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, FI 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

	<u>ESIDEI</u>	<u>NTIAL</u>	<u>. APPI</u>	<u> </u>	L KEP	<u>UR</u>							24019	
	Property Address:		Cleveland S	t				ollywood				E: FL	Zip Code	33020
	County: Brow	vard			Legal Description	on:	Lot 6 of Blo				rk Plat PB 4-			
SUBJECT	Tau Va		F. Tau *		Carriel *				's Parcel #		51-42-09-0)5-4240)	
盈	Tax Year: 202		.E. Taxes: \$ 0		Special Assess	ments: \$ (<u> </u>		(if applical					
S	Current Owner of Re				om. & Econ.		<u> </u>	upant: O	Owner	<u> </u>		Vacant	Mani	ufactured Housing
	Project Type:	O PUD	Condomi	nium 🔾	Cooperative	Other		Subdivisio			H0A: \$ 0		O per ye	ear per month
	Market Area Name:	Holly	wood Park					Map Reference	2274	4		Cen	nsus Tract: O	904.04
	The purpose of this	appraisal is to de	velop an opinion of	:	Market Va	alue (as de	fined), or	other ty	pe of value	e (describe)			
	This report reflects t	the following value	e (if not Current, se	e comments):		C	urrent (the Inspect	ion Date is the E	Effective D	ate)	C	Retrospe	ctive (Prospective
=	Approaches develop	ed for this apprai	sal:	Sales Comp	arison Approach		Cost Approach		ncome App	roach	(See Reconcilia	ation Comm	ents and Scope	of Work)
甸	Property Rights App	raised:	Fee Simpl	e 🔾 Lea	sehold	Leased Fe	e Ott	er (describe)						
S	Intended Use:	The intend	ed use of th	is report is	for the client	to utili:	ze in the po	tential sal	e of th	e prop	erty.			
ASSIGNMEN														
⋖	Intended User(s) (by	y name or type):	The	City of Ho	llywood, thei	r legal	and financi	al consulta	ants aı	nd othe	er representa	atives.		
	Client: City	of Hollywo	od			Addres	s: 2600 Ho	llywood E	Bouleva	ard, Su	ite 203, Holl	ywood,	FI 33022	
	Appraiser: F	Robert D. M				Addres	s: 150 SE	12th Stree	et, Suit	te 100,	Ft. Lauderd	ale, Fl	33316	
	Location:	Urban	\sim	_	Rural		edominant ccupancy		nit Housin	-	Present Land		1	ange in Land Use
	Built up:	Over 759	\sim	\sim	Under 25%		. ,	PRICE		AGE	One-Unit	70 %		-
	Growth rate:	Rapid	Str	able O	Slow	• 0w	ner	\$(000)		(yrs)	2-4 Unit	20 %	Likely *	☐ In Process *
S	Property values:	Increasir	ig 🔘 Sti	able		O Ter	nant	200	Low	25	Multi-Unit	5 %	* To:	
Ē	Demand/supply:	Shortage		Balance O	Over Supply	O Vac	cant (0-5%)	450	High	80	Comm'l	5 %		
AREA DESCRIPT	Marketing time:	Under 3	Mos. 3-	6 Mos.	Over 6 Mos.	● Vac	cant (>5%)	325	Pred	60		%		
Ē	Market Area Bounda	aries, Description,	and Market Condit	ions (including su	pport for the above o	haracterist	tics and trends):				The s	ubject p	property is	located in an
Ž	area bounde	ed by Holly	wood Boule	vard to the	south, Feder	al High	nway to the	east, I-95	to the	west a	and Sheridar	n Street	to the no	rth. The area
ARE	is a combina	ation of sing	gle family re	sidences, t	wo to four ur	nit apar	tments and	small mu	ılti fam	ily unit	s. Most com	nmercia	l and indu	strial
	developmen	t in the are	a is located	along the r	najor roadwa	ays, Ho	ollywood Bo	ulevard, F	edera	l Highv	vay and Dixi	e Highw	vay. Valu	es over the
MARKET	past 24 mor	nths have s	hown some	increases i	n value, how	ever ri	ising interes	t rates co	uld im	pact fu	ture increas	es in va	alue.	
Š														
	Dimensions:	50 x 135						S	Site Area:	6,7	34 sf			
	Zoning Classification	n: <u>DH</u>	-1						Description	: <u>D</u>	ixie Hwy. Lo	w Inten	sity Multi F	Family District
					Zonin	g Compliar	nce:	Legal () Legal	nonconfor	ning (grandfathered)	◯ Illega	al No zoning
	Are CC&Rs applicab		Yes No	Unknown			een reviewed?		Yes (No	Ground Rent (if a	pplicable)	\$	
	Highest & Best Use	as improved:	Pre	sent use, or	Other use (explain)								
	Actual Use as of Eff		Single	Family Res	idential		Us	e as appraised i	in this repo	ort:	Single Fa	amily R	esidential	
	Summary of Highes	t & Best Use:	The	property is	in superior c	onditio	n, complete	ly remode	eled, h	oweve	r, it has sat v	/acant f	or the last	18 months or
<u>S</u>	longer after	the renova	tions; the v	alue of the	site as impro	ved ex	ceeds the	alue of th	ne land	value	and thus the	highes	st and bes	t use is as
Ĕ	improved.													
쭚	Utilities	Public Other	Provider/	Description	Off-site Improve	ments	Type		Public	Private	Topography	Basic	cally level	
E DESCRIPT	Electricity		FPL		Street	Aspha	lt			0	Size	Typic	cal for area	a
逆	Gas		Bottled		Curb/Gutter	None			_	Ō	Shape	Basic	cally Recta	angular
E	Water		City		Sidewalk	Concre	ete		. •	Ō	Drainage	Appe	ears Adeq	uate
	Sanitary Sewer	\circ	Septic			Electri	С		_ •	Õ	View	Singl	le Family I	Residential
	Storm Sewer	<u> </u>	City	2	<u> </u>	Paved			<u> </u>					
	Other site elements:		side Lot		Cul de Sac	$\overline{}$	nderground Utilities		Other (des			FF1.14	Mar Data	
	FEMA Spec'l Flood I		Yes		Flood Zone >					C05691		FEMA	A Map Date	08/18/2014
	Site Comments:	Site is o	of sufficient	size and co	uld be devel	oped w	vith alternat	ve reside	ntial de	evelop	ments.			
_	General Description			Exterior Description	n		Foundation			Bas	ement	None	Heating	
	# of Units	4		Foundation			Slab			- 1	a Sq. Ft.	110110	Type	E\A/A
	# of Stories	1	Acc.Unit	Exterior Walls	Concre CBS	ie	Crawl Space	e Yes			inished		Fuel	FWA Electrical New
	Type Det.	Att.		Roof Surface	Shingle		Basement	None		Ceil				Electrical New
	Design (Style)	Ranch		Gutters & Dwnspt			Sump Pum		:	Wal			Cooling	
	Existing (Und.Cons.	Window Type	Impact		——I `	O No	nno.	Floo			Central	HVAC New
	Actual Age (Yrs.)	79		Storm/Screens	Screen		Settlement	Typic		- 1	side Entry		Other	TIVAC New
	Effective Age (Yrs.)	10		Doors	Impact		Infestation		Noted	_	· —			
TS.	Interior Description	10		Appliances		None	Amenities	110110	140100	<u>' </u>			Car Storage	None
ME	Floors	Tile/Lamin	ated Wood	Defilerentes	Stairs	0	Fireplace(s) #	0		Woodstov	e(s) # O		-	f of cars (2 Tot.)
ω	Walls	Painted	¥¥00U	Range/Oven	Drop Sta	_	D-#-	ncrete Ne			<u> </u>		Attach.	1
≥.				Disposal	Scuttle	ĕ	Deck No				-		Detach.	
280	Trim/Finish	Wood			Doorway	Ŏ	Porch				-		BitIn	
IMPROV		Wood Tile		Dishwasher			I						i. –	
THE IMPROV	Trim/Finish	Wood Tile Tile		Dishwasher Fan/Hood	Floor	\circ	Fence Wo	od New					Carport	
OF THE IMPROV	Trim/Finish Bath Floor	Tile	rior	_	•	0	Pool No	ood New ne					Carport Driveway	1
ON OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot	Tile Tile		Fan/Hood	Floor		- VV						Driveway _	1Pavers
PTION OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot Doors	Tile Tile Wood Inte		Fan/Hood Microwave	Floor Heated Finished	0	- VV	ne	Bath(s)		728 Squa	re Feet of G	Driveway _	Pavers
CRIPTION OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot Doors Doors	Tile Tile Wood Inte	erior	Fan/Hood Microwave Washer/Dryer	Floor Heated Finished	2 Bed	Pool No	ne 1		based			Driveway Surface F ross Living Area	Pavers Above Grade
ESCRIPTION OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot Doors Doors Finished area above	Tile Tile Wood Inte Metal Exte grade contains: The	erior e property w	Fan/Hood Microwave Washer/Dryer 5 Room //as totally re	Floor Heated Finished s	2 Bed	Pool No drooms enovations	ne 1 were com	peted		on the Scop	e of Wo	Driveway Surface F ross Living Area ork Bid Do	Pavers Above Grade
DESCRIPTION OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot Doors Doors Finished area above Additional features:	Tile Tile Wood Inte Metal Exte grade contains: The the City of	erior e property w Hollywood,	Fan/Hood Microwave Washer/Dryer 5 Room vas totally re Departmen	Floor Heated Finished s enovated and t of Commun	2 Bed the renity De	Pool No drooms enovations	ne 1 were com and attach	peted ned to	this rep	on the Scop oort. These v	e of Wo	Driveway Surface F ross Living Area ork Bid Do empleted in	Pavers Above Grade
DESCRIPTION OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot Doors Doors Finished area above Additional features: supplied by	Tile Wood Intermediate Metal External Street Grade Contains: The City of on of the property	erior e property w Hollywood, (including physica	Fan/Hood Microwave Washer/Dryer 5 Room Vas totally re Departmen al, functional and e	Floor Heated Finished s enovated and t of Communicational obsolescence	2 Bed the renity De	Pool No	ne 1 were com and attach Prop	peted ned to erty wa	this rep as cons	on the Scop oort. These videred to be	e of Wo were co in supe	Driveway Surface F ross Living Area ork Bid Do ompleted in rior renova	Pavers Above Grade cument 1 2022.
DESCRIPTION OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot Doors Doors Finished area above Additional features: supplied by Describe the condition Vacant-18 m	Tile Tile Wood Inte Metal Exte grade contains: The the City of on of the property conths). All i	e property w Hollywood, (including physica Illegal structu	Fan/Hood Microwave Washer/Dryer 5 Room vas totally re Departmen al, functional and e	Floor Heated Finished s enovated and t of Communiternal obsolescence de violations a	2 Bed the renity De	Pool No	ne 1 were com and attach Propinal specif	peted ned to erty wa fication	this rep as cons s per c	on the Scop port. These widered to be ode, including	e of Wo were co in supe g a new	Driveway Surface F ross Living Area ork Bid Do ompleted in rior renova or electrical	Pavers Above Grade cument 1 2022.
DESCRIPTION OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot Doors Doors Finished area above Additional features: supplied by Describe the condition Vacant-18 m smoke and co	Tile Tile Wood Inte Metal Exte grade contains: The the City of on of the property conths). All i	erior e property w Hollywood, (including physical llegal structu	Fan/Hood Microwave Washer/Dryer 5 Room vas totally re Departmen al, functional and eaures and coonew tankless	Floor Heated Finished s enovated and tof Communicational obsolescence de violations as water heated	2 Bed the renity Derepi:	Pool No	ne 1 were com and attach Propinal specifion, tent fu	peted ned to erty wa fication umigati	this repas cons s per c on, bat	on the Scop oort. These v idered to be ode, including hroom has b	e of Wo were co in supe g a new een ren	Surface Fross Living Area ork Bid Do ompleted in rior renoval a electrical modeled wi	Pavers Above Grade Decument De
DESCRIPTION OF THE IMPROVEMENT	Trim/Finish Bath Floor Bath Wainscot Doors Doors Finished area above Additional features: supplied by Describe the condition Vacant-18 m smoke and co (faucet, tub,	Tile Tile Wood Inte Metal Exte grade contains: The the City of on of the property conths). All it earbon dete- toilet vanity	erior property w Hollywood, (including physica llegal structu ctors and a r and access	Fan/Hood Microwave Washer/Dryer 5 Room vas totally re Departmen al, functional and earres and coonew tankless ories), new	Floor Heated Finished s enovated and tof Communications as water heated with the communication of the communicatio	2 Bed d the renity Deep): are retuer. New ances,	Pool No Irrooms enovations velopment a urned to orig attic insulat new cabinet	ne 1 were com and attach Prop inal specifion, tent fu	peted ned to erty wa fication umigati unter to	this repass cons s per con, bat ops,nev	on the Scop port. These v idered to be ode, including hroom has b v back splast	e of Wo were co in supe g a new een rem n, new f	Surface Fross Living Area ork Bid Do ampleted in rior renoval electrical modeled wi fixtures, im	Pavers Above Grade cument 1 2022. ated condition(system ,new th new fixtures
DESCRIPTION OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot Doors Doors Finished area above Additional features: supplied by Describe the conditi Vacant-18 m smoke and c (faucet, tub, exterior door	Tile Tile Wood Inte Metal Exte grade contains: The the City of on of the property conths). All it earbon dete- toilet vanity and garage	erior property w Hollywood, (including physical llegal structu ctors and a r and access ge door, new	Fan/Hood Microwave Washer/Dryer 5 Room vas totally re Departmen al, functional and ecures and coonew tanklessories), new	Floor Heated Finished s enovated and tof Communitational obsolescence de violations as water heate kitchen appliatio, exterior	2 Bed the renity Deel: are returned ances, has be	Pool No	ne 1 were com and attach Propinal specifion, tent fus, new cou	peted ned to erty wa fication umigati unter to ed, dar	this repass cons s per conson, bat ops,never	on the Scop port. These v idered to be ode, including hroom has b v back splash soffit and fas	e of Wo were co in supe g a new een rem n, new f	Surface F ross Living Area ork Bid Do empleted in rior renoval relectrical modeled wi fixtures, im rds have b	Pavers Above Grade current 1 2022. ated condition(system ,new th new fixtures pact windows,
DESCRIPTION OF THE IMPROV	Trim/Finish Bath Floor Bath Wainscot Doors Doors Finished area above Additional features: supplied by Describe the conditi Vacant-18 m smoke and c (faucet, tub, exterior door	Tile Tile Wood Inter Metal Exter grade contains: The the City of on of the property conths). All it carbon detectoilet vanity and garage system, new	erior Property w Hollywood, (including physical Illegal structu ctors and a r and access ge door, new r single pave	Fan/Hood Microwave Washer/Dryer 5 Room vas totally re Departmen al, functional and edures and coonew tanklessories), new v concrete per driveway a	Floor Heated Finished s enovated and tof Communitational obsolescence de violations as water heate kitchen appliatio, exterior and front side	2 Bed the renity Deel): are retuer. New ances, has beewalk co	Pool No	ne 1 were com and attach Propinal specifion, tent fus, new couland painted driveway,	peted ned to erty wa fication umigati unter to ed, dar , new la	this repass consisted consisted constant constan	on the Scop port. These v idered to be ode, including hroom has b v back splash soffit and fas ping, irrigatio	e of Wowere co in super g a new een rem n, new f cia boa en system	Surface F ross Living Area ork Bid Do empleted in rior renoval delectrical modeled wi fixtures, im rds have b m, and nev	Pavers Above Grade cument 1 2022. ated condition(system ,new th new fixtures pact windows, seen replaced, w wood fence,

