APPRAISAL OF REAL PROPERTY



LOCATED AT

901 N 70th Ter Hollywood, FL 33024 Lot 11 of Block 18 of Boulevard Heights Sec 5 PB 50-44

FOR

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

OPINION OF VALUE

\$160,000

AS OF

July 28, 2017

BY

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

The Urban Group, Inc. RESIDENTIAL APPRAISAL REPORT File No.: 77071B State: FL Zip Code: 33024 Property Address: 901 N 70th Ter City: Hollywood County: Broward Legal Description: Lot 11 of Block 18 of Boulevard Heights Sec 5 PB 50-44 Assessor's Parcel #: 5141-11-23-3030 Tax Year: 2016 R.E. Taxes: \$ n/a Special Assessments: \$ 0 Borrower (if applicable) SUBJ X Vacant Manufactured Housing **Current Owner of Record:** Occupant: Owner Tenant Hollywood Dept Com. & Econ. Development Condominium Cooperative Other (describe) H0A: \$ 0 per vear per month Subdivision Census Tract: 0912.01 Market Area Name: Map Reference: 51-41-11-23 **Boulevard Heights** The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe Current (the Inspection Date is the Effective Date) Prospective This report reflects the following value (if not Current, see comments): Retrospective Income Approach Approaches developed for this appraisal: Sales Comparison Approach Cost Approach (See Reconciliation Comments and Scope of Work) Fee Simple Leasehold Leased Fee Other (describe) Intended Use: The intended use of this report is for the client to utilize in the possible disposition of this asset Intended User(s) (by name or type): The City of Hollywood, their legal and financial consultants and other representatives Client: City of Hollywood Address: 2600 Hollywood Boulevard, Suite 203, Hollywood, FI 33022 Appraiser: 1424 South Andrews Avenue, Suite 200, Ft. Lauderdale, Fl 33316 Robert D. Miller **X** Urban Location: Suburban Rural Predominant Change in Land Use One-Unit Housing Present Land Use Occupancy Under 25% Built up: ✓ Over 75% 25-75% **PRICE** AGE One-Unit Not Likely 75 % X Stable \$(000) In Process * Growth rate: Rapid Slow **X** Owner (yrs) 2-4 Unit 5 % likelv * ▼ Increasing Tenant Property values: Stable Declining 100 Iow 25 Multi-Unit 5 % To: ★ Shortage In Balance Over Supply 5 % Demand/supply: Vacant (0-5%) High 80 Comm'l 375 Marketing time: **▼** Under 3 Mos. 3-6 Mos. Over 6 Mos. **X** Vacant (>5%) Pred 10 % 225 The subject property is located in an Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): area bounded by Hollywood Boulevard to the south, Florida's Turnpike to the east, University Drive 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 multi-family development in the area is located along the major roadways, Hollywood Boulevard, Johnson, Taft and Sheridan Streets. The MARKET market conditions have improved from the low end of the range reached in the 2008-2009 time frame. Values are still below the peak values in the 2006-2007 time frame. Values over the past 24 months have shown a good increase in value and this trend should continue Dimensions: 100 x 74 Site Area: 7,368 sf Zoning Classification: Description: RS-6 Single family residential district Illegal Zoning Compliance: X Legal Legal nonconforming (grandfathered) No zoning Yes X No Yes Are CC&Rs applicable? No 🔀 Unknown Have the documents been reviewed? Ground Rent (if applicable) Highest & Best Use as improved: Other use (explain) Present use, or Actual Use as of Effective Date: Use as appraised in this report: Single family residential Single Family residential Summary of Highest & Best Use: The property is in need of some renovation, however the value of the site as improved exceeds the value of the land value and thus the highest and best use is as improved. Utilities Public Other Provider/Description Off-site Improvements Public Private Topography Basically level DES Electricity X X Size **FPL** Street Asphalt Typical for area Gas X Curb/Gutter Shape **Bottled** None Basically Rectangular SITE Water X Drainage Sidewalk X City Concrete Appears Adequate Sanitary Sewer X X View Single family residential City Street Lights Electric Storm Sewer Allev City None Underground Utilities Cul de Sac Inside Lot Other site elements: Corner Lot Other (describe) FEMA Map Date 8/18/2014 Yes X No FEMA Flood Zone X<u>500</u> FEMA Map # 12011C0563H Site is of sufficient size and could be developed with alternative residential developments Foundation **General Description Exterior Description** Basement X None Heating # of Units Foundation Slab Area Sa. Ft. Concrete Acc.Unit Concrete Type **FWA** # of Stories **Exterior Walls** Crawl Space % Finished Fuel **CBS** None electric Type X Det. Att. Roof Surface Basement Ceiling Asphalt Shingle <u>None</u> Walls Gutters & Dwnspts. Sump Pump Design (Style) Ranch None Cooling Central Und.Cons Window Type Aluminum **Dampness** Floor **HVAC** Actual Age (Yrs.) Other Storm/Screens Settlement Outside Entry 57 Screens Typical Effective Age (Yrs.) Hurricane Shutters Infestation None Noted Interior Description Appliances Attic None Amenities Car Storage **X** None Stairs Woodstove(s) # 0 Floors Refrigerator Fireplace(s) # 0Garage # of cars (2 Tot.) Tile Walls Painted Range/Oven Drop Stair Patio Attach. Concrete Trim/Finish Disposal Deck Detach. Scuttle **Mood** None Bath Floor Dishwasher Doorway Porch Blt.-In Tile None Bath Wainscot Fan/Hood Floor Fence Carport Tile Wood Doors Microwave Heated Pool Driveway Wood Interior None Washer/Dryer Doors Metal Exterior Finished Surface Concrete Bedrooms Finished area above grade contains: 6 Rooms Bath(s) 1.012 Square Feet of Gross Living Area Above Grade 1.5 3 Additional features: The property is located on a corner lot with the side of the house located on Johnson Street, a busy street. Describe the condition of the property (including physical, functional and external obsolescence): Property was considered to be in fair to average condition and



