500	Open Patio	+2,500
<u> Days on Market</u>	N/A	23 days		14 days		4 days	
		* / • • • • • •		A (A = A A A		A (A) A A A A A A A A A A	
Most recent List Price		\$139,000	\$ 0	\$125,000	¢ 7.500	\$124,999	\$ -4.900
Net Adjustment (Total) Adjusted Sale Price		│		X + - Net Adj. 6.7 %	\$ 7,500	□ + X - Net Adj. 3.9 %	.,
of Comparables		Gross Adj. 7.4 %		Gross Adj. 6.7 %		Gross Adj. 11.9 %	
I X did did not research t	he sale or transfer histo		erty and comparable sale		φ 120,000		φ 120,100
		,	,				
My research 🗌 did 🗙 did r	not reveal any prior sale	es or transfers of the su	bject property for the th	ree years prior to the ef	ffective date of this app	raisal.	
Data Source(s) See below							
· <u> </u>	not reveal any prior sale	s or transfers of the co	mparable sales for the	ear prior to the date of	sale of the comparable	sale.	
Data Source(s) See below							
Report the results of the research a							
ITEM		JBJECT	COMPARABLE S		COMPARABLE SALE #2		RABLE SALE #3
Date of Prior Sale/Transfer	No arms-len		03/27/2014		ms-length sales		ength sales
Price of Prior Sale/Transfer	within 36 mo		\$90,000 WD		12 months	within 12 m	
Data Source(s) Effective Date of Data Source(s)	MLS/Taxroll		MLS/Taxroll		Taxroll	MLS/Taxro)
Analysis of prior sale or transfer his	5/21/2014		5/21/2014	5/21/2	2014	5/21/2014	
		perty and comparable a		e above.			
Summary of Sales Comparison App	proach A thore	ough search of ap	praisal files, publi	c records, the ML	S and tax roll was	performed. The	appraiser
searched for recent sales	of properties con	sidered most simi	ilar in physical cha	racteristics and lo	ocation when com	pared to the subj	ect. The sales
used in this report are con	sidered viable alt	ernatives to the s	ubject property ar	d lend support to	the subjects estin	nate of value. All	of the sales
used are located in the sul	bject's immediate	market area. Sev	veral line adjustme	ents were made to	o reflect the differe	ences between the	e comparables
and the subject. The subje	ects estimate of va	alue falls within th	e range of the cor	mparables listed a	above. Equal weig	ht was placed on	each sale.
Indicated Value by Color Comparis							
Indicated Value by Sales Compariso		25,000	Oa at Ammuna ah (if daw	alamad) @		veesh (if developed) (
Indicated Value by: Sales Compa	••		Cost Approach (if deve	• /		roach (if developed) S	,
All three approaches to va							
Cost Approach was not us	sed due to the diff	icuity in estimatin	g accrued deprec	lation for a nome	of this age. Incom	e Approach lends	s support of the
value estimate. This appraisal is made 🛛 🗙 "as is	s". Subject to	completion ner nland	s and specifications o	n the basis of a byr	oothetical condition the	at the improvements	have been
completed, Subject to the			is of a hypothetical c				
Cost Approach was not us value estimate. This appraisal is made in it is a set completed, it is ubject to the following required inspection bas limiting conditions. The so							
limiting conditions. The so							
Based on a complete visual conditions, and appraiser's conditions	inspection of the i	nterior and exterior	areas of the subje	ct property, defined	scope of work, sta	atement of assumpt	ions and limiting
\$ 125,000 as of			larket value, as defi the date of inspecti				11 15