K			<u>SAL REPOI</u>				e No.: 24019	
	. •) did not reveal any prior sales	or transfers of the subject property	for the three years prio	r to the effective date of this appra	aisal.		
		BCPA, Deed, News						
TRANSFER HISTORY	1st Prior Subject Sal	le/Transfer Ana	lysis of sale/transfer history and/or	any current agreement	of sale/listing:	The subj	ect property was acq	uired as
ΙĔΙ	Date: 4/3/2015	pa	rt of a larger transaction	on that involve	d a total of five prope	erties. The dee	ed for that acquisition	1 is
ΞÍ	Price: \$1,671,000		tached to this report.					
E	Source(s): BCPA, MLS		April of 2015 for the to					
망	2nd Prior Subject Sal		•			5 was φ1,0 <i>1</i> 1,	000 via Cili. 1129130	JUZ WILLI
l≨l			allocation for the subj				201 11 1	
=	12/21/2000		he 2nd prior sale was t	•				
	Price: \$61,000	0	R Book 46813 Page 2	in the amount	of \$61,000 Neither	of these transa	actions relate to our e	stimate of
	Source(s):		e current market value					
	SALES COMPARISON APPROAC	CH TO VALUE (if developed)	The	Sales Comparison App	proach was not developed for this	**		
	FEATURE	SUBJECT	COMPARABLE SA	ALE # 1	COMPARABLE SA	ALE # 2	COMPARABLE SA	LE # 3
	Address 2323 Clevela	nd St	2223 Scott St		2607 Johnson St		2226 Coolidge St	
	Hollywood, Fl	L 33020	Hollywood, FL 3302	0	Hollywood, FL 3302	0	Hollywood, FL 3302	0
	Proximity to Subject		0.46 miles N	-	0.48 miles SW	•	0.39 miles N	-
	Sale Price	s	\$	405,000		390,000		387,000
	Sale Price/GLA	\$ /sc	.ft. \$ 474.24 /sq.ft.	400,000	\$ 497.45 /sq.ft.	330,000	\$ 438.28 /sq.ft.	307,000
	Data Source(s)							
	Verification Source(s)	Appraisal,Insp	BCPA, Inspection		BCPA, Inspection		BCPA, Inspection	
	VALUE ADJUSTMENTS	Pub Rec MLS. DESCRIPTION	Pub Rec MLS. Deed DESCRIPTION		Pub Rec MLS. Deed DESCRIPTION		Pub Rec MLS. Deed DESCRIPTION	
				+(-) \$ Adjust.		+ (-) \$ Adjust.		+(-) \$ Adjust.
	Sales or Financing	n/a	Conventional		FHA		Conventional	
	Concessions		None		None		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 Res	<u> </u>		SF Res.		SF Res.	
	Design (Style)	Ranch	Ranch		Ranch		Ranch	
	Quality of Construction	Good	Good		Good		Good	
	Age	79	64		69		67	
	Condition			05.000				-
	Above Grade	Renovated	Superior	-25,000	Renovated		Renovated	
		Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
	Room Count	5 2 1	5 2 1		6 3 1		5 2 1	
	Gross Living Area	728 sq		-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	
딍	Porch/Patio/Deck	Patio-Open Conc	Patio-Open Pavers		Patio-Open Conc		Patio-Open Pavers	-1,000
١٥		I day open cone	T die Open T diese	.,000	. aus open come		r due openii diene	1,000
ᇤ								
۲								
ΙÖ								
盗								-
OMPARISON APPROACH	Net Adjustment (Total)		O + • - \$	22.522	O + • - \$		O + • - \$	10.000
0	Adjusted Sale Price		+ • - \$	-36,500	0 + 0 - 0	-6,000	0+0-0	-16,000
SALES								
됳	of Comparables		\$	368,500		384,000		371,000
١,,	Summary of Sales Comparison Ap	·	this appraisal assignn					
		<u> </u>	ths. Our review indica					o the 8
	sales included in this	assignment. The s	ales had an unadjuste	d sale price ra	nge of \$360,000 to \$	405,000. We	reviewed each sale	
			nsideration of the over					
	range in values from	a low of \$366,000	to \$384,000. Based on	the review of	the sales and in con-	sideration of th	e renovations compl	eted on
	the subject property,	and the increase in	interest rates a value	within this ran	ge was deemed appl	icable. The pi	roperty has been ren	ovated
	and completely back	to meet code, thos	e repairs are listed in t	he Scope of V	ork specifications su	ipplied by the	City of Hollywood,	
	Department of Comm	nunity Developmen	t attached in the report	t. Therefore, is	it our opinion that a	market value	of \$375,000 is consid	lered
	most applicable for th	nis subject property						
	-							