is in need of some updating, cleaning and renovation. The landscaping was in below average condition. The electric and water were turned off and so none of these systems could be checked for condition. Fence needed repair and/or replacement. Interior was inspected in 2015

and assumed to be in similar condition as of a current date. Exterior only inspection on this appraisal assignment

R	ESIDENTIA											,,			7707	71B		
	My research ★ did ☐ Data Source(s): MLS, I						bjec	t property for the	three	years pr	rior to the	effec	tive date of this a	ppraisa	al.			
2	1st Prior Subject Sa						rv ar	nd/or any current	agre	ement of	sale/listing	a:	The subj	ect n	roperty	, was a	cauir	ed as
ST	Date: 4-3-2015		-				-		-		_	-	rties. The de					
TRANSFER HISTORY	Price: \$1,671,000												or of a home					
닖	Source(s): BCPA, MLS												000 with no al					
SN	2nd Prior Subject S												of the prope					
쮼	Date: 1-17-2008 Price: \$123.000		Veit	her o	f these	e transa	actio	ons relate to	our	estima	te of the	e cu	irrent market	value	e for th	ie subje	ct pr	operty.
_	Price: \$123,000 Source(s): BCPA, MLS																	
	SALES COMPARISON APP		f dev	/elope	d)		The :	Sales Comparisor	n App	roach wa	as not dev	/elope	ed for this apprais	al.				
	FEATURE	SUBJECT			COM	IPARABLE	SA	LE # 1		COI	MPARABL	E SA	LE # 2		COM	PARABLE	SALE	# 3
	Address 901 N 70th T	er		701	N 64th	n Ter			13	20 N 71	1st Ter				N 69th			
	Hollywood, F	L 33024				, FL 330	024				d, FL 33	3024				, FL 330)24	
	Proximity to Subject Sale Price	\$		0.77	miles		\$	225,000		2 miles	s NW	\$	218,000		miles		\$	215,000
	Sale Price/GLA	<u> </u>	q.ft.	\$	159.2	24 /sq.ft.	Ψ	223,000	\$	236	96 /sq.ft.	_	210,000	\$	185.3	34 /sq.ft.	Ψ	213,000
	Data Source(s)	Appraisal,Insp				pection	, M	LS	ВС		spection		LS	ВСР		pection	, ML	S
	Verification Source(s)	Pub Rec MLS.			Rec M				Pu	b Rec I					Rec M			
	VALUE ADJUSTMENTS	DESCRIPTION			DESCRI			+(-) \$ Adjust.	<u> </u>	DESCR	IPTION		+(-) \$ Adjust.		DESCRIF		-	+(-) \$ Adjust.
	Sales or Financing Concessions			l	/entior	nal		-6,000	FH				E 000	_	ventio	nal		
	Date of Sale/Time			Yes 5/22/	2017		+	-0,000	_	s /2017			-5,000		e 2017		+	
	Rights Appraised	Fee Simple			Simple	e				e Simp	le				Simple	e		
	Location	Residential/Busy	St			ı	T	-10,000	Re	sidentia			-10,000	Resi	identia			-10,000
	Site	7,368 sf		6805			_			01 sf				6,79			+	
	View Design (Style)	SF Residential			<u>Reside</u>	ntial	+			Reside	ential				<u>Reside</u>	ntial	-	
	Quality of Construction	Ranch Good		Rand			+		Go	nch od				Ran Goo			+	
	Age	57		58	1				58	<u> </u>				59	<u> </u>			
	Condition	Fair-Average		Supe	erior			-30,000	Su	perior			-30,000	Sup	erior			-25,000
	Above Grade	Total Bdrms Baths			Bdrms	Baths			Tot			3		Total	Bdrms	Baths		
	Room Count Gross Living Area	6 3 1.5		6	3	1 1	f4	40,000	6	3	1 1	n #	. 4 000	6	3	100.00	4	0.000
	Basement & Finished	1,012 S	y.ii.	None		,413 sq.	ıı.	-16,000	No	ne	920 sq	4.IL.	+4,000	Non		,160 sq.	IL.	-6,000
	Rooms Below Grade	None		None					No					Non				
	Functional Utility	Good		Good	b				Go	od				Goo	d			
	Heating/Cooling	HVAC		HVA						AC				HVA				
돗	Energy Efficient Items Garage/Carport	Typical		Туріс		rc Drive	_	0.500	$\overline{}$	oical				Турі				
SALES COMPARISON APPROACH	Porch/Patio/Deck	None Open Patio			ered P		,	-2,500 -1,000			Patio		-1,000	Non-				
PR	Pool	None		None				.,,,,,,	No				1,000	Non				
ΑF																		
SO																		
\R!S																		
MP	Net Adjustment (Total)] +	X -	\$	-65,500		+	X -	\$	-42,000		+	X -	\$	-41,000
၀	Adjusted Sale Price							•					,					
ES	of Comparables						\$	159,500				\$	176,000				\$	174,000
SAL	Summary of Sales Comparis												neighborhoo					
•	bath homes within the bath and two bath ho	_ ·																
	arrived at and include																	
	of \$185,000 to \$225,																	
	amenities, etc. The															the rev		of the
	sales and in consider				_													