See addendum.	
20	
COST APPROACH TO V	LUE (not required by Fannie Mae)
	LUE (not required by Fannie Mae) lations.
Provide adequate information for the lender/client to replicate the below cost figures and calc	lations.
	lations.
Provide adequate information for the lender/client to replicate the below cost figures and calc	lations.
Provide adequate information for the lender/client to replicate the below cost figures and calc	lations.
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods for	lations. estimating site value) N/A
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods for	lations. estimating site value) N/A OPINION OF SITE VALUE =\$
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Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods for	lations. estimating site value) N/A OPINION OF SITE VALUE =\$ DWELLING Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Garage/Carport Sq.Ft. @ \$ =\$ Garage/Carport Sq.Ft. @ \$ =\$ Itess Physical Functional External Depreciation =\$(=\$(=\$(
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Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods for ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) INCOME APPROACH TO Estimated Monthly Market Rent \$ 1100 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Estimated Remaining Economic Life (HUD and VA only)	lations. estimating site value) N/A OPINION OF SITE VALUE =\$ DWELLING Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Garage/Carport Sq.Ft. @ \$ =\$ Garage/Carport Sq.Ft. @ \$ =\$ Image: Carport Sq.Ft. @ \$ =\$ Garage/Carport Sq.Ft. @ \$ =\$ Image: Carport
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods for ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) INCOME APPROACH TO Estimated Monthly Market Rent \$ 1100 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Estimated Remaining From Cost (including support for market rent and CRM) Estimated Remaining from Cost (including support for market rent and CRM) Estimated Remaining from Cost (including support for market rent and CRM) Estimated Remaining from Cost (including support for market rent and CRM) Estimated Remaining from Cost (including support for market rent and CRM) Estimated Remaining from Cost (including support for market rent and Condition of the Cost of th	lations. estimating site value) N/A OPINION OF SITE VALUE =\$ DWELLING Sq.Ft. @ \$ =\$ Garage/Carport Sq.Ft. @ \$ =\$ Garage/Carport Sq.Ft. @ \$ =\$ Total Estimate of Cost-New =\$ =\$ Less Physical Functional External Depreciation =\$ =\$ "As-is" Value of Site Improvements =\$ =\$ ears INDICATED VALUE BY COST APPROACH =\$ ALUE (not required by Fannie Mae) 114 =\$ 125,400 Indicated Value by Income Approa imated market rent for a 2 Bedroom 1 bath reasonably similar size home is a property. See addendum. =\$ =>
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Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. 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 this appraisal report whether any portion of 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.

4. 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, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Peter Ludescher	Name
Company Name L.B. Slater & Company Inc.	Company Name
Company Address 603 N. Dixie Hwy, Suite A, Hollywood, FL,	Company Address
33020	
Telephone Number 954-923-1425	Telephone Number
Email Address pludescher@gmail.com	Email Address
Date of Signature and Report 05/29/2014	Date of Signature
Effective Date of Appraisal <u>5/21/2014</u>	State Certification #
State Certification # RD5494	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State Florida	
Expiration Date of Certification or License <u>11/30/2014</u>	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
2323 Cleveland St	Did inspect exterior of subject property from street
Hollywood, FL 33020	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 125,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name	COMPARABLE SALES
Company Name N/A	COMPARABLE SALES
Company Address fhopkins@hollywoodfl.org	Did not inspect exterior of comparable sales from street
	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