Indicated Value by Sales Comparison Approach \$

375,000

R	ESIDENTIAL APPRAISAL REPORT	File No.: 24019
	COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for Provide adequate information for replication of the following cost figures and calculations.	r this appraisal.
	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.
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE=\$ 135,000
占	Source of cost data: Marshall Swift	DWELLING 728 Sq.Ft. @ \$ 212.84 = \$ 154,948
COST APPROACH	Quality rating from cost service: C Effective date of cost data: 3/7/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Rt.@\$ =\$ Sq.Rt.@\$ =\$
APP	The site improvements include the value of the driveway and	Sq.Ft. @ \$ = \$
OST	landscaping, etc. The depreciation is based on a 60 year life and an	Sq.Ft. @ \$ =\$
ြိ	effective age of 10 years.	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$
		Total Estimate of Cost-New \$ 177,313
		Less Physical Functional External
		Depreciation 29,558
		Uperreciated Cost of Improvements = \$ 147,755 "As-is" Value of Site Improvements = \$ 40.000
		=\$
	Estimated Remaining Economic Life (if required): 50 Year	=\$ INDICATED VALUE BY COST APPROACH =\$ 322,755
H	Listimated Remaining Economic Life (if required): 50 Year INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed	522,100
딍	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$ Indicated Value by Income Approach
INCOME APPROACH	Summary of Income Approach (including support for market rent and GRM):	
APF		
S S		
۱ŝ		
H	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned U	Unit Development
	Legal Name of Project:	
۵	Describe common elements and recreational facilities:	
Pup		
	Indicated Value by: Sales Comparison Approach \$ 375,000 Cost Approach (if de	022,700
	Final Reconciliation Based on the review of the Sales Comparison Approach approach is considered to be most applicable in the valuation of single fa	n to Value, we estimated the market value at \$375,000. This
	value conclusion.	inity residential properties and the cost Approach supports that
_		
IATION	This appraisal is made "as is", Subject to completion per plans and specific	cations on the basis of a Hypothetical Condition that the improvements have been
	completed. Subject to the following repairs or alterations on the basis of a Hy	pothetical Condition that the repairs or alterations have been completed, subject to
RECONCI	the following required inspection based on the Extraordinary Assumption that the condition	on or deficiency does not require alteration or repair:
I W		
	<u> </u>	ssumptions as specified in the attached addenda.
		iow, defined Scope of Work, Statement of Assumptions and Limiting Conditions, pecified 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.
		and/or Extraordinary Assumptions included in this report. See attached addenda. ich are considered an integral part of the report. This appraisal report may not be
ξĮ		eport.
ATTACHMENTS	Attached Exhibits:	
절	Scope of Work Limiting Cond./Certifications Narrative Ac	
¥	Map Addenda	dum Flood Addendum Manuf. House Addendum O Qualifications and License Scope of Work
	Client Contact: Ms. Donna Biederman Client	
		2600 Hollywood Boulevard, Suite 203, Hollywood, FI 33022
	APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		or out a triviolet (if applicable)
မြူ	K Whill	
띪	Approject Name:	Supervisory or
SIGNATURES	Appraiser Name: Robert D. Miller, ASÁ Company: The Urban Group, Inc.	Co-Appraiser Name: Company:
Š	Phone: 954-522-6226 Fax: 954-522-6422	Phone: Fax:
	E-Mail: rmiller@theurbangroup.com	E-Mail:
	Date of Report (Signature): 03/12/2024 License or Certification #: RZ1270 State: FL	Date of Report (Signature): License or Certification #: State:
	License or Certification #: RZ1270 State: FL Designation: ASA	Designation:
	Expiration Date of License or Certification: 11/30/2024	Expiration Date of License or Certification:
	Inspection of Subject: Interior & Exterior Exterior Only None Date of Inspection: 3/7/2024	Inspection of Subject: Interior & Exterior
	Date of Inspection: 3/7/2024	Date of inspection.

DDITIONAL FEATURE	SUBJECT	COMPARABLE SAL		COMPARABLE S	ME# 5	File No.: 24019 COMPARABLE	CALE #	^
			.E# 4		J		SALE #	6
2020 0101010		2214 Wilson St		2435 Roosevelt S		2415 Grant St		
Hollywood, F	-L 33020	Hollywood, FL 330	20	Hollywood, FL 33	020	Hollywood, FL 3	3020	
Proximity to Subject		0.27 miles NE		0.20 miles NW	I.	0.26 miles S		
Sale Price	\$	3	385,000		\$ 376,0		\$	375,0
Sale Price/GLA	\$ /sq.ft	\$ 438.50 /sq.ft.		\$ 451.92 /sq.ff		\$ 434.03 /sq	.ft.	
Data Source(s)	Appraisal,Insp	BCPA, Inspection		BCPA, Inspection	า	BCPA, Inspection	on	
Verification Source(s)	Pub Rec MLS.	Pub Rec MLS. Dee	ed	Pub Rec MLS. D	eed	Pub Rec MLS. [Deed	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjus	t. DESCRIPTION	+(-) \$ Adjus
Sales or Financing	n/a	Cash		Conventional		Conventional		
Concessions		None		None		None		
Date of Sale/Time		8/1/2022		4/12/2022		4/13/2022		
Rights Appraised	Fac Cimania			1				
ocation	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
Site	Interior Alley	Interior-Alley		Interior		Interior		
	6,734 Sq. Ft.	6,716 Sq. Ft.		6,771 Sq. Ft.		7,500 Sq. Ft.		
View	Single Family Resid			SF Res.		SF Res.		
Design (Style)	Ranch	Ranch		Ranch		Ranch		
Quality of Construction	Good	Good		Good		Good		
Age	79	71		73		75		
Condition	Renovated	Renovated		Renovated		Renovated		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Bath	ns .	
Room Count	5 2 1	5 2 1	1	5 2 1		5 2 1	_	
Gross Living Area	728 sq.ft.		-15,000		q.ft10,0			-14,0
Basement & Finished	None	None	-10,000	None	-10,0	None 864	.	- 14,0
Rooms Below Grade								
	None	None	+	None		None		
Functional Utility	Good	Good	+	Good		Good	-	
Heating/Cooling	HVAC-New	HVAC	1	HVAC		HVAC		
Energy Efficient Items	Typical	Typical	1	Typical		Typical		
Garage/Carport	1-Car Garage	None	+5,000	None	+5,0	000 None		+5,(
Porch/Patio/Deck	Patio-Open Conc	Patio-Open Pavers		Patio-Open Cond		Patio-Open Con	ıc	
let Adjustment (Total)								
		O + • -	-11,000	O + • -	\$ -5,0	000 (+ (-	\$	-9,
Adjusted Sale Price of Comparables Summary of Sales Comparison A	Approach <u>Se</u> e	e main report for disc	374,000		\$ -5,0		\$	-9,0 366,0
djusted Sale Price f Comparables	Approach <u>Sec</u>		374,000		0,0			-,
Adjusted Sale Price of Comparables	Approach <u>See</u>		374,000		0,0			- ,
Adjusted Sale Price of Comparables	Approach <u>See</u>		374,000		0,0			- ,
Adjusted Sale Price of Comparables	Approach <u>Sec</u>		374,000		0,0			
djusted Sale Price f Comparables	Approach <u>Sec</u>		374,000		0,0			-,
djusted Sale Price f Comparables	Approach <u>Sec</u>		374,000		0,0			- ,
djusted Sale Price f Comparables	Approach <u>See</u>		374,000		0,0			-,
djusted Sale Price Comparables	Approach <u>See</u>		374,000		0,0			,
djusted Sale Price f Comparables	Approach <u>See</u>		374,000		0,0			-,
djusted Sale Price f Comparables	Approach <u>See</u>		374,000		0,0			-,
djusted Sale Price f Comparables	Approach See		374,000		0,0			,
djusted Sale Price f Comparables	Approach <u>See</u>		374,000		0,0			,
Adjusted Sale Price of Comparables	Approach <u>See</u>		374,000		0,0			,
djusted Sale Price f Comparables	Approach <u>See</u>		374,000		0,0			,