	applicable. The prop \$160,000 is consider			npac	wind	ows and	a is	in need of re	enov	ations.	. inere	erore	e, is it our opii	nion i	nat a r	market	value	<u>e or</u>
	<u>ψ100,000 is consider</u>	od moot applicab																
	Indicated Value 1 O 1	• Commonder •		- 6														
	Indicated Value by Sale					,000 ov a la mode	inc	This form may he re	nrodi	iced iinmor	dified withou	ıt writt	en permission, howe	ver a la	mode inc	must he or	cknowl	edged and credited
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R	ESIDENTIAL APPRAISAL REPORT	File No.: 77071B
	COST APPROACH TO VALUE (if developed) The Cost Approach was not devel	
	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 es	stimating site value):
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE=\$
끙		DWELLING Sq.Ft. @ \$ ==\$
S S	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ =\$
COST APPROACH	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ =\$
₹		Sq.Ft. @ \$ =\$
ST		Sq.Ft. @ \$ =\$ =\$
ၓ		Garage/Carport Sq.Ft. @ \$ = \$
		Total Estimate of Cost-New
		Less Physical Functional External
		Depreciation =\$()
		Depreciated Cost of Improvements ==\$
		"As-is" Value of Site Improvements ==\$
		=\$
	Februarian Demaining Feographic Life (if required):	=\$ rs Indicated value by cost approach =\$
	INCOME ADDROAGH TO VALUE (if developed)	
딩	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$ Indicated Value by Income Approach
õ	Summary of Income Approach (including support for market rent and GRM):	— w malacia valuo sy mosmo rippi ausii
PPF		
Z		
INCOME APPROACH		
S		
ᆮ		anned Unit Davelenment
	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Pla Legal Name of Project:	nined only development.
	Describe common elements and recreational facilities:	
PUD		
Д		
	Indicated Value by: Sales Comparison Approach \$ 160,000 Cost Approach (i	1 7
		h to Value, we estimated the market value at \$160,000. This
	approach is considered to be most applicable in the valuation of single fa	amily residential properties.
_		
Įδ		
₹	This appraisal is made 🔀 "as is", 🗌 subject to completion per plans and specifi	
믕	completed, subject to the following repairs or alterations on the basis of a Hypo	
Š	the following required inspection based on the Extraordinary Assumption that the condit	tion or deficiency does not require alteration or repair:
RECONCILIATION		
14	This report is also subject to other Hypothetical Conditions and/or Extraordinary As	ssumptions as specified in the attached addenda.
	Based on the degree of inspection of the subject property, as indicated below	w, defined Scope of Work, Statement of Assumptions and Limiting Conditions,
	and Appraiser's Certifications, my (our) Opinion of the Market Value (or other s	
	of this report is: \$ \$160,000 , as of: If indicated above, this Opinion of Value is subject to Hypothetical Conditions as	July 28, 2017 , which is the effective date of this appraisal. nd/or Extraordinary Assumptions included in this report. See attached addenda.
S		
뉟	properly understood without reference to the information contained in the complete re	
Į≝	Attached Exhibits:	
文	Scope of Work Limiting Cond./Certifications Narrative Ad	
ATTACHMENTS	Map Addenda Additional Sales Cost Adden	
F		Ugualifications and License City of Hollywood
		2600 Hollywood Boulevard, Suite 203, Hollywood, Fl 33022
	Similar Green, research	SUPERVISORY APPRAISER (if required)
	, , , , , , , , , , , , , , , , , , , ,	or CO-APPRAISER (if applicable)
		, ,
ES	Jours Muly	
R	Mouto 110	Supervisory or
¥	Appraiser Name: Robert D. Miller	Co-Appraiser Name:
SIGNATURES	Company: The Urban Group, Inc.	Company:
S	004 022 0220	Phone: Fax:
	E-Mail: rmiller@theurbangroup.com Date of Report (Signature): 08/17/2017	E-Mail:
	Date of Report (Signature):	License or Certification #: State:
	Designation: ASA	Designation:
	Expiration Date of License or Certification: 11/30/2018	Expiration Date of License or Certification:
		Inspection of Subject: Interior & Exterior Exterior Only None