Additional Listings

						eunge			File #	13743	
FEATURE	S	UBJECT	LISTI	ING ·	# 1		LISTING ;	# ?		LISTING #	£ 3
Address 2323 Clevelan			2714 Taylor St			1322 N 22r					0
			-			-					
Hollywood, FL	33020		Hollywood, FL 33	3020	0-3045	Hollywood,	FL 3302	0-3045			
Proximity to Subject			0.86 miles SW			0.17 miles l	E				
List Price	\$				\$ 129,900			\$ 119,000			\$
List Price/Gross Liv. Area	\$	sq.ft.	\$ 119.17 s	_	120,000		2.57 sq.ft.	110,000	\$	sq.ft.	
	ψ								ψ	5 y .n.	
Last Price Revision Date			03/14/14 (origina	l lis	ting price)	03/10/14 (o	original lis	sting price)			
Data Source(s)			MLS/BCPA/Tax F	Roll		MLS/BCPA	/Tax Rol	I			
Verification Source(s)			Visual from stree	t/Δ	arial Mane	Visual from	stroot/A	orial Mane			
VALUE ADJUSTMENTS	DEC								n	ECODIDTION	I () & Adjust
	DES	SCRIPTION	DESCRIPTION		+(-) \$ Adjust.	DESCRIP	TION	+(-) \$ Adjust.	U	ESCRIPTION	+(-) \$ Adjust.
Sales or Financing			Cash/Conv/FHA			Cash/Conv	/FHA				
Concessions			REO			None per M	1IS				
Days on Market			-								
•			73 days/ACTIVE			74 days/AC	, IIVE				
Location	Suburb	an	Suburban			Suburban					
Leasehold/Fee Simple	Fee Sin	nple	Fee Simple			Fee Simple	;				
Site						5,421sf (tax					
		f (taxroll)	10,256sf (taxroll)								
View	Reside	ntial	Residential			Residential					
Design (Style)	1 story		1 story			1 story					
Quality of Construction		ame/avg	CBS/Frame/avg			CBS/Frame	a/ava				
							Javy				
Actual Age	68		62			62					
Condition	Average	e/Good	Average			Average					
Above Grade	Total	Bdrms. Baths	Total Bdrms. Batl	hs		Total Bdrms	s. Baths		Total	Bdrms. Baths	
Room Count				-							
	4		4 2 1			4 2	1			<u> </u>	
Gross Living Area		956 sq.ft.	1,090 so	q.ft.			732 sq.ft.			sq.ft.	
Basement & Finished											
Rooms Below Grade	n/a		n/a			n/2					
	n/a		n/a			n/a					
Functional Utility	Adequa		Adequate			Adequate					
Heating/Cooling	Electric/	/Central	Electric/Central	I		Electric/Cen	ntral				
Energy Efficient Items	None		None			None					
Garage/Carport	Drivewa	ау	Driveway			1 car garag	e				
Porch/Patio/Deck	Wood D	Deck	Covered Patio			Covered Pa	atio				
							410				
Original List Price			see above			see above					
Net Adjustment (Total)					\$	□ +		\$	Г]+ []-	\$
,			+		φ		<u> </u>	φ			φ
Adjusted List Price			Net %	6		Net	%		Ne	t %	
of Comparables			Gross %	6	\$ 129,900	Gross	%	\$ 119,000	Gros	s %	\$
	arah and a	naturaia of the pri			,		-				Ŷ
Report the results of the rese	alun anu a			19 01					Sales ui		-
ITEM		S	SUBJECT		LISTING #	1		LISTING # 2		LISTIN	G#3
Date of Prior Sale/Transfer		No arms-lei	nath sales	02	/20/2014		02/27/20	N1 4			
			<u>u</u>	-							
Price of Prior Sale/Transfer		within 36 m		\$1	05,100 Cert Til	tle		unt QCD			
Data Source(s)		MLS/Taxrol	I	ML	_S/Taxroll		MLS/Ta	xroll			
Effective Date of Data Source	(\$)	5/21/2014		5/2	21/2014		5/21/20 ⁻				
	. /			÷							
Comments: As a realit	y check	, a search of	active and pendir	ng s	sales was made	e in the MLS	S for the s	subject's immed	diate n	narket area. Th	ne
appraiser has include	d two ac	tive listinas o	of similar homes le	оса	ted in the subie	ect's immed	iate mark	ket area to lend	suppo	ort to	
the estimate of value.											diuctmont
					-					-	-
made to create a hypo	othetical	sale price w	ould be purely sp	ecu	ulative as to wh	at the prope	erty migh	<u>t sell for, if it in </u>	fact do	<u>pes sell at all. I</u>	However,
listings do help define	the upp	er end of val	lues for an area, a	are	representative	of market tr	ends and	d lend support t	o time	adjustments.	if
							ondo and			adjaotinonito,	
necessary. Listings at	ove are	considered	viable alternatives	s io	the subject pro	openy.					
				_							
				_							

		Supplementa	Addendum		Fi	le No. 13743		
Borrower	N/A							
Property Address	2323 Cleveland St							
City	Hollywood	County	Broward	State	FL	Zip Code	33020	
Lender/Client	N/A							

Owner of Public Records: COSAC HOMELESS ASSISTANCE CENTER INC

<u>Highest & Best Use:</u> The subject as improved is a legally permissible use based on its current zoning. Also, the lot size, shape, physical condition and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the present use as a single family residence is its financially feasible and maximally productive use.

<u>Income Approach</u>: As per the owner the subject is currently rented for \$4,800 but no leases were provided for review. Subject rent is considered "overage" and above market per the special exception zoning and its non for profit use.

<u>Data Verification</u>: Every effort has been made to verify information obtained from secondary data sources. However, in the time frame in which an appraisal is prepared, principals are not often available or do not wish to discuss information with an appraiser that is not part of the public records, knowing that some of the information might bedisseminated to the general public. Therefore, the data utilized in this appraisal is believed to be true and correct but cannot be warranted. Data obtained from professional associates sources often relates to properties they have personally appraised. This information is often confidential (appraiser/client) in nature and may be referred to in this analysis as a general source of data with the clients permission, but retained in our files so that the confidentiality of the source is maintained and the specific data is not disseminated to the public in a manner not authorized by the client.

<u>Extent of Appraisal Process</u>: The appraisal is based on a physical inspection of the neighborhood and the subject property, information gathered from public and private records and subsequent exterior inspection of the comparable sales. The data obtained are verified through public records, published and on-line information services and sources involved or familiar with each respective transfer.