			COMP	ARABLE SAL							COMP	ARABLE SALE	
Hollywood, FL : Proximity to Subject Sale Price \$ Sale Price/GLA \$ Data Source(s) A		2222	C- "		E# 7	0744		ARABLE SA	LE# 8			THITIDLE OTTLE	# 9
Proximity to Subject Sale Price \$ Sale Price/GLA \$ Data Source(s)	ววกาก		Scott		20		Gran	t St , FL 330	20				
Sale Price \$ Sale Price/GLA \$ Data Source(s) A	33020		wooa, miles	FL 3302	20		miles		20				
Data Source(s)	;	0.42	IIIIIES	\$	365,000		IIIIes		\$ 360,000			\$	
Data Source(s)	'	\$	466 1	6 /sq.ft.	303,000	\$	453 4	10 /sq.ft.	500,000	\$		/sq.ft.	
	Appraisal,Insp			pection		ВСР		pection					
	Pub Rec MLS.			ILS. Dee	d			ILS. De	ed				
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIP	PTION	+(-) \$ Adjust.		DESCRIF	PTION	+(-) \$ Adjust.		DESCRIP	TION	+ (-) \$ Adju
	n/a		entior	nal		FHA							
Concessions Date of Sale/Time		None					\$4,000)					
	Fee Simple	5/27/				4/6/2							
			Simple or-Alle			Interi	Simple or	3					
. "	,		Sq. F				0Sq. l	Ft .					
	Single Family Resid					SF R							
B : (0) I)	Ranch	Ranc				Rand							
	Good	Good	1			Good	t						
		75				69							
	Renovated		vated			Aver			+25,000				
Above Grade 1 Room Count	Total Bdrms Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
Gross Living Area	5 2 1 728 sq.ft.	5	2	783 sq.ft	-5,000	5	2	794 sq.:	t 7,000			sq.ft.	
		None		100 -4.11	-5,000	None	•	134 4	-7,000			04.76	
''		None				None							
Functional Utility G	Good	Good				Good							
Heating/Cooling	HVAC-New	HVA				HVA	С						
		Typic				Typic							
		None			+5,000					_			
Porch/Patio/Deck	Patio-Open Conc	None	:		+2,500	None	•		+2,500	-			
Net Adjustment (Total)			+	O - \$	2,500		+	0 -	\$ 20,500) +	O - \$	•
Adjusted Sale Price of Comparables												s	

Comparable Sales Map

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



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 Total Bedrooms 2 Total Bathrooms

Location

Interior Alley
Single Family Residential
6,734 Sq. Ft.
Good View

Site Quality 79 Age



Subject Rear



Subject Street view easterly

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

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

Location

Interior Alley
Single Family Residential View

6,734 Sq. Ft. Good Site Quality 79 Age



Front Landscaping



Patio entry to garage & kitchen

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

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

Location

Interior Alley
Single Family Residential
6,734 Sq. Ft.
Good View

Site Quality 79 Age



Kitchen



Bedroom 1

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

Location

Interior Alley
Single Family Residential
6,734 Sq. Ft.
Good View

Site Quality 79 Age



Bathroom



Air Handler

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

Location

Interior Alley
Single Family Residential View

6,734 Sq. Ft. Good Site Quality 79 Age



Closet 2



Scuttle to Attic

Borrower								
Property Address	2323 Cleveland St							
City	Hollywood	County	Broward	Sta	e 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 Total Bedrooms 2 Total Bathrooms

Location

Interior Alley
Single Family Residential View

6,734 Sq. Ft. Good Site Quality 79 Age



Fence at Alley view easterly



Street view westerly

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

Location

Interior Alley
Single Family Residential View

6,734 Sq. Ft. Good Site Quality 79 Age



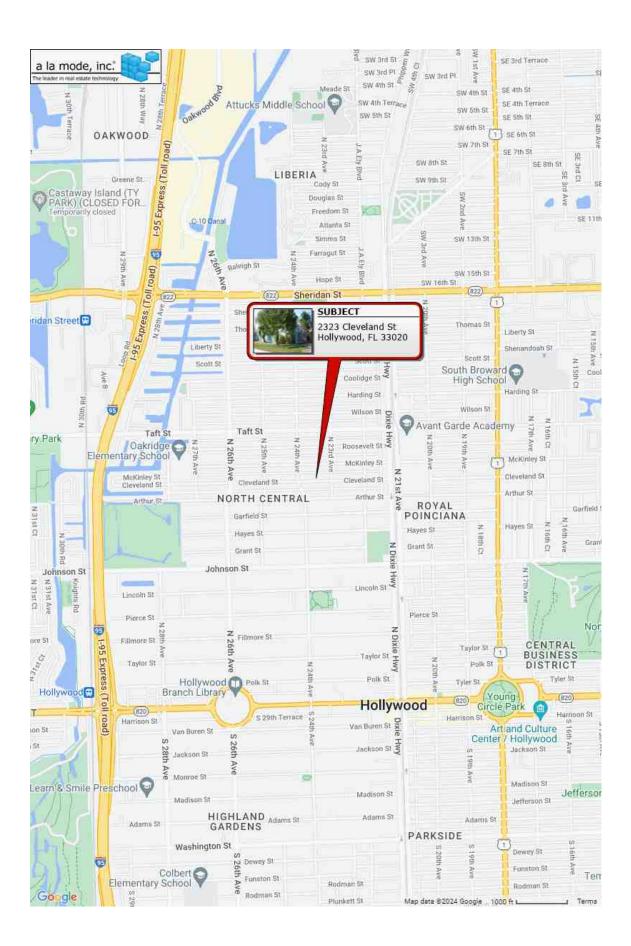
Tankless w/htr & Laundry area



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 SF Res. View 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 Location Interior SF Res. View Site 6,721 Sq. Ft. Quality Good Age

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 SF Res. View 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 Location Interior SF Res. View 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 360,000 794 Gross Living Area Total Rooms 5 Total Bedrooms 2 Total Bathrooms 1 Location Interior SF Res. View 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							



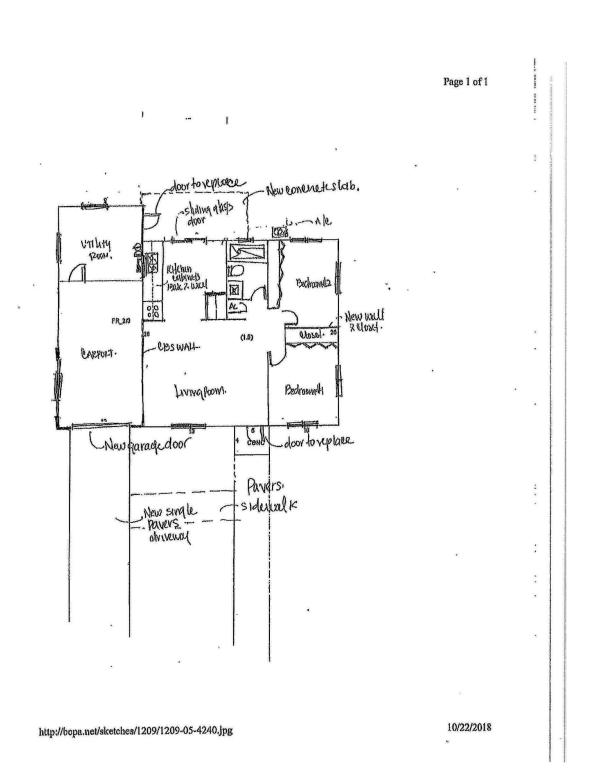
Sketch of Subject Property-Land

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



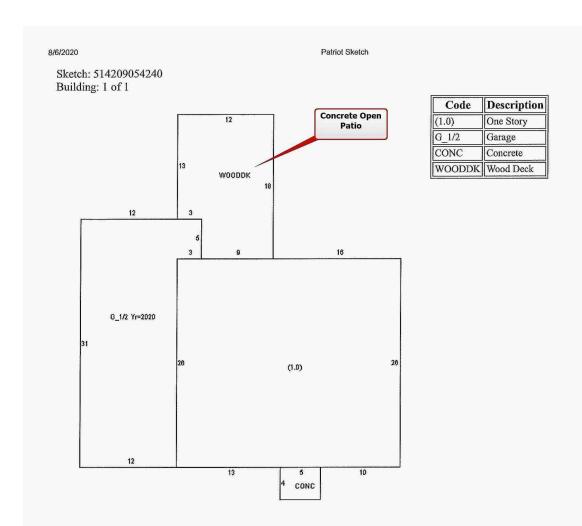
Sketch of Subject Property-Building Per Scope of Work- City of Hollywood

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



BCPA Building Sketch Revised per Inspection

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



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	NOOTHAMACE SANSONESS			922			728

https://web.bcpa.net/RecPatriotSketch.asp?Folio=514209054240

1/1

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

4

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:



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.

$\underline{W} \underline{I} \underline{T} \underline{N} \underline{E} \underline{S} \underline{S} \underline{E} \underline{T} \underline{H}$:

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:

- 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.
- 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.

Print Name: Start us. Zellow: 12

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

By:
Name: Sean A. Cononie
Title: President

STATE OF FLORIDA)
SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this _____ 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:

(Notary Seal)

STACIE HIRSCH
Commission # EE 156692
Expires January 3, 2016
Expires January 3, 2016
Ended Thu Troy Fain Insurance 600 385-7019

Deed-Page 3

Borrower									
Property Address	2323 Cleveland St								
City	Hollywood	County	Broward	5	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.

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 Nam	CITY OF HOLLYWOOD				
Property Address:	2323 CLEVELAND ST H	IOLLYWOOD, FL	33020		
Property Folio #:	5142 09 05 4240				
Home Phone #: 954	924-2923			Cell#	
Project Manager:	L.Beltran	Winter or a			
City of Hollywood Bui	ding Inspector performing inspec	tion:	NA		
Building Inspector Pho	ne#: NA	Cell#	NA		
City Project Reference	#: NA				
-UKTHER NOTE: Attached	o this checklist at time of bidding will be List of City of Hollywood Licensed G Contractor Package Invitation to Bid	General Contractors		formation	Page B1
	2 Instructions to Bidders				Pages C1-C3
	3 Scope of Work Bid Document				Pages C4-C6
	General Notes				Pages D1-D4
	Project Specifications				Pages E1-E2 Pages F1-F16
	Sample Owner/Contractor Agreeme	ent			Page
G	Partial Payment request application	and releases			Pages H1-H8
	Final Payment request application a	ind releases		A	Pages I1-I5
	Required Close-Out Documents			1 - 1	Pages J-1
roperty Owner:	TY OF HOLLYW	OOD	<u> </u>	lucelet Les	12.05-2018
uilding Inspector:	Printname		`	Signature	Date
roject Manager:	LIANA DELTRA	(U)		lucu no	12-05-20
	Print Name			Signature	Date
			1		

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	5-4	S-5	\$-6	5-7	S-8	S-9	S-10	5-11	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	у		Y	Υ				Y
ront Elev.	Y				1		Y							Y
eft Side Elev.	-													Y
ear Side Elev.	1				1	1			Y	Y				Y
Right Side Elev.	1													Y
Roof	Impact YI	FS I			In	pact				Shingle	s YES	Tile		
.001			ake funtion	nal existing sou										Land to the second
idding Notes			VI. * O-TO-GO 100 NY 63	n white frame room and inst					er specs					
	S-9: Replace	e any deterior	ated soffit.	Prime paint ne	w wood.									
-14: Prep & pressur	re clean painte	d surfaces. R	epair any co	racks and imper			orior to	o painting.	Prime &	paint ex	cterior walls,	trim, door	s, access	ories, window
i-14: Prep & pressur	re clean painte	d surfaces. R	epair any co	racks and imper			orior to	o painting.	Prime &	paint ex	cterior walls,	trim, door	s, access	ories, window
5-10: Replace any di 5-14: Prep & pressur nurricane shutters , Specification	re clean painte railings , exter	d surfaces. R	epair any co steps and la	racks and imper		Colors TBD	-18	o painting.	Prime &	paint ex	cterior walls,	trim, door	s, access	521
5-14: Prep & pressur nurricane shutters ,	re clean painte railings , exter	ed surfaces. R rior concrete s	epair any co	racks and impe Inding area at f	ront and rear .	Colors TBD	i-18				sterior walls,		s, access	
5-14: Prep & pressur nurricane shutters , Specification	re clean painte railings , exter	ed surfaces. R rior concrete s	epair any co	racks and impe inding area at f	ront and rear .	Colors TBD	-18			5-19	eterior walls,	5-20	s, access	521
-14: Prep & pressur urricane shutters, Specification LOCATION Y = Repair - Replacement	re clean painte railings , exter	ed surfaces. Refior concrete s	epair any co	racks and impe inding area at f	ront and rear .	Colors TBD	-18			5-19	eterior walls,	Tent Fumigation	s, access	521
-14: Prep & pressur urricane shutters, Specification LOCATION Y = Repair - Replacement ront Elevation	re clean painte railings , exter	ed surfaces. R rior concrete s	epair any co	racks and impe inding area at f	ront and rear .	Colors TBD	-18			5-19	eterior walls,	Tent Fumigation	s, access	521
14: Prep & pressur urricane shutters, Specification LOCATION Y = Repair - Replacement ont Elevation	re clean painte railings , exter	ed surfaces. R rior concrete s	epair any co	racks and impe inding area at f	ront and rear .	Colors TBD	-18			5-19	sterior walls,	Tent Fumigation	s, access	521
-14: Prep & pressur urricane shutters, Specification LOCATION Y = Repair Replacement ront Elevation ear Side Elevation ear Side Elevation ear Side Elev.	re clean painte railings , exter	ed surfaces. R rior concrete s	epair any co	racks and impe inding area at f	ront and rear .	Colors TBD	-18			5-19	eterior walls,	Tent Fumigation	s, access	521
-14: Prep & pressur urricane shutters, Specification LOCATION Y = Repair Replacement ront Elevation ear Side Elevation ear Side Elevation ear Side Elev.	re clean painter railings , exter	ed surfaces. R r r r r r r r r r r r r r r r r r r	epair any c	racks and impeer at the form of the form	S-17 due unit and rear installation of wheelthair rambus wheeltha	Repairs to the foundation, columns to the foundation, he was a columns of their protrions of the was tructure of the to	dwelling unit requiring grouting or partition deteriorated	masonry or concrete.	Repair exterior floor structure, stairs, handrails, guardrails &	or where insecure or missing 15		Tent Fumigation	s, access	521
-14: Prep & pressur urricane shutters, Specification LOCATION Y = Repair - Replacement ront Elevation eft Side Elevation ear Side Elev. ight Side Elev.	re clean painter railings , exter	ed surfaces. R rior concrete s	epair any c steps and la	racks and impeer at finding area at f	S-17 Guez Je type a 4 % yo u oppglets su	Repairs to the foundation, Company of the foundation, Company of the foundation of t	dwelling unit requiring grouting and or natching deteriorated	masonny or concrete.	Repair exterior floor structure, stairs, handralis, guardralis & stairs, handralis, exterior the characteristic of the characteristi	oor where insecure or missing 61	dispose.	Tent Fumigation		Correction of inadequate earth to wood clearances
Specification LOCATION Y = Repair - Replacement ont Elevation ear Side Elev. ght Side Elev. ght Side Elev.	s-15:The wc	Ad surfaces. Reior concrete s	epair any ci steps and la ear, was bu	racks and imperior racks and imp	S-17 Gue Leggle and A o consequence of the consequ	Shall remove contribution of the formulation of the	dwelling unit requiring grouting 88	Masonny or concrete.	Repair exterior floor structure, States and	or where insecure or missing 1-50 of the control of	dispose .	Tent Fumigation		Correction of inadequate earth to wood clearances
-14: Prep & pressur urricane shutters, Specification LOCATION Y = Repair - Replacement ront Elevation eft Side Elevation ear Side Elev. ight Side Elev.	s-15:The wc	Ad surfaces. Reior concrete s	epair any ci steps and la ear, was bu	racks and impeer at finding area at f	S-17 Gue Leggle and A o consequence of the consequ	Shall remove contribution of the formulation of the	dwelling unit requiring grouting 88	Masonny or concrete.	Repair exterior floor structure, States and	or where insecure or missing 1-50 of the control of	dispose .	Tent Fumigation		Correction of inadequate earth to wood clearances
-14: Prep & pressur urricane shutters, Specification LOCATION Y = Repair -	s-15:The wc	Ad surfaces. Reior concrete s	epair any ci steps and la ear, was bu	racks and imperior racks and imp	S-17 Gue Leggle and A o consequence of the consequ	Shall remove contribution of the formulation of the	dwelling unit requiring grouting 88	Masonny or concrete.	Repair exterior floor structure, States and	or where insecure or missing 1-50 of the control of	dispose .	Tent Fumigation		Correction of inadequate earth to wood clearances

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Specification	S-22	S-23	S-24	S-25	S-26	S-27	5-28	S-30	S-31
LOCATION	Correct unpermitted addition	Repair existing screen enclosures otherwise remove per building linspector	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 trimm landscaping / Provide planters and landscaping	Repair/replace gutters / leaders as required and provide splash blocks.	Provide 6" high House #'s
Y = Repair/Replacement required	Y		Y	Y		Y	Y		Y
Front Elevation			Y	-		Y	Y		Y
Left Side Elev.							У		
Rear Side Elev.			у			Y	Ý	-	
Right Side Elev.							y		
	S-22: florida room.	: This area was altered without p	ermit. Contractor shall restor	the space	to its original	configuration	as garage.		-
		rd & Laminate floor finishes and						an at this area	
	Remove base boar	to & commute noor unishes and	Leave Concrete Illish, panit C	Jilci ete siao	at this area .	Melliove exis	ing cening r	an at this area	
	and replace with G Model# EV1416LE	Grade LED flush mount light ref# ED-BN2	EnviroLite Low Profile LED 16	n. Brushed	Nickel/White	Ceiling Flushr	nount (2-Pa	:k)	
	Remove track ceil	ing light fixture and its connection	s. Demo any existing illegal is	lectrical wir	ring and mech	anical device	Including il	legal	
		area, Demo existing wood steps							
		after repairs properly Finish Int					0		
Bidding Notes	Demo any existing Grade LED flush r Relocate, and re ro Bedroooms: Remo	o existing closets at north west w illegal Electrical wiring and mech mount light. Dute existing kitchen drainage ins ove illegal closet between bedroo set, railings shelves and clothes ro	anical lines at interior and ext ide wall and use crawling spa ms and rebuild new partition	ce to conne	ect with septic	system. s , provide ne			1.
	g ribbon concrete d	Iriveway and provide single width	paver driveway . Demolish	racked con	crete walkwa	y and Provid			
etween the new dri	iveway to main fron	t entrance . Provide public concre	ete sidewalk as per code , incl	uding apror	towards stre	et , as require	ed by local c	ode. Remove	pavers at rear.
-25 : Repair exterior	cracks and stucco	at garage walls west side. After re	pairs finish and paint to matc	h existing.					
3-27: Demolish chain	link fence and Pro	vide New 6" wood fence at East, I	North and West, w/ single ret	urn gate at	, North East	and North w	est corner,		
provide double gate	at alley area North s	side of property . Include any tree	or bushes removal to accomm	nodate new	wood fence.		,,		
5-28: Remove/Trim v	egetation at front a	nd rear Elevation .Remove dead a	nd/or dying trees include grin	d stump and	d roots as nee	ded , remove	bushes at r	ear, east side.	
lean up Palm trees s	crubs at east side f	ront and back yard. Trim hedges a	and shrubs at north property l	ine up to 6 f	feet.				
		alm bushes at front. Provide plan				ı			
		poricola red ixora dwarf, scheflera							
nstall swale trees as	require by code at	front . Remove existing turf grass	and Resod complete front yar	d and Insta	all St. Augustin	ne "Palmetto"	sod		
ncluding swale area.								-	211
	er 2" of top soil free	of debris & rock, well-rooted and	watered-in.					10	OF
od shall installed ove		of debris & rock, well-rooted and dress numbers at front porch area						- 6	DH

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							- 1	NTERI	O R							
Specification	5-32	S-33	S-34	S-35	S-36	S-37	S-38	5-39	S-40	5-41	5-42	5-43	S-44	S-45	S-46	S-47
ROOM	Celling / 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	Υ					Y					Y	Y	Y	Y	Y	Y
Entry Foyer Entry Closet								N								
Living Room	Y												Υ			Y
Dining Room														_		Y
Family Room Closet	Y		_					_			_	-	v			Y
Kitchen	Y												Ý	Y	Υ	Y
Pantry/closet	Y										_		Y	-		Y
Master Bedroom Bathroom master	Y	_											Y			Y
Closet master	Y												Υ			Y
Bedroom Hallway Hallway closet	Y				-				-		_	Y	Y	-		Y
Hallway Bathroom	Y										Y		Y			Y
Bedroom 2	Y										_		Y	-		Y
Closet Bedroom 3	_ r	_	-													
Closet																
Bedroom 4 Closet					-				*****							
Bathroom 2																
utility room	Y					_						_	v			Y
Laundry room Garage	Y				grantistics w								y			
Carport						Y										
Bidding Notes	areas insi entire ho S-37: Rer S-42: Red ceramic t Door, see S-43: Inst S-44: Prep trim, doo S-45: Rep S-46: Kitc Replace of at kitchen Knob typ- kitchen B AC6MM S-47: Den	de houseuse. nove an o compl o be ins specs all a doo & clean rs,exteri olace Kite hen: Re existing i , cabin e. acksplas	y water- y water- etely exitaled just r at Bed paintecor concre chen app move the detection of the concre etes type h: ref M listing till	damaged sting bat t in wet a room 2, a surfaces ete slabs bliances a e entire e sabinets, e pepper	insulation in in	at Livin, ockdown from a hallway and new install thing craced access. It is a and de new if granit locking the kitche	in texure finish ittic and install . Remove and bathtub .prov he existing Bifo ks and imperfe ssories, per pro wall cabinets. I wall cabinets	new R-30 replace pide non solid closet ections in object special permo wirns at previou ref: Kas	blow-in in blumbing fibility floor tile door as per painted sur s. s. dow, close is window white white dass and Por ain tile incl	sulation this ktures, vani e on bathro spec faces prior up hole wi wall openin w/Brushe	roughout ty, tollet om see to paint th CBS w g, provid d Stainle	t. As per , bathtu , specs/ ing. Prin all. Finis de a side sss Steel	age and utility ro	ile at w ill Semi- lete inte	alls, and Framele erior wal	Ifloor . New ss Sliding Bathtub Is, and ceilings, ding Areas. fridge on east wal lies Drawer Pull Model # SGLSII

Borrower									
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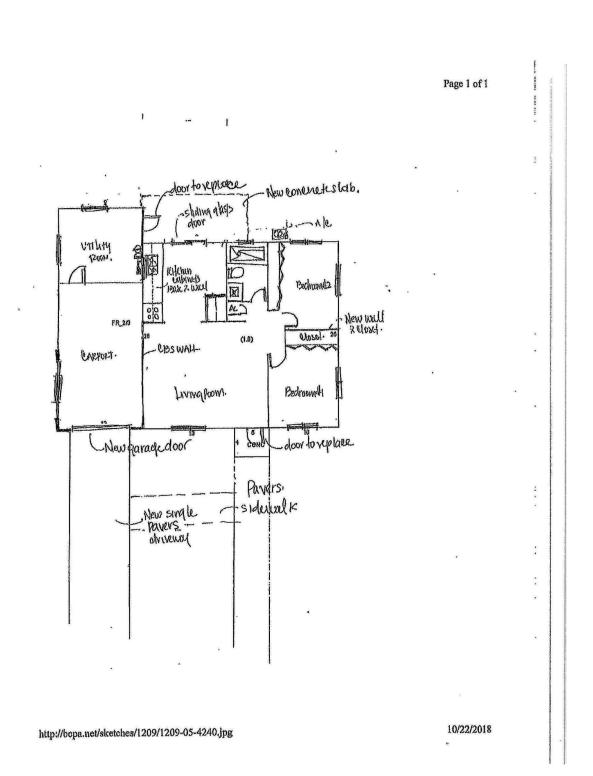
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Specification	P-1	P-2		ITARY S P-3	P-4	M P-5		P-7		P-9				ERSY P-13		P-15		P-17	2.40	G A S P-19
эреспісаціон	P-1				P-4	P-5	P-6	P-7	P-8	1000	P-10 F		P-12	P-13	P-14	P-15	P-16	P-17	P-18	P-19
	Is City Sewer Available	Connect to City Sewer and legally abandon Septic system	If NO City Sewer, City to have Septic System	Cleaned out & Evaluation provided by septic company for Bidding	Contractors shall obtain Septic Report	Building Inspector: are there indicators of underground sanitary line failure?	Miscellaneous / snake out drainage line	Replace Water Heater	Replace angle stop valves & Supply Lines - all locations	Install clothes washer shut off valves and drain line	Replace House main valves and exterior Hose bib valves	Replace shower Valve and shower head/ bathtub	Replace Toilets	Replace toilet tank fill parts and flappers and replace toilet tank bolts to base	Replace kitchen faucet system/ sink	Replace bathroom Faucets	Repair/replace in-ground swimming pool pumps	Repair/replace lawn irrigation pumps	Replace Gas shut off valves at appliances	Replace supply lines to appliances
					Y		Υ	Y	Υ	Υ		Υ	Υ		Y	Υ		Y		
in shaded Boxes re for information INLY														TAXACATA -						
	P-4: Pum	p out se	otic tank	. Visually	inspect	septic sy	stem a	nd pro	vide City	s proj	ect mana	ger	with	written	docume	entation	of findin	gs, along	with th	e cost of
	any requi	red repa	irs, inclu	ding perm	it fees.	Any add	itional	work w	ill be co	mplete	d via ch	ange	orde	er.						
									ien sink,	wasni	ng macn	ine a	irain	line. Ker	nove th	e Garo	age dispo	sai and p	irovide	regular drainag
		including plumbing conections for dishwasher as per code. P.7: Replace The existing water heater with an electric Tankless ENERGY STAR® qualified unit., change all valves to ball valves and install unit and accessories, localized and related to the processory.																		
		Including new electrical connection. Include cost of upgrading and relocate as per code if necessary. P-8: Replace angle stop valves at Bathroom, and kitchen water supply lines and drainage.																		
		P-9: Install quick shut-off hot and cold water supply valves and drain for washing machine. Connect washing machine drains to the MAIN waste line. as per code, Demolish illegal kitchen drainage into utility room and connect as per code inside wall under crawling space, install new Outdoor Exhaust Dryer Vent Kit. per code																		
	P-9: Replace washer machine valves and put them in a valve box attached to the wall. /dispose existing washer machine and dryer.																			
Bidding Notes	P-11: Replace bath tub, including valves and shower head at hall bathroom.																			
	P-12: Contractor shall remove and replace existing Toilet																			
	P-14: Replace kitchen faucet system including new valves water and drainage lines as per specs/ Provide new kitchen sink Glacier Bay All-in-One Dual Mount Stainless Steel 33 in. 2-Hole Double Bowl Kitchen Sink Modell/ VT332G2																			
	Stainless Steel 33 in. 2-Hole Double Bowl Kitchen Sink Model# VT3322G2 P-15: Replace bathroom faucets as per specs																			
	condition	s prevent	tinstalla	tion of a w	ell, the	irrigation	syste	m shall	be conn	ected	to city w	ater	via a	separat	e, appro	priatel	ly-sized w	ater met	ter. Irrig	area. If site ation system to lete, multi-zone
									HVAC											
						SYSTEM						4		GAS						
BID/SPEC line item	H-1	L .	H-2	H-3	H-4	H-	5	H-6	H-7	H-8	H-9	200	Н	-12					-	
						£ 0			E	. h00	Provide and/or replace mechanical exhaust to bathrooms if windows are		ice	gu						
	Remove heating system	3	E .	본	1	Correct any deficiencies with condensate line or provide	ō.	tat	Service A/C or Heating System	ovide and/or replace exhaust above range	nechi	ent	Cleanout Gas Flues and service	burners at ranges and heating systems						
	ys 8c		Replace HVAC System	Inspect duct work	Replace a/c vent grill	ienci	condensate pump	Replace thermostat	ating	e ex	ace n	fixed or non existent	s and	and						
	eatir		HVAC	r duc	a/cv	defic	sate	ther	T. He	Jor replace e above range	repla	non	Flue	ranges						
	ye T		ace l	spec	lace	any	nder	olace	ŝ	Jor r abov	d/or pathr	dor	Gas	at ra						
	Sem		Repl	Ë	Rep	rrect	8	Rep	vice /	and	le an	fixe	nou	ners						
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	-		Y	Y	Y			Y		4	Y				-	-		-		<u> </u>
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																				ork. Including
	modify the	e closet t	o acomo	date new																ove existing ille
dditional Bidding	condense H-3: Inspe				icts svs	tem, nr	ovide i	project	manage	with	written r	epor	t of	findings						
lotes by Building	H-4: Repla	ce a/c ve	nt grille	s	10000000							.,,,,,,								
spector	H-6: Insta									pecs		_	_							
	H-9: Provi	ue mech	onical ex	moust ton	with ligh	it to bai	пооп	as be	specs.	_									0	14
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Borrower									
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							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 paned die 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 Sattery, operated smoke detector system.
Front Elevation	Y										
Left Side Elevation			_								
Rear Side Elevation	Y	_	_					Ja.			
Right Side Elevation	Y		-								
Roof List other rooms or				-							
spaces below											
	E-1: Prop	erly terr	minates	, and rem	ove any u	inpermitted 110 volts i	receptacle outlet, and	d wire connection a	t kitchen, Livin	g room, Be	edrooms, Bathroom,
						le/install new Tamper-				-	
						ns on the entire house					
			-	-		nction and all electric b					
						eptacle for the Range,		tacle, one for Refrig	erator, and on	e for Dish	Washer. Including
			M 4-	sk - Class	to Donal E	Name	(I)				- A 17-1-1 B 1 - 1 A 2-1-1
						Model# 10813 BN , R					a 2-Light Brushed Nickel
	as per co	de. Relo	cate ex	isting out	let above	stove to west wall, pro	ovide new outlet to c	connect over the rar	ge microwave	iercside	
	hood as p	er code,	/ install	over the	range mic	rovave			8		
	Replace security light at nort east corner and above garage door with Motion Activated Outdoor Integrated LED Twin Head Flood Light										
	Provide front door and back door side lighting fixtures with switch as per specs . Bothroom: Provide new lighting fixture as per specs										
	Provide f	ront doc	or and b	ack door	side light	ing fixtures with switch	h as per specs .				
	Bathroom	ront doc	de new	ack door lighting f	side light fixture as	ing fixtures with switch per specs	h as per specs .				
	Bathroom Hallway	ront doc Provio	de new	lighting f ref#13 in.	side light fixture as 60-Watt I	ing fixtures with switch per specs Equivalent Brushed Nic	h as per specs . ckel Integrated LED Fi	lushmount with Wh	ite Glass Shade		HUI8011LL/BN or similar
	Hallway (E-4: Repla	ront doc Providend bedra ace Hous	de new coms : i e Main	lighting f ref#13 in. Panel at k	side light fixture as 60-Watt l citchen. as	ing fixtures with switch per specs Equivalent Brushed Nic s per specs. Modify Ele	h as per specs . ckel Integrated LED Fl ectrical panel at utility	lushmount with Wh	ite Glass Shade		
	Hallway of E-4: Repla E-5: Remo	ront doc Provio and bedra ace Hous ove any i	de new ooms : i e Main llegal w	lighting f ref#13 in. Panel at k iring from	side light fixture as 60-Watt l citchen, as interior	ing fixtures with switch per specs Equivalent Brushed Nic	h as per specs . ckel Integrated LED Fl ectrical panel at utility	lushmount with Wh	ite Glass Shade		
	Bathroom Hallway of E-4: Repla E-5: Remo E-8: Upgr E-11: Pro	ront doc : Provio and bedra ace Hous ove any i ade elec- vide and	de new ooms: I e Main llegal w trical se install 1	lighting f ref#13 in. Panel at k iring from rvice as p 10-Year Li	side light fixture as 60-Watt I citchen, as n interior per code thium Ba	ing fixtures with switch per specs Equivalent Brushed Nic s per specs. Modify Ele and Exterior electric pa ttery operated smoke	h as per specs . Ckel Integrated LED Flectrical panel at utility anel. detector system.	lushmount with Wh	ite Glass Shade		
	Bathroom Hallway of E-4: Repla E-5: Remo E-8: Upgr E-11: Pro	ront doc : Provio and bedra ace Hous ove any i ade elec- vide and	de new ooms: I e Main llegal w trical se install 1	lighting f ref#13 in. Panel at k iring from rvice as p 10-Year Li	side light fixture as 60-Watt I citchen, as n interior per code thium Ba	ing fixtures with switch per specs Equivalent Brushed Nic s per specs, Modify Ele and Exterior electric pa	h as per specs . Ckel Integrated LED Flectrical panel at utility anel. detector system.	lushmount with Wh	ite Glass Shade		
Additional Bidding	Bathroom Hallway of E-4: Repla E-5: Remo E-8: Upgr E-11: Pro	ront doc : Provio and bedra ace Hous ove any i ade elec- vide and	de new ooms: I e Main llegal w trical se install 1	lighting f ref#13 in. Panel at k iring from rvice as p 10-Year Li	side light fixture as 60-Watt I citchen, as n interior per code thium Ba	ing fixtures with switch per specs Equivalent Brushed Nic s per specs. Modify Ele and Exterior electric pa ttery operated smoke	h as per specs . Ckel Integrated LED Flectrical panel at utility anel. detector system.	lushmount with Wh	ite Glass Shade		
Notes by Building	Bathroom Hallway of E-4: Repla E-5: Remo E-8: Upgr E-11: Pro	ront doc : Provio and bedra ace Hous ove any i ade elec- vide and	de new ooms: I e Main llegal w trical se install 1	lighting f ref#13 in. Panel at k iring from rvice as p 10-Year Li	side light fixture as 60-Watt I citchen, as n interior per code thium Ba	ing fixtures with switch per specs Equivalent Brushed Nic s per specs. Modify Ele and Exterior electric pa ttery operated smoke	h as per specs . Ckel Integrated LED Flectrical panel at utility anel. detector system.	lushmount with Wh	ite Glass Shade		
Notes by Building Inspector	Bathroom Hallway (E-4: Repla E-5: Remo E-8: Upgr E-11 :Pro A combo	ront doc : Provice and bedra ace Hous ove any i ade elect vide and smoke/c	de new ooms: i e Main llegal w trical se install : arbon r	lighting fref#13 in. Panel at kiring from rvice as p 10-Year Li monoxide	side light fixture as 60-Watt I kitchen, as in interior per code thium Bai detector	ing fixtures with switch per specs quivalent Brushed Nick s per specs. Modify Ele and Exterior electric pa ttery operated smoke shall be installed, whe	h as per specs . ckel Integrated LED Fil cctrical panel at utility onel. detector system. n required by code	lushmount with Wh y room to comply w	ite Glass Shadi th code.	e Model #	HUI8011LL/BN or similar
Notes by Building Inspector	Bathroom Hallway (E-4: Repla E-5: Remo E-8: Upgr E-11 :Pro A combo	ront doc : Provice and bedra ace Hous ove any i ade elect vide and smoke/c	de new ooms: i e Main llegal w trical se install : arbon r	lighting fref#13 in. Panel at kiring from rvice as p 10-Year Li monoxide	side light fixture as 60-Watt I kitchen, as in interior per code thium Bai detector	ing fixtures with switch per specs quivalent Brushed Nick s per specs. Modify Ele and Exterior electric pa ttery operated smoke shall be installed, whe	h as per specs . ckel Integrated LED Fil cctrical panel at utility onel. detector system. n required by code	lushmount with Wh y room to comply w	ite Glass Shadi th code.	e Model #	HUI8011LL/BN or similar
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Building Sketch for repairs from Hollywood

