

APPRAISAL OF REAL PROPERTY



LOCATED AT

2323 Cleveland St
Hollywood, FL 33020
Lot 6 of Block 28 of Hollywood Park Plat PB 4-19

FOR

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

OPINION OF VALUE

\$375,000

AS OF

3/7/2024

BY

Robert D. Miller, ASA
The Urban Group, Inc.
150 SE 12th Street, Suite 100
Ft. Lauderdale, FL 33316
954-522-6226
rmiller@theurbangroup.com

RESIDENTIAL APPRAISAL REPORT

File No.: 24019

SUBJECT	Property Address: 2323 Cleveland St		City: Hollywood		State: FL		Zip Code: 33020																																																																																																																																																																																														
	County: Broward		Legal Description: Lot 6 of Block 28 of Hollywood Park Plat PB 4-19																																																																																																																																																																																																		
			Assessor's Parcel #: 51-42-09-05-4240																																																																																																																																																																																																		
	Tax Year: 2023		R.E. Taxes: \$ 0		Special Assessments: \$ 0		Borrower (if applicable):																																																																																																																																																																																														
ASSIGNMENT	Current Owner of Record: Hollywood Dept. of Com. & Econ. Develop				Occupant: <input type="radio"/> Owner <input type="radio"/> Tenant <input checked="" type="radio"/> Vacant <input type="radio"/> Manufactured Housing																																																																																																																																																																																																
	Project Type: <input type="radio"/> PUD <input type="radio"/> Condominium <input type="radio"/> Cooperative <input checked="" type="radio"/> Other (describe)		Subdivision		HOA: \$ 0		<input type="radio"/> per year <input type="radio"/> per month																																																																																																																																																																																														
	Market Area Name: Hollywood Park		Map Reference: 22744		Census Tract: 0904.04																																																																																																																																																																																																
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="radio"/> Market Value (as defined), or <input type="radio"/> other type of value (describe)																																																																																																																																																																																																				
MARKET AREA DESCRIPTION	This report reflects the following value (if not Current, see comments): <input checked="" type="radio"/> Current (the Inspection Date is the Effective Date) <input type="radio"/> Retrospective <input type="radio"/> Prospective																																																																																																																																																																																																				
	Approaches developed for this appraisal: <input checked="" type="radio"/> Sales Comparison Approach <input type="radio"/> Cost Approach <input type="radio"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																																																																																																																																																																				
	Property Rights Appraised: <input checked="" type="radio"/> Fee Simple <input type="radio"/> Leasehold <input type="radio"/> Leased Fee <input type="radio"/> Other (describe)																																																																																																																																																																																																				
	Intended Use: The intended use of this report is for the client to utilize in the potential sale of the property.																																																																																																																																																																																																				
SITE DESCRIPTION	Intended User(s) (by name or type): The City of Hollywood, their legal and financial consultants and other representatives.																																																																																																																																																																																																				
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	Appraiser: Robert D. Miller, ASA		Address: 150 SE 12th Street, Suite 100, Ft. Lauderdale, FL 33316																																																																																																																																																																																																		
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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, Federal Highway to the east, I-95 to the west and Sheridan 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 industrial development in the area is located along the major roadways, Hollywood Boulevard, Federal Highway and Dixie Highway. Values over the past 24 months have shown some increases in value, however rising interest rates could impact future increases in value.																																																																																																																																																																																																					
DESCRIPTION OF THE IMPROVEMENTS	Dimensions: 50 x 135		Site Area: 6,734 sf																																																																																																																																																																																																		
	Zoning Classification: DH-1		Description: Dixie Hwy. Low Intensity Multi Family District																																																																																																																																																																																																		
	Zoning Compliance: <input checked="" type="radio"/> Legal <input type="radio"/> Legal nonconforming (grandfathered) <input type="radio"/> Illegal <input type="radio"/> No zoning																																																																																																																																																																																																				
	Are CC&Rs applicable? <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown		Have the documents been reviewed? <input type="radio"/> Yes <input checked="" type="radio"/> No																																																																																																																																																																																																		
Ground Rent (if applicable) \$ /																																																																																																																																																																																																					
Highest & Best Use as improved: <input checked="" type="radio"/> Present use, or <input type="radio"/> Other use (explain)																																																																																																																																																																																																					
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 is in superior condition, completely remodeled, however, it has sat vacant for the last 18 months or longer after the renovations; the value of the site as improved exceeds the value of the land value and thus the highest and best use is as improved.																																																																																																																																																																																																					
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Other site elements: <input checked="" type="radio"/> Inside Lot <input type="radio"/> Corner Lot <input type="radio"/> Cul de Sac <input type="radio"/> Underground Utilities <input type="radio"/> Other (describe)																																																																																																																																																																																																					
FEMA Spec'l Flood Hazard Area <input type="radio"/> Yes <input checked="" type="radio"/> No FEMA Flood Zone X FEMA Map # 12011C0569H FEMA Map Date 08/18/2014																																																																																																																																																																																																					
Site Comments: Site is of sufficient size and could be developed with alternative residential developments.																																																																																																																																																																																																					
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Ft.</td> <td></td> <td>Type</td> <td>FWA</td> </tr> <tr> <td># of Stories</td> <td>1</td> <td>Exterior Walls</td> <td>CBS</td> <td>Crawl Space</td> <td>Yes</td> <td>% Finished</td> <td></td> <td>Fuel</td> <td>Electrical New</td> </tr> <tr> <td>Type</td> <td><input checked="" type="radio"/> Det. <input type="radio"/> Att. <input type="radio"/></td> <td>Roof Surface</td> <td>Shingle</td> <td>Basement</td> <td>None</td> <td>Ceiling</td> <td></td> <td>Cooling</td> <td></td> </tr> <tr> <td>Design (Style)</td> <td>Ranch</td> <td>Gutters & Dwnspts.</td> <td>Aluminum</td> <td>Sump Pump</td> <td><input type="radio"/></td> <td>Walls</td> <td></td> <td>Central</td> <td>HVAC New</td> </tr> <tr> <td><input checked="" type="radio"/> Existing <input type="radio"/> Proposed <input type="radio"/> Und.Cons.</td> <td></td> <td>Window Type</td> <td>Impact Windows</td> <td>Dampness</td> <td><input type="radio"/> None</td> <td>Floor</td> <td></td> <td>Other</td> <td></td> </tr> <tr> <td>Actual Age (Yrs.)</td> <td>79</td> <td>Storm/Screens</td> <td>Screens</td> <td>Settlement</td> <td>Typical</td> <td>Outside Entry</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Effective Age (Yrs.)</td> <td>10</td> <td>Doors</td> <td>Impact</td> <td>Infestation</td> <td>None Noted</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Interior Description</td> <td colspan="2">Appliances</td> <td colspan="2">Attic <input type="radio"/> None</td> <td colspan="2">Amenities</td> <td colspan="2">Car Storage <input type="radio"/> None</td> </tr> <tr> <td>Floors</td> <td>Tile/Laminated Wood</td> <td>Refrigerator</td> <td><input checked="" type="radio"/></td> <td>Stairs</td> <td><input type="radio"/></td> <td>Fireplace(s) #</td> <td>0</td> <td>Woodstove(s) #</td> <td>0</td> </tr> <tr> <td>Walls</td> <td>Painted</td> <td>Range/Oven</td> <td><input checked="" type="radio"/></td> <td>Drop Stair</td> <td><input type="radio"/></td> <td>Patio</td> <td>Concrete New</td> <td></td> <td></td> </tr> <tr> <td>Trim/Finish</td> <td>Wood</td> <td>Disposal</td> <td><input type="radio"/></td> <td>Scuttle</td> <td><input type="radio"/></td> <td>Deck</td> <td>None</td> <td></td> <td></td> </tr> <tr> <td>Bath Floor</td> <td>Tile</td> <td>Dishwasher</td> <td><input checked="" type="radio"/></td> <td>Doorway</td> <td><input type="radio"/></td> <td>Porch</td> <td>Wood New</td> <td></td> <td></td> </tr> <tr> <td>Bath Wainscot</td> <td>Tile</td> <td>Fan/Hood</td> <td><input checked="" type="radio"/></td> <td>Floor</td> <td><input type="radio"/></td> <td>Fence</td> <td>None</td> <td></td> <td></td> </tr> <tr> <td>Doors</td> <td>Wood Interior</td> <td>Microwave</td> <td><input checked="" type="radio"/></td> <td>Heated</td> <td><input type="radio"/></td> <td>Pool</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Doors</td> <td>Metal Exterior</td> <td>Washer/Dryer</td> <td><input type="radio"/></td> <td>Finished</td> <td><input type="radio"/></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Finished area above grade contains:</td> <td colspan="2">5 Rooms</td> <td colspan="2">2 Bedrooms</td> <td colspan="2">1 Bath(s)</td> <td colspan="2">728 Square Feet of Gross Living Area Above Grade</td> </tr> <tr> <td colspan="10">Additional features: The property was totally renovated and the renovations were competed based on the Scope of Work Bid Document supplied by the City of Hollywood, Department of Community Development and attached to this report. These were completed in 2022.</td> </tr> <tr> <td colspan="10">Describe the condition of the property (including physical, functional and external obsolescence): Property was considered to be in superior renovated condition (Vacant-18 months). All illegal structures and code violations are returned to original specifications per code, including a new electrical system ,new smoke and carbon detectors and a new tankless water heater. New attic insulation, tent fumigation, bathroom has been remodeled with new fixtures (faucet, tub, toilet vanity and accessories), new kitchen appliances, new cabinets, new counter tops,new back splash, new fixtures, impact windows, exterior doors and garage door, new concrete patio, exterior has been repaired and painted, damaged soffit and fascia boards have been replaced, new HVAC system, new single paver driveway and front sidewalk connecting to driveway, new landscaping, irrigation system, and new wood fence, Review the Scope of Work with specifications attached in this report, for complete and detailed listing of repairs completed on the property.</td> </tr> </table>								General Description		Exterior Description		Foundation		Basement <input checked="" type="radio"/> None		Heating		# of Units	1 <input type="radio"/> Acc. Unit	Foundation	Concrete	Slab		Area Sq. Ft.		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Walls	Painted	Range/Oven	<input checked="" type="radio"/>	Drop Stair	<input type="radio"/>	Patio	Concrete New																																																																																																																																																																																														
Trim/Finish	Wood	Disposal	<input type="radio"/>	Scuttle	<input type="radio"/>	Deck	None																																																																																																																																																																																														
Bath Floor	Tile	Dishwasher	<input checked="" type="radio"/>	Doorway	<input type="radio"/>	Porch	Wood New																																																																																																																																																																																														
Bath Wainscot	Tile	Fan/Hood	<input checked="" type="radio"/>	Floor	<input type="radio"/>	Fence	None																																																																																																																																																																																														
Doors	Wood Interior	Microwave	<input checked="" type="radio"/>	Heated	<input type="radio"/>	Pool																																																																																																																																																																																															
Doors	Metal Exterior	Washer/Dryer	<input type="radio"/>	Finished	<input type="radio"/>																																																																																																																																																																																																
Finished area above grade contains:		5 Rooms		2 Bedrooms		1 Bath(s)		728 Square Feet of Gross Living Area Above Grade																																																																																																																																																																																													
Additional features: The property was totally renovated and the renovations were competed based on the Scope of Work Bid Document supplied by the City of Hollywood, Department of Community Development and attached to this report. These were completed in 2022.																																																																																																																																																																																																					
Describe the condition of the property (including physical, functional and external obsolescence): Property was considered to be in superior renovated condition (Vacant-18 months). All illegal structures and code violations are returned to original specifications per code, including a new electrical system ,new smoke and carbon detectors and a new tankless water heater. New attic insulation, tent fumigation, bathroom has been remodeled with new fixtures (faucet, tub, toilet vanity and accessories), new kitchen appliances, new cabinets, new counter tops,new back splash, new fixtures, impact windows, exterior doors and garage door, new concrete patio, exterior has been repaired and painted, damaged soffit and fascia boards have been replaced, new HVAC system, new single paver driveway and front sidewalk connecting to driveway, new landscaping, irrigation system, and new wood fence, Review the Scope of Work with specifications attached in this report, for complete and detailed listing of repairs completed on the property.																																																																																																																																																																																																					

File No.: 24019

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

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. The acquisition was from the operator of a homeless facility on Federal Highway	
Source(s): BCPA, MLS	in April of 2015 for the total sale price for all of the properties was \$1,671,000 via Cin: 112913502 with	
2nd Prior Subject Sale/Transfer	no allocation for the subject property included in the deed.	
Date: 12/21/2009	The 2nd prior sale was the acquisition of the property in December of 2009 by the previous owner via	
Price: \$61,000	OR Book 46813 Page 2 in the amount of \$61,000 Neither of these transactions relate to our estimate of	
Source(s):	the current market value for the subject property.	

SALES COMPARISON APPROACH TO VALUE (if developed)	<input type="radio"/> The Sales Comparison Approach was not developed for this appraisal.
---	---

FEATURE		SUBJECT		COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3			
Address		2323 Cleveland St Hollywood, FL 33020		2223 Scott St Hollywood, FL 33020				2607 Johnson St Hollywood, FL 33020				2226 Coolidge St Hollywood, FL 33020			
Proximity to Subject				0.46 miles N				0.48 miles SW				0.39 miles N			
Sale Price		\$				\$ 405,000				\$ 390,000				\$ 387,000	
Sale Price/GLA		\$ /sq.ft.		\$ 474.24 /sq.ft.				\$ 497.45 /sq.ft.				\$ 438.28 /sq.ft.			
Data Source(s)		Appraisal, Insp		BCPA, Inspection				BCPA, Inspection				BCPA, Inspection			
Verification Source(s)		Pub Rec MLS.		Pub Rec MLS. Deed				Pub Rec MLS. Deed				Pub Rec MLS. Deed			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.	
Sales or Financing Concessions		n/a		Conventional None				FHA None				Conventional Yes/\$8,000			
Date of Sale/Time				11/22/2023				3/7/2023				7/15/2022			
Rights Appraised		Fee Simple		Fee Simple				Fee Simple				Fee Simple			
Location		Interior Alley		Interior Alley				Interior				Interior			
Site		6,734 Sq. Ft.		6,721 Sq. Ft.				7,529 Sq. Ft.				6,721 Sq. Ft.			
View		Single Family Resid		SF Res.				SF Res.				SF Res.			
Design (Style)		Ranch		Ranch				Ranch				Ranch			
Quality of Construction		Good		Good				Good				Good			
Age		79		64				69				67			
Condition		Renovated		Superior				-25,000		Renovated				Renovated	
Above Grade		Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths		
Room Count		5	2	1	5	2	1	6	3	1	5	2	1		
Gross Living Area		728 sq.ft.		854 sq.ft.		-13,000		784 sq.ft.		-6,000		883 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		HVAC-New		HVAC				HVAC				HVAC			
Energy Efficient Items		Typical		Typical				Typical				Typical			
Garage/Carport		1-Car Garage		Carport				+2,500		1-Car Garage		1-Car Garage			
Porch/Patio/Deck		Patio-Open Conc		Patio-Open Pavers				-1,000		Patio-Open Conc		Patio-Open Pavers			
Net Adjustment (Total)				⊖ + ⊙ -		\$ -36,500		⊖ + ⊙ -		\$ -6,000		⊖ + ⊙ -		\$ -16,000	
Adjusted Sale Price of Comparables						\$ 368,500				\$ 384,000				\$ 371,000	

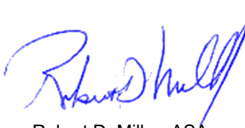
Summary of Sales Comparison Approach

Summary of Sales Comparison Approach	In this appraisal assignment, we have reviewed the subject neighborhood for sales of 2 bedroom, 1 bathroom homes within the past 24 months. Our review indicated a total of 12 comparable sales and we have narrowed that down to the 8 sales included in this assignment. The sales had an unadjusted sale price range of \$360,000 to \$405,000. We reviewed each sale individually and made adjustments in consideration of the overall condition, size, amenities, etc. The sales after adjustments indicated a range in values from a low of \$366,000 to \$384,000. Based on the review of the sales and in consideration of the renovations completed on the subject property, and the increase in interest rates a value within this range was deemed applicable. The property has been renovated and completely back to meet code, those repairs are listed in the Scope of Work specifications supplied by the City of Hollywood, Department of Community Development attached in the report. Therefore, is it our opinion that a market value of \$375,000 is considered most applicable for this subject property.
--------------------------------------	--

Indicated Value by Sales Comparison Approach \$	375,000
---	---------

RESIDENTIAL APPRAISAL REPORT

File No.: 24019

COST APPROACH	COST APPROACH TO VALUE (if developed) <input type="radio"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Based on our review of market land sales	
	in the Hollywood area, we estimated the site value at \$135,000 or \$20.00 per square foot of land area.	
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="radio"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ <input checked="" type="radio"/> Gross Rent Multiplier = \$ Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM):	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="radio"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project:	
	Describe common elements and recreational facilities:	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 375,000 Cost Approach (if developed) \$ 322,755 Income Approach (if developed) \$	
	Final Reconciliation Based on the review of the Sales Comparison Approach to Value, we estimated the market value at \$375,000. This approach is considered to be most applicable in the valuation of single family residential properties and the Cost Approach supports that value conclusion.	
	This appraisal is made <input checked="" type="radio"/> "as is", <input type="radio"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="radio"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="radio"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:	
ATTACHMENTS	<input type="radio"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 375,000 , as of: 3/7/2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>39</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="radio"/> Scope of Work <input checked="" type="radio"/> Limiting Cond./Certifications <input type="radio"/> Narrative Addendum <input checked="" type="radio"/> Photograph Addenda <input checked="" type="radio"/> Sketch Addendum	
	<input checked="" type="radio"/> Map Addenda <input checked="" type="radio"/> Additional Sales <input type="radio"/> Cost Addendum <input checked="" type="radio"/> Flood Addendum <input type="radio"/> Manuf. House Addendum	
	<input type="radio"/> Hypothetical Conditions <input type="radio"/> Extraordinary Assumptions <input type="radio"/> Qualifications and License <input checked="" type="radio"/> Scope of Work	
SIGNATURES	Client Contact: Ms. Donna Biederman Client Name: City of Hollywood	
	E-Mail: dbiederman@hollywoodfl.org Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022	
	APPRaiser	
	SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)	
		
	Appraiser Name: Robert D. Miller, ASA	
	Company: The Urban Group, Inc.	
	Phone: 954-522-6226 Fax: 954-522-6422	
	E-Mail: rmiller@theurbangroup.com	
	Date of Report (Signature): 03/12/2024	
License or Certification #: RZ1270 State: FL		
Designation: ASA		
Expiration Date of License or Certification: 11/30/2024		
Inspection of Subject: <input type="radio"/> Interior & Exterior <input checked="" type="radio"/> Exterior Only <input type="radio"/> None		
Date of Inspection: 3/7/2024		
Supervisory or Co-Appraiser Name: _____		
Company: _____		
Phone: _____ Fax: _____		
E-Mail: _____		
Date of Report (Signature): _____		
License or Certification #: _____ State: _____		
Designation: _____		
Expiration Date of License or Certification: _____		
Inspection of Subject: <input type="radio"/> Interior & Exterior <input type="radio"/> Exterior Only <input type="radio"/> None		
Date of Inspection: _____		

File No.: 24019

SALES COMPARISON APPROACH

See main report for discussion of sales data

File No.: 24019

SALES COMPARISON APPROACH

Comparable Sales Map

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



Subject Photo Page

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



Subject Front

2323 Cleveland St

Sales Price

Gross Living Area 728

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1

Location Interior Alley

View Single Family Residential

Site 6,734 Sq. Ft.

Quality Good

Age 79



Subject Rear



Subject Street view easterly

Subject Photo Page

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



Subject East Side

2323 Cleveland St

728

5

2

1

Interior Alley

Single Family Residential

6,734 Sq. Ft.

Good

79



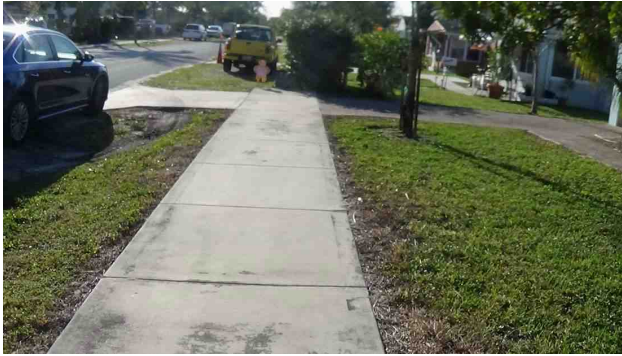
Subject West Side



Rear Yard with 6' Wood Fence

Subject Photo Page

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



Pavers driveway and front walk

2323 Cleveland St

Sales Price

Gross Living Area 728

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1

Location Interior Alley

View Single Family Residential

Site 6,734 Sq. Ft.

Quality Good

Age 79



Front Landscaping



Patio entry to garage & kitchen

Subject Photo Page

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



Living Room from Kitchen

2323 Cleveland St

Sales Price

Gross Living Area 728

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1

Location Interior Alley

View Single Family Residential

Site 6,734 Sq. Ft.

Quality Good

Age 79



Living Room to Kitchen



Living Room to Bedroom area

Subject Photo Page

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



Kitchen

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



Kitchen



Bedroom 1

Subject Photo Page

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



Bedroom 2

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



Bathroom



Air Handler

Subject Photo Page

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



Closet 1

2323 Cleveland St
Sales Price
Gross Living Area 728
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Interior Alley
View Single Family Residential
Site 6,734 Sq. Ft.
Quality Good
Age 79



Closet 2



Scuttle to Attic

Subject Photo Page

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



Fence at Alley view westerly

2323 Cleveland St

Sales Price

Gross Living Area 728

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1

Location Interior Alley

View Single Family Residential

Site 6,734 Sq. Ft.

Quality Good

Age 79



Fence at Alley view easterly



Street view westerly

Subject Photo Page

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



Garage

2323 Cleveland St

Sales Price

Gross Living Area 728

Total Rooms 5

Total Bedrooms 2

Total Bathrooms 1

Location Interior Alley

View Single Family Residential

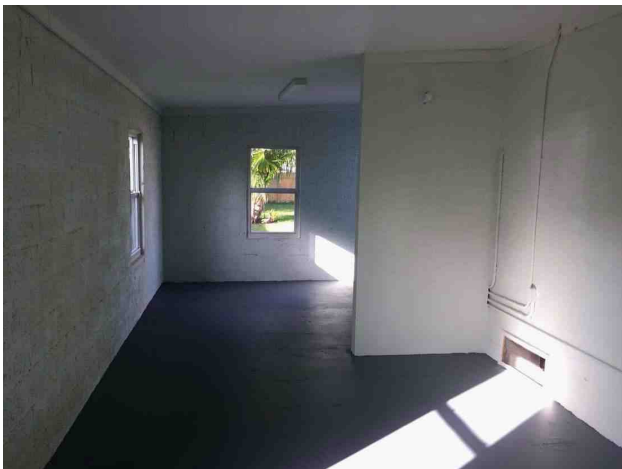
Site 6,734 Sq. Ft.

Quality Good

Age 79



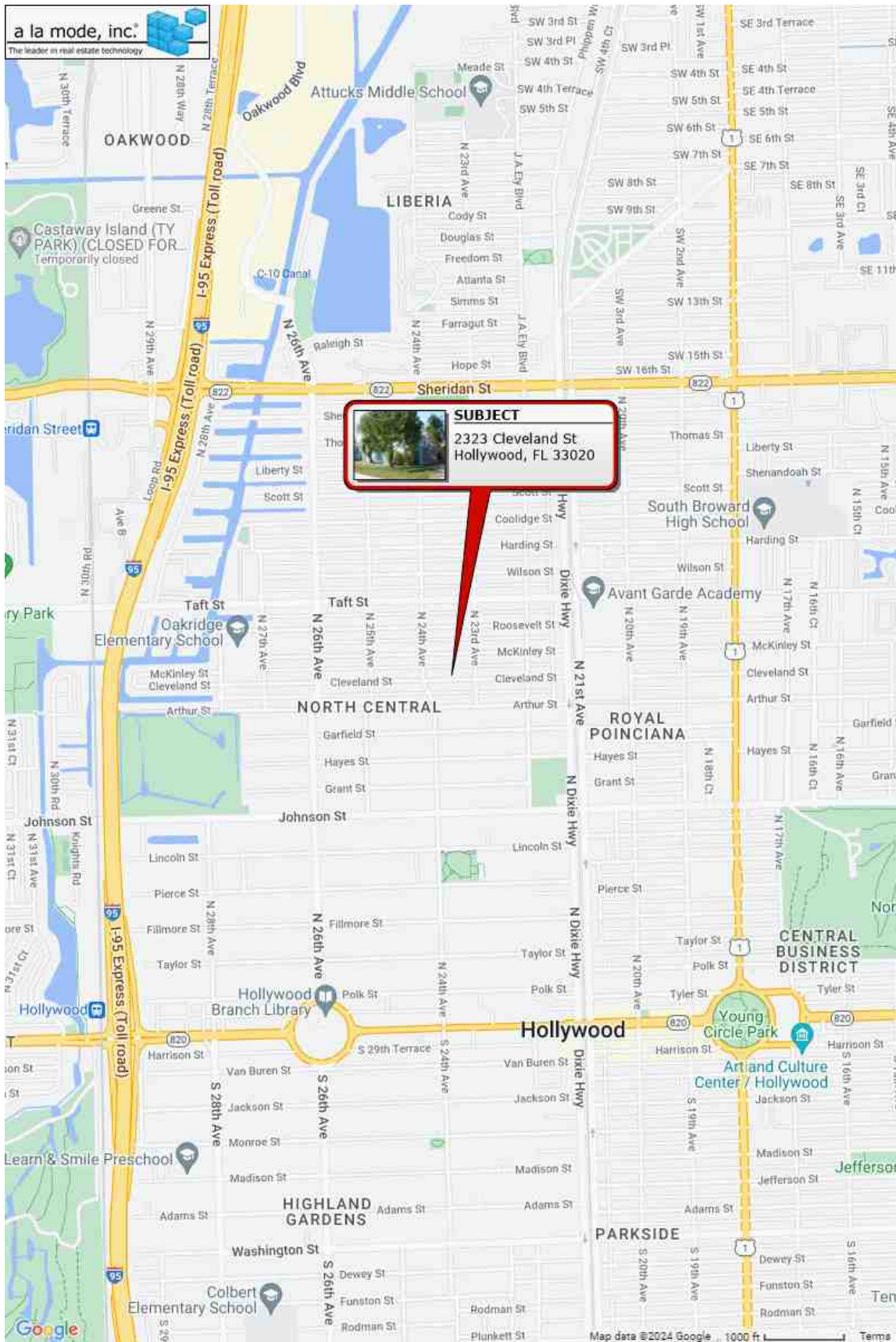
Tankless w/htr & Laundry area



Garage & Laundry Area

Subject Location Map

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



Comparable Photo Page

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



Comparable 1

2223 Scott St
 Prox. to Subject 0.46 miles N
 Sales Price 405,000
 Gross Living Area 854
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior Alley
 View SF Res.
 Site 6,721 Sq. Ft.
 Quality Good
 Age 64



Comparable 2

2607 Johnson St
 Prox. to Subject 0.48 miles SW
 Sales Price 390,000
 Gross Living Area 784
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1
 Location Interior
 View SF Res.
 Site 7,529 Sq. Ft.
 Quality Good
 Age 69



Comparable 3

2226 Coolidge St
 Prox. to Subject 0.39 miles N
 Sales Price 387,000
 Gross Living Area 883
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior
 View SF Res.
 Site 6,721 Sq. Ft.
 Quality Good
 Age 67

Comparable Photo Page

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



Comparable 4

2214 Wilson St	
Prox. to Subject	0.27 miles NE
Sales Price	385,000
Gross Living Area	878
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Interior-Alley
View	SF Res.
Site	6,716 Sq. Ft.
Quality	Good
Age	71



Comparable 5

2435 Roosevelt St	
Prox. to Subject	0.20 miles NW
Sales Price	376,000
Gross Living Area	832
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Interior
View	SF Res.
Site	6,771 Sq. Ft.
Quality	Good
Age	73



Comparable 6

2415 Grant St	
Prox. to Subject	0.26 miles S
Sales Price	375,000
Gross Living Area	864
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Interior
View	SF Res.
Site	7,500 Sq. Ft.
Quality	Good
Age	75

Comparable Photo Page

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



Comparable 7

2330 Scott St
 Prox. to Subject 0.42 miles N
 Sale Price 365,000
 Gross Living Area 783
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior-Alley
 View SF Res.
 Site 6,724 Sq. Ft.
 Quality Good
 Age 75



Comparable 8

2714 Grant St
 Prox. to Subject 0.57 miles SW
 Sale Price 360,000
 Gross Living Area 794
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Interior
 View SF Res.
 Site 6,600Sq. Ft.
 Quality Good
 Age 69

Comparable 9

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

Aerial View of Subject Property

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



Sketch of Subject Property-Land

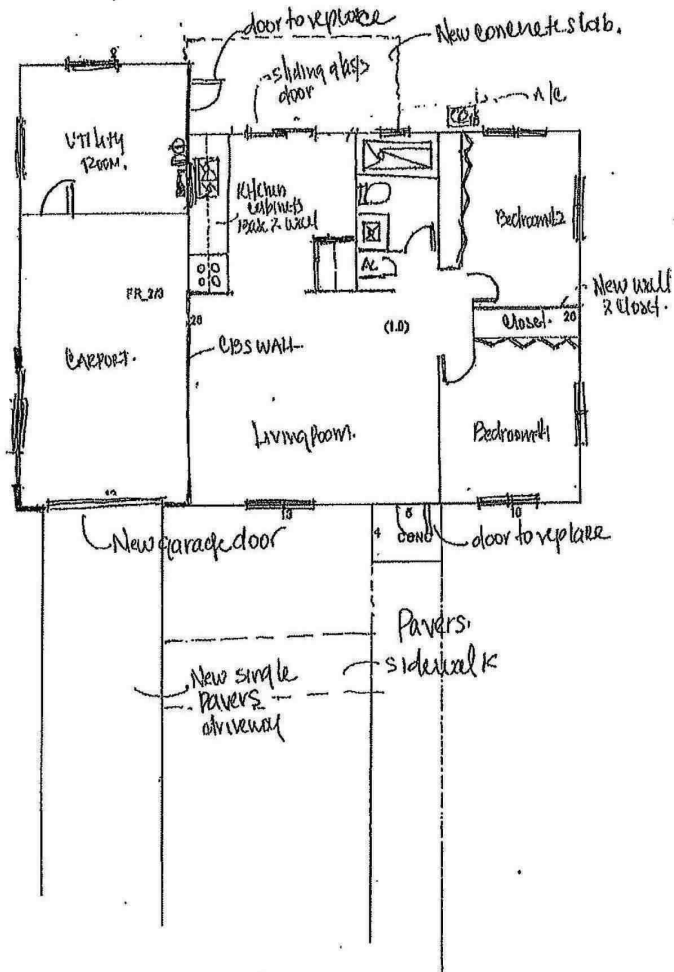
Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						



Sketch of Subject Property-Building Per Scope of Work- City of Hollywood

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

Page 1 of 1



<http://bopa.net/sketches/1209/1209-05-4240.jpg>

10/22/2018

BCPA Building Sketch Revised per Inspection

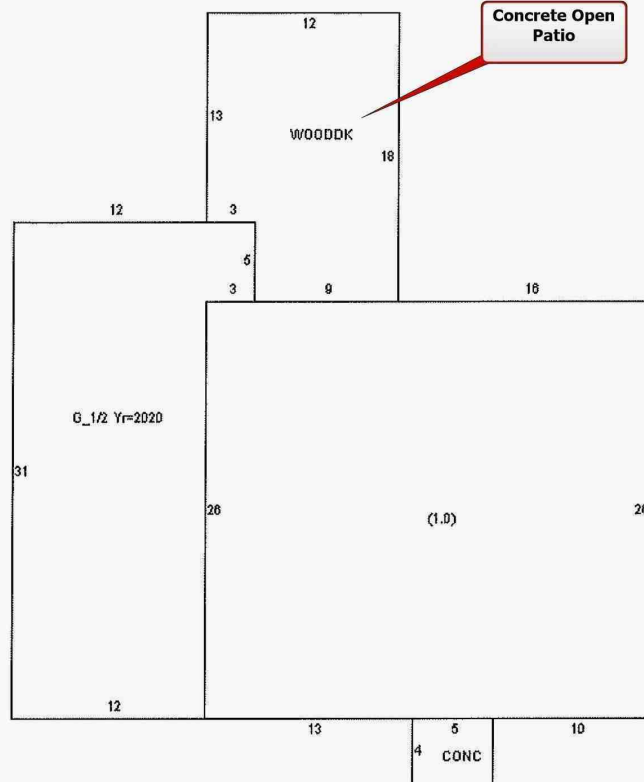
Borrower							
Property Address	2323 Cleveland St						
City	Hollywood	County	Broward	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						

8/6/2020

Patriot Sketch

Sketch: 514209054240

Building: 1 of 1



Code	Description
(1.0)	One Story
G_1/2	Garage
CONC	Concrete
WOODDK	Wood Deck

Code	Description	Area	Factor	Adj Area	Stories	Stories Under Air	Under Air Area
(1.0)	One Story	728	1.00	728	1	1	728
G_1/2	Garage	387	0.50	194	1	0	0
CONC	Concrete	20	0.00	0	0	0	0
WOODDK	Wood Deck	201	0.00	0	0	0	0
Total				922			728

Flood Map

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



Subject Most Recent Deed

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
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. Zelkowitz, 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

Subject
2323 Cleveland St

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.

Deed-Page 2

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

INSTR # 112913502 Page 2 of 3

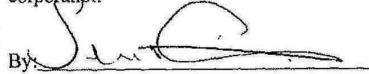
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.


IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first written above.

WITNESSES:

**COSAC HOMELESS ASSISTANCE
CENTER, INC.**, a Florida nonprofit
corporation


Print Name: John T. David

By: 
Name: Sean A. Cononie
Title: President


Print Name: Steven W. Zellowitz

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3rd day of April, 2015, by Sean A. Cononie, as President of COSAC HOMELESS ASSISTANCE CENTER, INC., a Florida nonprofit corporation, on behalf of the corporation, who (check one) ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.

My commission expires:


Print Name: STACIE HIRSCH

(Notary Seal)



Deed-Page 3

Borrower						
Property Address	2323 Cleveland St					
City	Hollywood	County	Broward	State	FL	Zip Code 33020
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-0130.

Bid Documents Scope of Work

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



CITY OF HOLLYWOOD, FLORIDA Department of Community Development

FINAL SCOPE OF WORK BID DOCUMENT

Property Owner Name: CITY OF HOLLYWOOD

Property Address: 2323 CLEVELAND ST HOLLYWOOD, FL 33020

Property Folio #: 5142 09 05 4240

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 Document 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-H8
- H Final Payment request application and releases Pages I1-I5
- I Required Close-Out Documents Pages J-1

Property Owner: CITY OF HOLLYWOOD [Signature] 12-05-2018
Print Name Signature Date

Building Inspector: _____ [Signature] _____
Print Name Signature Date

Project Manager: LILIANA BELTRAN [Signature] 12-05-2018
Print Name Signature Date

Bid Documents Scope of Work

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

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 kind	Replace Porch Beam Supports in kind	Replace Door/casing & Hardware	Install Sliding Glass door	Replace Garage Door	Replace Jalousie Windows with single hung	Repair / Replace Soffit	Replace Fascia	Replace Slope Roof system	Replace Flat Roof System	Power wash roof	Paint Exterior of Residence
Y = Repair - Replacement					Y	Y	Y		Y	Y				Y
Front Elev.	Y				1		Y							Y
Left Side Elev.														Y
Rear Side Elev.					1	1			Y	Y				Y
Right Side Elev.														Y
Roof	Impact YES				Impact				Shingles YES		Tile			
Bidding Notes	S-1: Repair header and make functional existing south east Hurricane shutters. S-5 Replace (2) exterior doors w/ impact units as per specs at utility room and main entrance, providing new knobs and locks as per specs. S-6: Remove illegal kitchen door including filler and any accessories associated with the structure. Contractor shall restore the opening to its original condition to install a 5' Impact-rated, aluminum white frame sliding Glass door system. as per specs. S-7: Restore opening at illegal florida room and install a sectional garage door, impact rated as per specs. S-9: Replace any deteriorated soffit. Prime paint new wood. S-10: Replace any deteriorated fascia. Prime paint new wood. S-14: Prep & pressure clean painted surfaces. Repair any cracks and imperfections in painted surfaces prior to painting. Prime & paint exterior walls, trim, doors, accessories, window hurricane shutters, railings, exterior concrete steps and landing area at front and rear. Colors TBD													
Specification	S-15	S-16	S-17	S-18	S-19	S-20	S21							
LOCATION	remove illegal strcutru	Installation of Emergency egress windows for bedrooms	Installation of wheelchair ramp	Repair 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 insecure or missing	Tent Fumigation	Correction of inadequate earth to wood clearances							
Y = Repair - Replacement	Y					Y								
Front Elevation														
Left Side Elevation														
Rear Side Elev.	Y													
Right Side Elev.														
Bidding Notes	S-15: The wood Deck at rear, was built without permit, Contractor shall remove complete structure, and properly dispose. Provide new concrete slab or landing area for existing steps smooth finish/ after demolition finish and paint structures attached to the removed material. S-20: Perform tent fumigation and provide City's project manager with documentation of service upon completion.													
							COH Owner Initials							

Bid Documents Scope of Work

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

Specification	S-22	S-23	S-24	S-25	S-26	S-27	S-28	S-30	S-31
LOCATION	Correct unpermitted addition	Repair existing screen enclosures otherwise remove per building inspector	Repair/replacement of damaged driveways, paved driveways and sidewalks	Repair masonry exterior (brick, stucco) or re-siding	Replace broken glazing and replace missing or damaged screens	Repair / replacement of damaged fences	Remove and trim landscaping / Provide planters and landscaping	Repair/replace gutters / leaders as required and provide splash blocks.	Provide 6" high House #s
Y=	Y		Y	Y		Y	Y		Y
Repair/Replacement required	Y		Y	Y		Y	Y		Y
Front Elevation			Y			Y	Y		Y
Left Side Elev.							Y		
Rear Side Elev.			Y			Y	Y		
Right Side Elev.							Y		
Bidding Notes	S-22: florida room: This area was altered without permit, Contractor shall restore the space to its original configuration as garage.								
	Remove base board & Laminate floor finishes and Leave concrete finish, paint concrete slab at this area . Remove existing ceiling Fan at this area								
	and replace with Grade LED flush mount light ref# EnviroLite Low Profile LED 16 in. Brushed Nickel/White Ceiling Flushmount (2-Pack) Model# EV1416LED-BN2								
	Remove track ceiling light fixture and its connections, Demo any existing Illegal Electrical wiring and mechanical device Including Illegal connections at this area, Demo existing wood steps and properly enclose existing wall opening between garage and living room with CBS and frame as per code .after repairs properly Finish Interior & exterior to match surrounding Areas .								
	Utility room: demo existing closets at north west wall .								
	Demo any existing Illegal Electrical wiring and mechanical lines at interior and exterior on this area . Remove existing ceiling Fan and replace with Grade LED flush mount light.								
	Relocate, and re route existing kitchen drainage inside wall and use crawling space to connect with septic system.								
	Bedrooms : Remove illegal closet between bedrooms and rebuild new partition wall between bedrooms , provide new closet to front Bedroom. Include bifold closet , railings shelves and clothes rod as needed after completion Finish and paint to match existing.								
S-24: Remove existing ribbon concrete driveway and provide single width paver driveway . Demolish cracked concrete walkway and Provide new paver walkway including connection between the new driveway to main front entrance . Provide public concrete sidewalk as per code , including apron towards street , as required by local code. Remove pavers at rear.									
S-25 : Repair exterior cracks and stucco at garage walls west side . After repairs finish and paint to match existing.									
S-27: Demolish chain link fence and Provide New 6" wood fence at East, North and West , w/ single return gate at , North East and North west corner , provide double gate at alley area North side of property . Include any tree or bushes removal to accommodate new wood fence.									
S-28: Remove/Trim vegetation at front and rear Elevation .Remove dead and/or dying trees include grind stump and roots as needed , remove bushes at rear, east side. Clean up Palm trees scrubs at east side front and back yard. Trim hedges and shrubs at north property line up to 6 feet.									
Remove coconut trees bushes, remove palm bushes at front. Provide planters with new landscaping among main entrance wall and provide full sun plants type arboricola red iwora dwarf , schefflera trinete, cocoplum 3 gallons .									
Install swale trees as require by code at front . Remove existing turf grass and Resod complete front yard and Install St. Augustine "Palmetto" sod including swale area.									COH
Sod shall installed over 2" of top soil free of debris & rock, well-rooted and watered-in.									
S-31: Provide & Install 6 inches house address numbers at front porch area. As per specs									

Bid Documents Scope of Work

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

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 Roof / Water Leaks	Ceiling / Wall removal Replace due to Mold	Structural demolition and wall Framing replacement	Fire Rated Door / Frame & Hardware replace between Garage and Living Space	Peeling Paint shall be Tested for Lead. Results shall be forwarded to owners /contractors for appropriate actions	Provide Attic Insulation	Repair / Replace subflooring when the surfaces have deteriorated or are unsafe.	Install grab bars in bathroom at toilet and shower.	Widen doorway and provide new door frame and hardware for a complete system	provide roof structure strapping and structural reinforcing to meet present code.	Misc. Bathroom	Repair/replace interior doors, frames and hardware.	Repaint interior wall and ceiling surfaces	Replace kitchen appliances	Replace kitchen cabinets	Repair/Replace tile & Baseboard
Y = Repair - Replacement	Y					Y					Y	Y	Y	Y	Y	Y
Entry Foyer																
Entry Closet																
Living Room	Y												Y			Y
Dining Room																Y
Family Room																
Closet	Y												Y			Y
Kitchen	Y												Y	Y	Y	Y
Pantry/closet																
Master Bedroom	Y												Y			Y
Bathroom master													Y			Y
Closet master	Y												Y			Y
Bedroom Hallway	Y											Y	Y			Y
Hallway closet	Y											Y	Y			Y
Hallway Bathroom	Y										Y		Y			Y
Bedroom 2	Y												Y			Y
Closet	Y												Y			Y
Bedroom 3																
Closet																
Bedroom 4																
Closet																
Bathroom 2																
utility room																
Laundry room	Y												Y			Y
Garage	Y												Y			
Carport																
Attic						Y										
Bidding Notes	<p>S-32: Repair water-stained, and crack ceiling at Living room utility room, bedrooms, garage and hallway . Repair any cracks and imperfections at walls and ceiling all areas inside house , after repairs provide knockdown texture finish at walls and ceiling inside house excepting garage and utility room . Paint complete ceiling at entire house .</p> <p>S-37: Remove any water-damaged insulation from attic and install new R-30 blow-in insulation throughout. As per specs</p> <p>S-42: Redo completely existing bathroom at hallway . Remove and replace plumbing fixtures, vanity, toilet , bathtub and ceramic tile at walls, and floor . New ceramic to be Installed just in wet areas around new bathtub .provide non slip floor tile on bathroom see specs/ provide and Install Semi-Frameless Sliding Bathtub Door, see specs</p> <p>S-43: Install a door at Bedroom 2, and fix/re-install the existing Bifold closet door as per spec</p> <p>S-44:Prep & clean painted surfaces. Repair any cracks and imperfections in painted surfaces prior to painting. Prime & paint complete interior walls, and ceilings, trim, doors,exterior concrete slabs , steps and accessories, per project specs.</p> <p>S-45 : Replace Kitchen appliances as per specs.</p> <p>S-46: Kitchen : Remove the entire existing Base and wall cabinets. Demo window, close up hole with CBS wall. Finish inside & out to match surrounding Areas. Replace existing kitchen cabinets ,and provide new wall cabinets at previous window wall opening, provide a side panel extended cabinet above fridge on east wall at kitchen , cabinets type pepper shaker w/ granite countertop ref: Kashmir White w/Brushed Stainless Steel T bar Kitchen Cabinet Door Handles Drawer Pull Knob type. kitchen Backsplash: ref MSI Amalfi Cafe Interlocking 12 In. x 12 In. x 6 mm Glass and Porcelain Mesh-Mounted Mosaic Wall Tile Model # SGLSIL-AC6MM</p> <p>S-47: Demolish existing tile and baseboard at kitchen and install new porcelain tile including any transition to wood tile . Provide and install new wood baseboard around entire house as per specs .</p>															
	COH															

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

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Bid Documents Scope of Work

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

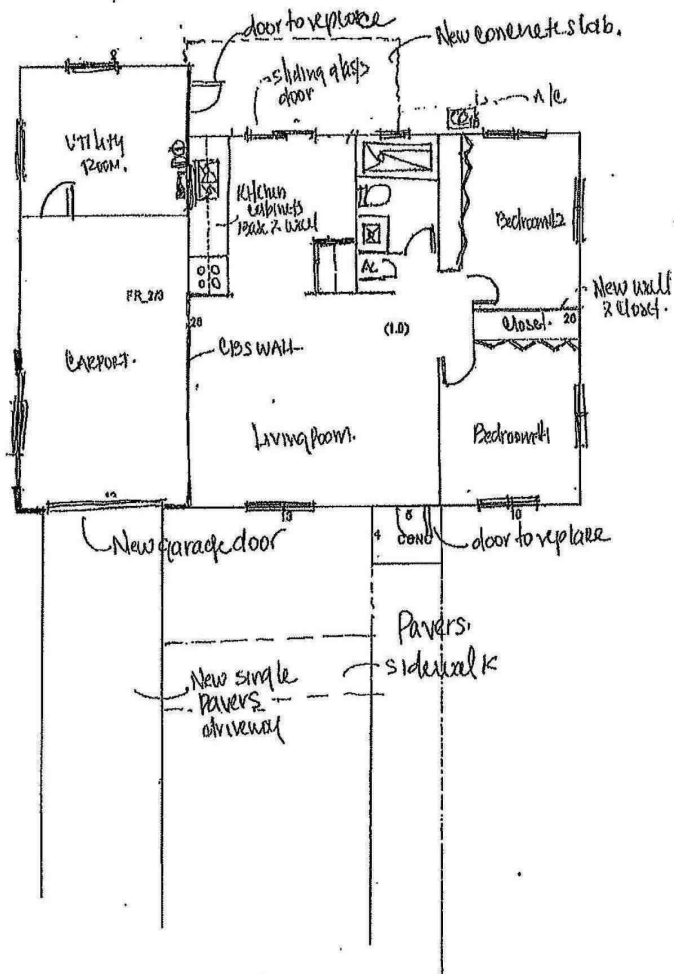
ELECTRICAL											
BID/SPEC line item	E-1	E-2	E-3	E-4	E-5	E-6	E-7	E-8	E-9	E-10	E-11
	Misc. electrical work	Correct Service Mast	Replace Meter Pan	Replace House Interior Panel	Remove any illegal connections to main panel	Identify Breakers in Main Panel and provide Blank-offs for any open breaker slots	Building Inspector: Was HVAC installed post construction, is Electrical System Sufficient for HVAC System	Upgrade electrical service, meter pan, main & house panel due to post construction electrical demands	Remove any illegal wiring from interior electric panel.	Provide blank offs for any open breaker spaces	Provide and install 10-Year Lithium Battery operated smoke detector system.
	Y			Y	Y			Y			Y
Front Elevation	Y										
Left Side Elevation											
Rear Side Elevation	Y										
Right Side Elevation	Y										
Roof											
List other rooms or spaces below											
<p>E-1: Properly terminates, and remove any unpermitted 110 volts receptacle outlet, and wire connection at kitchen, Living room, Bedrooms, Bathroom, and utility room, and rear elevation. Provide/Install new Tamper-resistant 110 volts receptacle outlet at kitchen counter and bathroom with GFI as per code. Remove all Romex exposed connections on the entire house and properly connect electrical switches and outlets as per code. Replace existing GFCI outlet at rear as per code. make sure all junction and all electric box ul rated.</p> <p>Kitchen: Provide/Install a new 220 Volts Receptacle for the Range, two 110 Volts receptacle, one for Refrigerator, and one for Dish Washer. Including new wire connection to the Electric Panel. Replace ceiling Fan with flush mount LED light fixtures as per specs Lithonia Lighting Futra 2-Light Brushed Nickel Fluorescent Ceiling Light Semi-Flush mount Model# 10813 BN. Reverse the light switch and relocate at living room wall left side as per code. Relocate existing outlet above stove to west wall, provide new outlet to connect over the range microwave hood as per code/ install over the range microwave</p> <p>Replace security light at north east corner and above garage door with Motion Activated Outdoor Integrated LED Twin Head Flood Light</p> <p>Provide front door and back door side lighting fixtures with switch as per specs.</p> <p>Bathroom: Provide new lighting fixture as per specs</p> <p>Hallway and bedrooms: replace 13 in. 60-Watt Equivalent Brushed Nickel Integrated LED Flushmount with White Glass Shade Model # HUI8011LL/BN or similar</p> <p>E-4: Replace House Main Panel at kitchen. as per specs. Modify Electrical panel at utility room to comply with code.</p> <p>E-5: Remove any illegal wiring from interior and exterior electric panel.</p> <p>E-8: Upgrade electrical service as per code</p> <p>E-11: Provide and install 10-Year Lithium Battery operated smoke detector system.</p> <p>A combo smoke/carbon monoxide detector shall be installed, when required by code</p>											
Additional Bidding Notes by Building Inspector											

ELECTRICAL											
BID/SPEC line item	E-12	E-13	M								
	Provide/replace ceiling fans	Provide & install security system	MISCELLANEOUS								
	Y		Y								
Front Elevation											
Left Side Elevation											
Rear Side Elevation											
Right Side Elevation											
Roof											
List other rooms or spaces below											
<p>E 12: Provide ceiling fan w/ LED light at living room.</p> <p>M. Provide and install new mail box at main entry / contractor will finish the job and provide final cleaning to the property.</p> <p>Provide and install doorbell at front door.</p> <p>Remove any existing furniture</p>											
Additional Bidding Notes by Building Inspector											
											COH Owner Initials

Building Sketch for repairs from Hollywood

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

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<http://bopa.net/sketches/1209/1209-05-4240.jpg>

10/22/2018

Assumptions, Limiting Conditions & Scope of Work

File No.: 24019

Property Address:	2323 Cleveland St	City:	Hollywood	State:	FL	Zip Code:	33020
Client:	City of Hollywood	Address:	2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022				
Appraiser:	Robert D. Miller, ASA	Address:	150 SE 12th Street, Suite 100, 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 update included an exterior inspection only based on the previous inspection of the interior, recently renovated and per the City of Hollywood the interior has not been altered. This report contains original interior photos from prior appraisal report inspections.

Certifications

File No.: 24019

Property Address:	2323 Cleveland St	City:	Hollywood	State:	FL	Zip Code:	33020
Client:	City of Hollywood	Address:	2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022				
Appraiser:	Robert D. Miller, ASA	Address:	150 SE 12th Street, Suite 100, 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:

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.

Client Contact:	Ms. Donna Biederman	Client Name:	City of Hollywood	
E-Mail:	dbiederman@hollywoodfl.org	Address:	2600 Hollywood Boulevard, Suite 203, Hollywood, FL 33022	
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
SIGNATURES				
	Appraiser Name:	Robert D. Miller, ASA		
	Company:	The Urban Group, Inc.		
	Phone:	954-522-6226	Fax:	954-522-6422
	E-Mail:	rmiller@theurbangroup.com		
	Date Report Signed:	03/12/2024		
	License or Certification #:	RZ1270	State:	FL
	Designation:	ASA		
	Expiration Date of License or Certification:	11/30/2024		
	Inspection of Subject:	<input type="radio"/> Interior & Exterior <input checked="" type="radio"/> Exterior Only <input type="radio"/> None		
Date of Inspection:	3/7/2024			
	Supervisory or Co-Appraiser Name:			
	Company:			
	Phone:		Fax:	
	E-Mail:			
	Date Report Signed:			
	License or Certification #:		State:	
	Designation:			
	Expiration Date of License or Certification:			
	Inspection of Subject:	<input type="radio"/> Interior & Exterior <input type="radio"/> Exterior Only <input type="radio"/> None		
	Date of Inspection:			

Borrower		File No. 24019	
Property Address	2323 Cleveland St		
City	Hollywood	County	Broward
		State	FL
		Zip Code	33020
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:

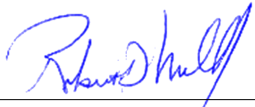
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise 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 of the subject property in September of 2015 which entailed an interior and exterior inspection of the subject property. The estimated value for the subject was \$115,000. An exterior inspection of the subject property was made for an appraisal dated July 28, 2017 and the estimated value for the subject was \$142,000. The appraiser completed an appraisal of the subject property dated January 24, 2020 which entailed an interior and exterior inspection of the subject property. Most recently the appraiser completed a report in June of 2022.

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: 03/12/2024

Effective Date of Appraisal: 3/7/2024

Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only

Date of Inspection (if applicable): 3/7/2024

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): _____