<u>Subject Property Information:</u> The appraiser makes no guarantees or warranties as to whether the improvements to the subject site have been properly permitted in accordance with the applicable county and/or municipal governing body. The appraiser accepts no responsibility for any disputes, which may arise over any such issue.

<u>Complete visual inspection typically includes:</u> readily observable areas, int/extent perimeters, if accessible

(obstructions), floorplan/layout, relevant amenities, general condition, assessed functional utility, measurement ofhouse, observed remodeling and/or renovations.

<u>Complete visual inspection might also include:</u> inspection of attic, closets, crawl space, insulation, testing of mechanical equipment such as but not limited to AC, appliances, plumbing, electrical, etc., testing of sewer, well or water supply, code compliance (As required by FHA).

<u>Additional thoughts:</u> The reader of this report should also understand that the appraiser is not a home inspector, general contractor, structural engineer, environmentalist, termite inspector, licensed roofer, plumber, electrician, surveyor, mold inspector or earthquake zone specialist. The appraiser recommends any intended user or person(s) who rely on this report to do their own due diligence regarding any of the areas mentioned above.

Purpose and Intended Use of Appraisal:

Per the client, the subject is being appraised for current market value. We understand the intended use of this report is to assist with a purchase decision. This appraisal is for the sole use of the disclosed client named in the report for it's stated purpose. Any parties who rely upon information from this report, without the appraiser's written consent, do so at their own risk.

Signatures:

Please be advised that the attached file contains "Electronic Signatures" these signatures are accessed only by security mode and are considered original signatures by all National Banks and Lending Institutions as well as Fannie-Mae.

Market Conditions

Market Analysis Report

Property	Property Type: Single Family (RE1)			Status: Closed Sale			Number of Properties: 10			
	#Beds	#FBaths	SF/FF	List Price	LP\$/SqFt	Sale Price	SP\$/SqFt	SP\$/LP\$	Days on Market	
High	2	1	1,492	\$139,000	\$152	\$135,000	\$152	106.67	189	
Low	2	1	620	\$75,000	\$67	\$80,000	\$60	79.09	4	
Average	2	1	1,023.9	\$110,246	\$112	\$105,340	\$107	95.81	66.4	
Median	2	1	983	\$111,779	\$111	\$100,000	\$97	98.65	38.5	

Search Criteria					
Status	CS				
Closing Date	6 months back				
#Beds	2				
#FBaths	1				
Map Shape 1 (Polygon)	26.02574329599898				

Subject Photo Page

Borrower	N/A								
Property Address	2323 Cleveland St								
City	Hollywood	County	Broward	Sta	e F	L	Zip Code	33020	
Lender/Client	N/A								



Subject Front

2323 Cleveland St							
Sales Price							
Gross Living Area	956						
Total Rooms	4						
Total Bedrooms	1+D						
Total Bathrooms	1						
Location	Suburban						
View	Residential						
Site	6,734 sf (taxroll)						
Quality	CBS/Frame/avg						
Age	68						

Subject Rear



Subject Street

Subject Interior Photos

Borrower	N/A						
Property Address	2323 Cleveland St						
City	Hollywood	County Broward	State	FL	Zip Code	33020	
Lender/Client	N/A						



Subject Livingroom

2323 Cleveland	St
Sales Price	
Gross Living Area	956
Total Rooms	4
Total Bedrooms	1+D
Total Bathrooms	1
Location	Suburban
View	Residential
Site	6,734 sf (taxroll)
Quality	CBS/Frame/avg
Age	68

Subject Kitchen





Subject Bath

Building Sketch

Borrower	N/A		
Property Address	2323 Cleveland St		
City	Hollywood	County Broward State FL Zip	Code 33020
Lender/Client	N/A		



Aerial Map

Borrower	N/A		
Property Address	2323 Cleveland St		
City	Hollywood	County Broward State FL	Zip Code 33020
Lender/Client	N/A		



Location Map

Borrower	N/A								
Property Address	2323 Cleveland St								
City	Hollywood	County	Broward	S	tate	FL	Zip Code	33020	
Lender/Client	N/A								