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



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, FI 33022

 Appraiser:
 Robert D. Miller, ASA
 Address:
 150 SE 12th Street, Suite 100, Ft. Lauderdale, FI 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 Ad	dress: 2323 Cleveland St		^{City:} Hollywood	State: FL	Zip Code: 33020
Client:	City of Hollywood	Address:	2600 Hollywood Boulevard, Suite	e 203, Hollywood, F	FI 33022
Appraiser:	Robert D. Miller, ASA	Address:	150 SE 12th Street, Suite 100, F	t. Lauderdale, Fl 33	3316

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, FI 33022
	APPRAISER	SUPERVISORY APPRAISER (if required)
		or CO-APPRAISER (if applicable)
URES	Rhand hulf	Supervisory or
₹	Appraiser Name: Robert D. Miller, ASÁ	Co-Appraiser Name:
5	Company: The Urban Group, Inc.	Company:
מ	Phone: 954-522-6226 Fax: 954-522-6422	Phone: Fax:
	E-Mail: rmiller@theurbangroup.com	E-Mail:
	Date Report Signed: 03/12/2024	Date Report Signed:
	License or Certification #: RZ1270 State: FL	License or Certification #: State:
П	Designation: ASA	Designation:
	Expiration Date of License or Certification: 11/30/2024	Expiration Date of License or Certification:
	Inspection of Subject: Interior & Exterior Exterior Only None	e Inspection of Subject: Interior & Exterior
	Date of Inspection: 3/7/2024	Date of Inspection:
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Borrower		File No. 24019
Property Address	2323 Cleveland St	
ender/Client	Hollywood City of Hollywood	County Broward State FL Zip Code 33020
APPKAI	SAL AND REPORT II	ENTIFICATION
This Report	is one of the following types:	
Apprais	al Report (A written report p	epared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restrict	ed (A written report p	epared under Standards Rule 2-2(h), pursuant to the Scope of Work, as disclosed elsewhere in this report,
()	, , ,	spared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, d intended use by the specified client or intended user.)
Comme	ents on Standards R	ule 2-3
	o the best of my knowledge and belief:	uio £-0
	nts of fact contained in this report are	ue and correct.
	analyses, opinions, and conclusions a ions, and conclusions.	e limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional
		spective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
	wise indicated, I have performed no ser ately preceding acceptance of this assic	vices, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year
•	,, , , ,	e subject of this report or the parties involved with this assignment.
		ent upon developing or reporting predetermined results.
		not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
	· · ·	ped, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that
	at the time this report was prepared.	inspection of the property that is the subject of this report.
	· · · · · · · · · · · · · · · · · · ·	ant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each
individual prov	iding significant real property appraisal	ssistance is stated elsewhere in this report).
0	uda an Annuaisal a	d Denout Identification
		d Report Identification ng disclosure and any State mandated requirements:
=	· · · · · · · · · · · · · · · · · · ·	e subject property in September of 2015 which entailed an interior and exterior inspection of the
subject pro	perty. The estimated value for t	ne subject was \$115,000. An exterior inspection of the subject property was made for an appraisal
		e for the subject was \$142,000. The appraiser completed an appraisal of the subject property
report in Ju		nterior and exterior inspection of the subject property. Most recently the appraiser completed a
•		
APPRAISER:		SUPERVISORY or CO-APPRAISER (if applicable):
	Khundh	JU/
Signature: Name: Rob	ert D. Miller, ASA	Signature: Name:
ASA	· · · · · · · · · · · · · · · · · · ·	
State Certification	11210	State Certification #:
or State License # State: FL	Expiration Date of Certification or License:	or State License #: 11/30/2024 State: Expiration Date of Certification or License:
Date of Signature		11/30/2024 State: Expiration Date of Certification of License:
Effective Date of A	ppraisal: 3/7/2024	
Inspection of Subj Date of Inspection		xterior
	3/1/2024	T

The Urban Group, Inc.

		FIRREA / US	SPAP ADDENDUM				
Borrower					File No.	24019	
Property Address	2323 Cleveland St					2.0.0	
City	Hollywood	County Brows	ard	State	FL	Zip Code	33020
Lender/Client	City of Hollywood						
Purpose							
	al shall reflect the post-rehabili	tation, which is the As-Is va	lue of the structure based o	n the comple	eted repa	airs as no	ted on the
attached Sco	ppe of Work.						
Scope of Work							
		hi				!	and Davisoned
	sales data reflective of the sul er data sources and relied on i						100a. Reviewed
IVILO AND OUT	er data sources and relied on	IIIIOIIIIalioii IIOIII WLS and E	OCFA III OUI TEVIEW OF THE SE	ales allu Illai	Kel uala	•	
Intended Use / In	tended User						
Intended Use:	The intended use of the rep	ort is for establish market va	alue for the potential sale of	f the property	by the o	client.	
Intended User(s):	The City of Hollywood, their	legal and financial consulta	nts and other representative	es.			
History of Proper	tv						
Current listing inform		activaly listed for agle					
Outlone librarily linorin	The property is not	actively listed for sale.					
Prior sale: The	e property was acquired as pa	rt of the sale of a total of five	e properties under deed 112	2913502 date	ed 4-8-2	015 with	a total sale price
	No allocation was provided						•
the listing inf	•	- ''	'	•			
Exposure Time /	Marketing Time						
Based on ou	r review of marketing time and	days on the market, a expo	sure/marketing time of less	s than 90 day	s should	d be appli	icable if the
property is of	ffered for sale with a market ba	sed value.					
D	- H. A. T						
Personal (non-re	alty) Transfers						
None							
Additional Comm	ents						
This appraise	al report did not include an add	litional interior inspection du	e to the fact the interior was	e the same a	e renort	ed in the	previous 2022
appraisal rep		inional interior inspection de	ie to the lact the interior was	S IIIC Saille a	is report	eu III lile	previous 2022
арргаізаі гор	ort.						
Certification Supp	plement						
1. This appraisal as	ssignment was not based on a requested minimu	m valuation, a specific valuation, or an appro	val of a loan.				
2. My compens	ation is not contingent upon the n	eporting of a predetermined value	or direction in value that favor	ors the cause	of the	client, the	amount of the value
estimate, the att	ainment of a stipulated result or the occurrence o	f a subsequent event.					
		2 M					
	Hourd	. (////					
	1 1 11/1	held					
	Mond		Supervisory				
Appraiser:	Robert D. Miller, ASA		Appraiser:				
Signed Date:	03/12/2024		Signed Date:				
Certification or Licen	se #: RZ1270		Certification or License #:				
Certification or Licen	· · · · ·	s: <u>11/30/2024</u>	Certification or License State:		Expire		
Effective Date of App	raisal: 3/7/2024		Inspection of Subject: (Did Not	Exterior	Univ (Interior and Exterior