ADDITIONAL	COMPAR	ABLE SAL	ES		Fi	le No.: 77071B	
FEATURE	SUBJECT	COMPARABLE S	ALE # 4	COMPARABLE S		COMPARABLE SA	LE # 6
Address 901 N 70th T		1003 N 63rd Ave		601 N 64th Ter	0	830 N 69th Ave	0
Hollywood, F		Hollywood, FL 3302	4	Hollywood, FL 3302	94	Hollywood, FL 33024	1
Proximity to Subject	00021	0.93 miles E	•	0.78 miles E		0.16 miles E	•
Sale Price	\$	\$	205,000		190,000		185,000
Sale Price/GLA	\$ /sq.ft.			\$ 145.59 /sq.ft.	.00,000	\$ 201.09 /sq.ft.	.00,000
Data Source(s)	Appraisal,Insp	BCPA, Inspection, N	MLS	BCPA, Inspection, I	MLS	BCPA, Inspection, M	ILS
Verification Source(s)	Pub Rec MLS.	Pub Rec MLS.		Pub Rec MLS.		Pub Rec MLS.	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing		FHA	() .	Cash	(, , ,	Conv Mtg	(, , ,
Concessions		Yes	-5,000			None	
Date of Sale/Time		3/30/2017	3,000	5/12/2017		2/10/2017	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location		Residential/Tollway		Residential-corner	-10 000	Residential	-10,000
Site	7,368 sf	6603 sf		7,905 sf	10,000	6,000 sf	10,000
View	SF Residential	SF Residential		SF Residential		SF Residential	
Design (Style)	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Good	Good		Good		Good	
Age	57	62		58		59	
Condition	Fair-Average	Superior	-20 000	Superior	-20,000	Superior	-10,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	-20,000	Total Bdrms Baths	-20,000	Total Bdrms Baths	-10,000
Room Count	6 3 1.5	6 3 1		6 3 1.5		6 3 1	
Gross Living Area	1,012 sq.ft.	1,185 sq.ft.	-7,500		-12,000		+4,000
Basement & Finished	None 1,012 sq.n.	None 1, 185 sq.n.	-1,500	-1,305 sq.ii.	-12,000	None 920 sq.it.	F 4 ,000
Rooms Below Grade	None			None		None	
Functional Utility	Good	None Good		Good		Good	
Heating/Cooling	HVAC	HVAC		HVAC		HVAC	
Energy Efficient Items	Typical			Typical			
Garage/Carport	None	Typical None		Carport	-2,000	Typical None	
Porch/Patio/Deck					-2,000	Patio	
	Open Patio	Patio	10.000	Open Patio			
Pool	None	Pool	-10,000	none		None	
_							
5							
Net Adjustment (Total)		+ X \$	40.500	+ 🔀 - \$	14.000	+ 🔀 - \$	40,000
Net Adjustment (Total) Adjusted Sale Price of Comparables		+ 🗶 - 💲	-42,500		-44,000	<u> </u>	-16,000
of Comparables		\$	100 500	\$	4.40.000	\$	400.000
	oon Annroach C	main report for disc			146,000	Ψ	169,000
Durilliary of Sales Compani	3011 Approach 3ee	main report for disc	ussion or sale	5 uaia			
Summary of Sales Comparis							
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Subject Photo Page

Borrower				
Property Address	901 N 70th Ter			
City	Hollywood	County Broward	State FL	Zip Code 33024
Lender/Client	City of Hollywood			



Subject Front

901 N 70th Ter

Sales Price

Gross Living Area 1,012
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.5

Location Residential/Busy St View SF Residential Site 7,368 sf Quality Good Age 57



Subject Rear



Subject Street

Subject Exterior Photos

Borrower				
Property Address	901 N 70th Ter			
City	Hollywood	County Broward	State FL	Zip Code 33024
Lender/Client	City of Hollywood			



Subject Front

901 N 70th Ter

Sales Price

Gross Living Area 1,012
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.5

Location Residential/Busy St View SF Residential Site 7,368 sf Quality Good Age 57



Subject Rear



Subject Street

Comparable Photo Page

Borrower					
Property Address	901 N 70th Ter				
City	Hollywood	County Broward	State F	L Zip Code	33024
Lender/Client	City of Hollywood				



Comparable 1

701 N 64th Ter

Prox. to Subject 0.77 miles E
Sales Price 225,000
Gross Living Area 1,413
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1

LocationResidentialViewSF ResidentialSite6805 sfQualityGoodAge58



Comparable 2

1320 N 71st Ter

Prox. to Subject 0.32 miles NW
Sales Price 218,000
Gross Living Area 920
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1

LocationResidentialViewSF ResidentialSite6,001 sfQualityGoodAge58



Comparable 3

840 N 69th Ave

Prox. to Subject 0.16 miles E
Sales Price 215,000
Gross Living Area 1,160
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1

Location Residential
View SF Residential
Site 6,799 sf
Quality Good
Age 59

Comparable Photo Page

Borrower					
Property Address	901 N 70th Ter				
City	Hollywood	County Broward	State	FL	Zip Code 33024
Lender/Client	City of Hollywood				



Comparable 4

1003 N 63rd Ave

Prox. to Subject 0.93 miles E
Sales Price 205,000
Gross Living Area 1,185
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1

Location Residential/Tollway
View SF Residential
Site 6603 sf
Quality Good
Age 62



Comparable 5

601 N 64th Ter

 Prox. to Subject
 0.78 miles E

 Sales Price
 190,000

 Gross Living Area
 -1,305

 Total Rooms
 6

 Total Bedrooms
 3

 Total Bathrooms
 1.5

Location Residential-corner
View SF Residential
Site 7,905 sf
Quality Good
Age 58



Comparable 6

830 N 69th Ave

Prox. to Subject 0.16 miles E
Sales Price 185,000
Gross Living Area 920
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1

LocationResidentialViewSF ResidentialSite6,000 sfQualityGoodAge59

Aerial Map

Borrower			
Property Address	901 N 70th Ter		
City	Hollywood	County Broward State FL Zip Code	33024
Lender/Client	City of Hollywood		

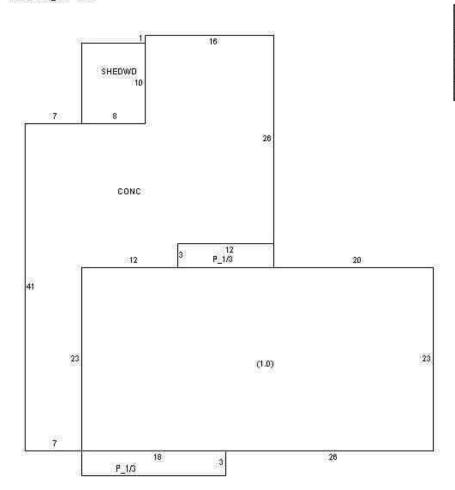


Sketch

Borrower				
Property Address	901 N 70th Ter			
City	Hollywood	County Broward	State FL	Zip Code 33024
Lender/Client	City of Hollywood			

Patriot Sketch Page 1 of 1

Sketch: 514111233030 Building: 1 of 1



Code	Description
(1.0)	One Story
P_1/3	Porch
CONC	Concrete
SHEDWD	Wood Shed

Code	Description	Area	Factor	Adj Area	Stories
(1.0)	One Story	1,012	1.00	1,012	54
P_1/3	Porch	36	0,33	12	1
P_1/3	Porch	54	0.33	18	্ৰ
CONC	Concrete	859	0.00	0	0
SHEDWI	Wood Shed	80	0.00	0	0
Total				1,042	

http://www.bcpa.net/RecPatriotSketch.asp?Folio=514111233030

7/28/2017

Location Map

Borrower				
Property Address	901 N 70th Ter			
City	Hollywood	County Broward	State FL	Zip Code 33024
Lender/Client	City of Hollywood			



Flood Map

Borrower				
Property Address	901 N 70th Ter			
City	Hollywood	County Broward	State FL	Zip Code 33024
Lender/Client	City of Hollywood			



Most Recent Deed

Borrower			
Property Address	901 N 70th Ter		
City	Hollywood	County Broward State FL Zip Code	33024
Lender/Client	City of Hollywood		

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



This instrument prepared by and after recording return to:

Steven W. 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

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:

- 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	901 N 70th Ter		
City	Hollywood	County Broward State FL Zip Cod	e 33024
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 DAVIN

Name: Sean A. Cononie

Title: President

Print Name: Steven w. Zellcow: +z

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 156892
Expires January 3, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Deed Page 3

Borrower			
Property Address	901 N 70th Ter		
City	Hollywood	County Broward State FL Zip Code ;	33024
Lender/Client	City of Hollywood		

INSTR # 112913502 Page 3 of 3, End of Document

EXHIBIT "A"

LEGAL DESCRIPTION

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

Address: 1203 N. Federal Highway.

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

Address: 550 N. 66th Terrace.

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

Address: 2323 Cleveland Street.

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

Address: 901 NW 70th Terrace.

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

Unit Week No. 12, Condominium Parcel 306, of HOLLYWOOD BEACH HOTEL AND TOWERS, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 10156, Pages 403-493, of the Public Records of Broward County, Florida. Parcel Identification Number: 5142-13-BD-0130.

Assumptions, Limiting Conditions & Scope of Work File No.: 77071B

Property A	ddress: 901 N 70th Ter	City: _F	Hollywood State	e: FL Zip Code: 33024
Client:	City of Hollywood	Address: 2600 H	ollywood Boulevard, Suite 203, Holl	lywood, FI 33022
Appraiser:	Robert D. Miller	Address: 1424 Se	outh Andrews Avenue, Suite 200, F	t. 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

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.):

Certifications File No.: 77071B

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Property A	Address: 901 N 70th Ter		City: Hollywood	State: FL	Zip Code: 33024
Client:	City of Hollywood	Address:	2600 Hollywood Boulevard, Suite 203	, Hollywood,	FI 33022
Appraiser	Robert D. Miller	Address:	1424 South Andrews Avenue, Suite 2	00, Ft. Laude	erdale, 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: Clay Milan	Clie	ent Name:	City of Holly	ywood	
E-Mail: cmilan@hollywoodfl.0rg	Address:	2600 Hol	lywood Boule	evard, Suite 203, Holl	ywood, Fl 33022
APPRAISER		SUPERV	ISORY APPF	RAISER (if required)	
		or CO-A	PPRAISER (it	f applicable)	
Rhand hull					
<u> </u>		Supervisory			
Appraiser Name: Robert D. Miller		Co-Apprais	er Name:		
Company: The Urban Group, Inc.		Company:			
Phone: 954-522-6226 Fax: 954-522-6422	2	Phone:		Fax:	
E-Mail: rmiller@theurbangroup.com		E-Mail:			
Date Report Signed: 08/17/2017		Date Repor	Signed:		
License or Certification #: RZ1270	State: FL	License or	Certification #:		State:
Designation: ASA		Designation	:		
Expiration Date of License or Certification: 11/30/2018		Expiration D	ate of License or	Certification:	
Inspection of Subject: Interior & Exterior Exterior 0	Only None	Inspection	of Subject:	Interior & Exterior	Exterior Only None
Date of Inspection: July 28, 2017		Date of Inst	ection:		

Porrouger		File NJ	0. 77074D
Borrower Property Address	901 N 70th Te	er	0. 77071B
city ender/Client	Hollywood City of Hollyw	County Broward State FL	Zip Code 33024
APPKAI5/	AL AND K	EPORT IDENTIFICATION	
This Report	is <u>one</u> of the fo	ollowing types:	
Appraisal	Report (A v	vritten report prepared under Standards Rule $2-2(a)$, pursuant to the Scope of Work, as disclosed	I elsewhere in this report.)
Restricte		vritten report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclose	ed elsewhere in this report,
└─ Appraisal	Report restr	ricted to the stated intended use by the specified client or intended user.)	
		indards Rule 2-3	
	ne best of my knov of fact contained	vledge and belief: in this report are true and correct.	
- The reported an	alyses, opinions, a	and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impar	rtial, and unbiased professional
	s, and conclusions se indicated, I have	s. e 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 otherwis	se indicated, I have	e performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this	· · · · · · · · · · · · · · · · · · ·
1 -		otance of this assignment. property that is the subject of this report or the parties involved with this assignment.	
	_	nt was not contingent upon developing or reporting predetermined results. this assignment is not contingent upon the development or reporting of a predetermined value or direction in valu	e that favors the cause of the
client, the amoun	t of the value opini	ion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended u	se of this appraisal.
	pinions, and concl he time this report	usions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professic was prepared.	onal Appraisal Practice that
- Unless otherwis	se indicated, I have	e made a personal inspection of the property that is the subject of this report.	
		ee provided significant real property appraisal assistance to the person(s) signing this certification (if there are exc property appraisal assistance is stated elsewhere in this report).	eptions, the name or each
	-		
		praisal and Report Identification	
		issues requiring disclosure and any State mandated requirements:	
		appraisal of the subject property in September of 2015 which included an interior and ext 155,000. This appraisal for July 28, 2017 included an exterior inspection only and the app	
property inter	ior is in the sar	me condition as it was in September 2015.	
APPRAISER:		SUPERVISORY or CO-APPRAISER (if a	pplicable):
	(<		
Signature:	<u>/\</u>	Signature:	
Name: Robert ASA	D. Miller	Name:	
State Certification		State Certification #:	
or State License # State: FI		or State License #: Certification or License: 11/30/2018 State: Expiration Date of Certification or License	
Date of Signature	and Report: <u>08/</u>	/17/2017 Date of Signature:	
Effective Date of A Inspection of Subj		28, 2017 Interior and Exterior Exterior-Only Inspection of Subject: None Interior and	d Exterior Exterior-Only
Date of Inspection		July 28, 2017 Date of Inspection (if applicable):	

The Urban Group, Inc.

FIRREA / USPAP ADDENDUM				
Borrower Property Address	004 N 70th Tox		File No. 77071B	
City	901 N 70th Ter Hollywood	County Broward	State FL Zip Code 33024	
Lender/Client	City of Hollywood	, <u>J.o.</u>	. = , , , , , , , , , , , , , , , , , ,	
Purpose				
To estimate t	he market value as of a currer	nt date.		
Scope of Work				
Review of all	sales data reflective of the su	bject waterfront location and consider and	review current market trends in the subject neighborhood.	
Reviewed ML	S and other data sources and	I relied on information from MLS and BCPA	A in our review of the sales and market data.	
Intended Use /	Intended User			
Intended Use:		ort is for disposition of this asset.		
Internal and Hannifal	TI 000 - 011 15 1 41 -5			
Intended User(s):	The City of Hollywood, their	legal and financial consultants and other re	representatives.	
History of Prop				
Current listing info	ormation: The property was last	st listed for sale on MLS in 2008 and that p	produced the 2nd prior sale in the sale history for this	
property.				
Prior sale: The	e property was acquired as pa	rt of the sale of a total of five properties und	der deed 112913502 dated 4-8-2015 with a total sale price	
			The prior owner acquired the site in 2008 as reflected on	
the BCPA da				
	/ Marketing Time	days on the market, a exposure/marketing	g time of less than 90 days should be applicable if the	
	fered for sale with a market ba		g anno or roos than oo days chould be approache if the	
Porconal (non	realty) Transfers			
None	really) Transiers			
110110				
Additional Com	umanta			
		e subject property in September of 2015 w	which included an interior and exterior inspection and it had	
			inspection only and the appraiser assumes that the	
property inter	ior is in the same condition as	it was in September 2015.		
Cartification Cu	unnlamant			
Certification Su		sted minimum valuation, a specific valuation, or an approv	aval of a loan	
	-		value that favors the cause of the client, the amount of the value	
estimate, the a	attainment of a stipulated result or the o	ocurrence of a subsequent event.		
		a M		
		. (///		
	Hourd	held		
Annraicer:	Robert D. Miller	/ Oupcivisory		
	Robert D. Miller 08/17/2017	Supervisory Appraiser: Signed Date:		
Appraiser: Signed Date: Certification or Lic Certification or Lic	Robert D. Miller 08/17/2017 cense #: RZ1270	Appraiser: Signed Date: Certification or	or License #: In License State:	

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
- 2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property.
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. 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.
- 5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, 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. This appraisal report must not be considered an environmental assessment of the subject property.
- 6. 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.
- 7. 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.
- 8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- 10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

File No. 77071B

 $\begin{tabular}{ll} \textbf{CERTIFICATION:} & The appraiser certifies and agrees that: \\ \end{tabular}$

- 1. The statements of fact contained in this report are true and correct.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. 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.
- 8. 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.
- 9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
- 10. 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).

The appraiser completed an appraisal of the subject property in September of 2015 which included an interior and exterior inspection and it had an estimated value of \$155,000. This appraisal for July 28, 2017 included an exterior inspection only and the appraiser assumes that the property interior is in the same condition as it was in September 2015.

ADDRESS	0F	PROPERTY	ANALYZED:
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901 N 70th Ter, Hollywood, FL 33024

APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
Signature: Signature:	Signature:
Name: Robert D. Miller	Name:
Title: ASA	Designation:
State Certification #: RZ1270	State Certification #:
or State License #:	or State License #:
State: FL Expiration Date of Certification or License: 11/30/2018	State: Expiration Date of Certification or License:
Date Signed: 08/17/2017	Date Signed:
	Did Did Not Inspect Property