CAKWOOD		z		SW 7th St	6 5	
a la mode, inc.	Dunbar 4	23rd	-6	SW 8th St	Hart	SE 8th St
The leader in real estate technology 95 Li	City 5	Þ	=ju#L	SW 9th St	N Dove Her	SE 9th
Z Z		Cody St Douglas St		S	W 10th St	
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son St	-4-C+		Taft St.			-
Taft St COMPARABLE	E No. 1	Roosevel	1990 N		ING No. 2	
2334 McKinle		cKinley St		Hollywood,		
d Stark North PA 0.04 miles	020-3045	Cleveland	st	0.17	7 miles E	ema
	NORTH CENTRAL	Arthur St	21st Ave	ROYAL P		rthur St Z
COMPARABLE No. 2	HOLLYWOOD	Ga tield St	Ave			
COMPARABLE No. 2	4.25	Ha s St		Dixia	nna St	Hayes St
Hollywood, FL 33020-3045	Av	Gran	Dowdy 1	Grant St	18th	
		SUBJEC	т	Johr	son St	
Johnson	z	2323 Clevela		Lincol	n St	z
LISTING No. 1 LISTING No. 1 2714 Taylor St		ollywood, FL 33	020-3045		inan St 🔱	N 17th Ave
	St	Pierce St	*		Pierce St	Hol
Z Hollywood, FL 33020-3045 0.86 miles SW		-	Fillmore St			
PARK EAST	nore St		41	Z 20 Tay	lor St	
	Taylor St	Taylor St	ille	th-Ave		
Polk St	ood Blue Holl	OMPARABLE N	No. 3	Tyler St	6.3	DE CE
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Plat Map

Borrower	N/A								
Property Address	2323 Cleveland St								
City	Hollywood	Count	9 Broward	Sta	ate	FL	Zip Code	33020	
Lender/Client	N/A								



Flood Map

Borrower	N/A				
Property Address	2323 Cleveland St				
City	Hollywood	County Broward	State FL	Zip Code 33020	
Lender/Client	N/A				



Comparable Photo Page

Borrower	N/A
Property Address	2323 Cleveland St
City	Hollywood
Lender/Client	N/A

County Broward

State FL Zip Code 33020



Comparable 1

2334 McKinley St	:
Prox. to Subject	0.04 miles NW
Sale Price	135,000
Gross Living Area	983
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Location	Suburban
View	Residential
Site	6,738sf (taxroll)
Quality	CBS/Frame/avg
Age	62



Comparable 2 ~ C+

2450 Hayes St	
Prox. to Subject	0.28 miles SW
Sale Price	112,500
Gross Living Area	940
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Suburban
View	Residential
Site	7,500 sf (taxrol
Quality	CBS/Frame/avg
Age	64

112,500
940
5
3
1
Suburban
Residential
7,500 sf (taxroll)
CBS/Frame/avg
64



Comparable 3

2627 Taylor St Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

0.77 miles SW 125,000 1,083 4 2 1 Suburban Residential 10,002sf (tax) CBS/Frame/avg 63

Listing Photo Page

Borrower	N/A							
Property Address	2323 Cleveland St							
City	Hollywood	County	Broward	State	FL	Zip Code	33020	
Lender/Client	N/A							



Listing 1

2714 Taylor St	
Proximity to Subject	0.86 miles SW
List Price	129,900
Days on Market	73 days/ACTIVE
Gross Living Area	1,090
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Age/Year Built	62



Listing 2

1322 N 22nd Av	e
Proximity to Subject	0.17 miles E
List Price	119,000
Days on Market	74 days/ACTIVE
Gross Living Area	732
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Age/Year Built	62

Listing 3

Proximity to Subject List Price Days on Market Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Age/Year Built

Borrower	N/A		F	ile No. 13743	
Property Address	2323 Cleveland St				
City	Hollywood	County Broward	State FL	Zip Code 33020	
Lender/Client	N/A				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is	one of the following types:	
Self Contained	(A written report prepared under Standards Rule	2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
🗙 Summary	(A written report prepared under Standards Rule	2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricted Use	(A written report prepared under Standards Rule restricted to the stated intended use by the specifie	$2\mathchar`-2\mathchar'-2\mathchar`-2\mathchar`-2\mathchar`-2\mathchar`-2\mathchar`-2\ma$

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).

Reasonable Exposure Time

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:

90-180 days.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

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.

APPRAISER:	SUPERVISORY APPRAISER (only if required):		
Signature:	Signature:		
Name: Peter Ludescher	Name:		
Designation:	Designation:		
Date Signed: 05/29/2014	Date Signed:		
State Certification #: RD5494	State Certification #:		
or State License #:	or State License #:		
State: Florida	State:		
Expiration Date of Certification or License: 11/30/2014	Expiration Date of Certification or License:		
	Supervisory Appraiser inspection of Subject Property:		
Effective Date of Appraisal: 5/21/2014	Did Not Exterior-only from street Interior and Exterior		

Form ID12E - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE