

ESTIMATE OF MARKET RENT

FOR



Northlake

Southlake

VARIOUS POTENTIAL LAND LEASES ON NORTHLAKE AND SOUTHLAKE IN HOLLYWOOD, FLORIDA

AS

JANUARY 31, 2019

PREPARED FOR

**MS. RENEE RICHARDS-LUKEHART, GPC,MPA
CITY OF HOLLYWOOD
1405 SOUTH 28TH AVENUE
HOLLYWOOD, FLORIDA 33022-9045**

February 13, 2019

Ms. Renee Richards-Lukehart, GPC, MPA
Grants and Special Projects Manager
City of Hollywood
Parks and Recreation and Cultural Arts
1405 South 28th Avenue
Hollywood, FL 33020

RE: Hollywood Northlake and Southlake-Land Lease Properties
S. Northlake Drive/Polk Street and N. Northlake Drive and
S. Southlake Drive and N. Southlake Drive
Portions of Folio Numbers 51-42-14-02-6150 and 6160 (Northlake) and -4910
and -6190 (Southlake)
Hollywood, Florida

Dear Ms. Richards-Lukehart:

Per your request, we have estimated the market rent for the various boat slips that adjoin the north and south shore lines of Northlake and Southlake in the City of Hollywood. The sites have no common street address but are located on the north side of S. Northlake Drive (Polk Street), the south side of N. Northlake Drive, the north side of S. Southlake Drive and the south side of N. Southlake Drive, just west of the Intracoastal Waterway. Northlake is located to the north of and Southlake is located to the south of Hollywood Boulevard within the City limits of the City of Hollywood, Broward County, Florida.

The area of the lands being appraised are under folio numbers 51-42-14-02-6150 and -6160 (Northlake) and -4910 and -6190 (Southlake) and are all under the ownership of the City of Hollywood Department of Community and Economic Development with some lands identified as right of way.

The purpose of this report is to estimate the market rent for the ability of adjoining residential land owners to construct a dock structure and use the dock area for the storage of a boat. The intended users of this report are the client, City of Hollywood and their legal and financial representatives. The property rights appraised in this report are the boat slip use interest and the value conclusion are for the annual rental for each of the slips that appear to total 21 on Northlake and an additional 31 slips on Southlake.

This appraisal has been prepared in conformity with the 2018-2019 Uniform Standards of Professional Appraisal Practice. The individual docks have been constructed by the homeowner and we have not valued each of the docks as these are considered personal property of the owners. The valuation is for the ability to construct those docks using lands owned by the City of Hollywood.

1424 South Andrews Avenue ♦ Suite 200 ♦ Fort Lauderdale ♦ Florida 33316
Telephone: 954-522-6226 ♦ Fax: 954-522-6422 ♦ [www: theurbangroup.com](http://www.theurbangroup.com)

Ms. Renee Richards-Lukehart
February 13, 2019
Page 2

As a result of our analysis, we have formed an opinion that the annual market rent for **each** of the boat slips, as defined within the report (52 potential boat docks), described herein, subject to the definitions, certifications, assumptions and limiting conditions set forth in the attached report, as of January 31, 2019, the following dates of value requested.

ONE THOUSAND EIGHT HUNDRED DOLLARS
\$1,800

This letter must remain attached to the report in order for the value opinion set forth to be considered valid.

Your attention is invited to the following data that, in part, forms the basis for our conclusions.

Sincerely,



Robert D. Miller, ASA
State Certified General Real Estate Appraiser No. RZ1270

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Addendum

Comparable Boat Slip Sales Data Sheets with Deeds
Qualifications

Assumptions and Limiting Conditions

All existing liens and encumbrances have been considered, however, the property is appraised as though free and clear, under responsible ownership and competent management.

The information identified in this report as being furnished to the appraiser by others is believed to be reliable, however, the appraiser assumes no responsibility for its accuracy.

The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and any improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

The distribution, if any, of the total valuation in this report between land and any improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualifications and only in its entirety.

Disclosure of the contents of this appraisal is governed by the Bylaws and Regulations of the Appraisal Institute.

Assumptions and Limiting Conditions -Continued

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have not direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if any.

Certification

OWNER: City of Hollywood
PROJECT: Market Rent Estimate-Variou Boat Slips (21) on Northlake and 31 on Southlake

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

1. The statements of fact contained in this appraisal report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions and legal instructions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property appraised, and I have no personal interest or bias with respect to the parties involved. I have performed no (or the specified) services, as an appraiser or in ay other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
4. My compensation is not contingent upon the analyses, opinions, or conclusions reached or reported.
5. The appraisal was made, and the report prepared in conformity with the 2018-19 *Uniform Standards of Professional Appraisal Practice* and the March-2016 *Supplemental Appraisal Standards for the Board of Trustees*.
6. I have made a personal inspection of the property that is the subject of this report. The property owner's designated representative accompanied the appraiser on the property inspection.
7. John Zink provided real property appraisal assistance to the person signing this certification, but conclusions and analysis are of the appraiser only.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the American Society of Appraisers.
9. The use of this report is subject to the requirements of the American Society of Appraisers and the Appraisal Foundation relating to review by its duly authorized representatives.



Robert D. Miller, ASA
State Certified General R.E. Appraiser RZ1270

Executive Summary

Project Identification:	Market Rent- Various Boat Slip (21) on Northlake and (31) on Southlake		
Appraiser:	Robert D. Miller, ASA State Certified General R.E. Appraiser RZ1270		
Company Name:	The Urban Group, Inc.		
Dates:	Date of Value – January 31, 2019 Date of Report –February 13, 2019		
Interest Appraised:	Market Rent for 21 Boat Slips on Northlake and 31 slips on Southlake		
Ownership History:	There have been no arm’s length sales within the last five years.		
Property Address:	North and south sides of Northlake and Southlake in Hollywood, Florida. See maps for locations.		
Access:	Northlake is accessible from north side of Polk Street on the south side of the lake and on the south side of N. Northlake Drive on the north side of the lake. Southlake is accessible from north side of S. Southlake on the south side of the lake and on the south side of N. Southlake Drive on the north side of the lake.		
Zoning:	GU-Government Use-Lake RS-6 Single Family Residential- Adjoining Properties		
Land Use Plan:	Water and Low Density 1-5 du/ac - Residential		
Utilities:	Water, Sewer, Electric and Telephone		
Assessed Value:	<div><div>Northlake</div><div>51-42-14-02-615051-42-14-02-6160</div><div>\$207,480\$621,400</div><div>Note: Folio Number 51-42-14-02-6160 includes additional lands.</div></div> <div><div>Southlake</div><div>51-42-14-02-491051-42-14-02-6190</div><div>\$8,840\$2,580</div><div>Some of the lands are under a third folio listed as right of way.</div></div>		
Flood Zone Information:	Map Number 12011C0588H dated August 18, 2014. Flood Zone area identified as “AE” with 5-foot elevations.		
Mineral Rights:	Not Applicable		

Executive Summary - Continued

Easements: No easements that would affect the market value were noted in our review.

Other Encumbrances: None

Highest and Best Use: Continued use as boat docks and slips

Present Use: Boat slips

Opinion of Market Rent \$1,800 Annually per boat slip

Extraordinary Assumptions:

The market rent is based on the ability to construct and utilize the shoreline to construct a boat dock for the exclusive use of the adjoining residential property owner to the north or south of each of the lakes.

PREMISES OF THE APPRAISAL

Scope of the Appraisal

The scope of services for this appraisal assignment includes a systematic analysis of the factors that bear upon the value of real estate. An orderly program by which the problem is defined, the work necessary to solve the problem is planned, and the data involved are acquired, classified, analyzed, and interpreted into an estimate of value.

Information regarding the subject property was obtained from the Broward County Property Appraiser's Office and the Public Records of Broward County as well as information provided by the client in this assignment.

The sources for the market data included LoopNet, Florida Real Estate Decisions, the Greater Fort Lauderdale MLS, the Broward County Tax Roll and Official Records, our data bank and services, other real estate appraisers, brokers, and knowledgeable individuals active in the area. The geographical area searched included all of Miami-Dade, Palm Beach and Broward County with most emphasis on the Broward County area. The time period searched was primarily from 2016 to the present. The market data was reviewed and confirmed with the various sources.

This appraisal assignment is for a market rent estimate and we have utilized a review of various methodologies in our analysis. No prior appraisal or rental data on the subject property was provided.

Client on this Assignment

The client is the City of Hollywood.

Intended Use and Users of the Appraisal

The purpose of this report is to estimate the market rent for the twenty-one boat slips on the north and south sides of Northlake and the thirty-one identified boat slips on Southlake as depicted on the maps and aerials. The use of this report is in determining a market rent for the property. The intended users include the City of Hollywood and their legal and financial representatives and possibly the adjoining residential land owners.

Definition of Market Value

The following market value definition is as stated in the March 2016 Supplemental Appraisal Standards for the Board of Trustees:

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 the following conditions:

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 United States 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.

Definition of Market Rent

Market rent is defined as “the rental income that a property would most probably command in the open market; indicated by the current rents paid and asked for comparable space as the date of the appraisal”.

Date of the Value Estimate and Date of the Report

The effective date of the market rent valuation is January 31, 2019, and the date of this report is February 13, 2019.

Property Rights Appraised

The property rights appraised are based on the market value for the boat slip use interest with the appraisal considering the market value in arriving at a market rent conclusion.

PRESENTATION OF DATA

Market Area Description

Broward County is located in southeastern Florida and is located between Palm Beach and Miami-Dade County with one third of the area in the Everglades and undeveloped. Broward County is part of the Miami-Fort Lauderdale-West Palm Beach, FL Metropolitan Statistical Area, called the Miami MSA, as defined by the U.S. Office of Management and Budget.

Interstate 95 and the Florida Turnpike are the major north south expressways in Broward County. I-595 is the major east-west expressway in the county. Interstate 595 is a 13.2 mile elevated highway, extending from Port Everglades, U.S. 1, and the Fort Lauderdale/Hollywood International Airport, west to the Interstate 75/Sawgrass Expressway intersection. I-75 extends south from the Sawgrass Expressway, with exits at Griffin Road, Sheridan Street, Hollywood Boulevard, and Miramar Parkway into Miami-Dade County. I-75 also extends west from I-595 to the west coast of Florida. The Sawgrass expressway is a 22.8-mile toll road that is essentially an east west loop system, linking Interstate 95 at Deerfield Beach, to Interstate 75 and Interstate 595. The subject property is located just east of I-95 in the northern part of Broward County.

Broward County is the geographic center of the tri-county South Florida metropolitan region. Broward County has an estimated 2017 population of 1,935,878, which represents an average annual 1.3% increase over the 2010 census of 1,748,066. Broward County added an average of 23,293 residents per year over the 2010-2014 period, and its annual growth rate exceeded the State of Florida rate of 1.1%. Broward County's population is projected to increase at a 1.3% annual rate from 2017-2022, equivalent to the addition of an average of over 24,000 residents per year. Broward County's growth rate is expected to exceed that of the State of Florida.

Broward County unemployment rate is 3.2%. Statewide the unemployment rate is the same as the national average at 3.8%. The county's population is 27.1% college educated and 87.1% have a high school diploma or a GED. The Broward County poverty rate of 8.7% for families which is lower than the national average.

In the State of Florida there is no personal state income tax, no property tax on automobiles, no tangible personal property tax, and no sales tax on groceries, medicine, and medical care. Broward County has a 7% sales tax.

The subject property is located in the City of Hollywood in southern Broward County. Hollywood extends from the Atlantic Ocean west to the City Limits of Pembroke Pines, adjacent to the City limits for the City of Ft. Lauderdale. Hollywood is about 3 miles south of the Ft. Lauderdale-Hollywood International Airport and Port Everglades. Miami-Dade County is located about three miles to the south. The adjoining municipalities include Dania Beach to the north, Pembroke Pines to the west and Hallandale Beach to the south. The neighborhood boundaries would be Sheridan Street to the north, Hollywood Boulevard to the south, the Intracoastal Waterway to the east and Federal Highway (US 1) to the west.

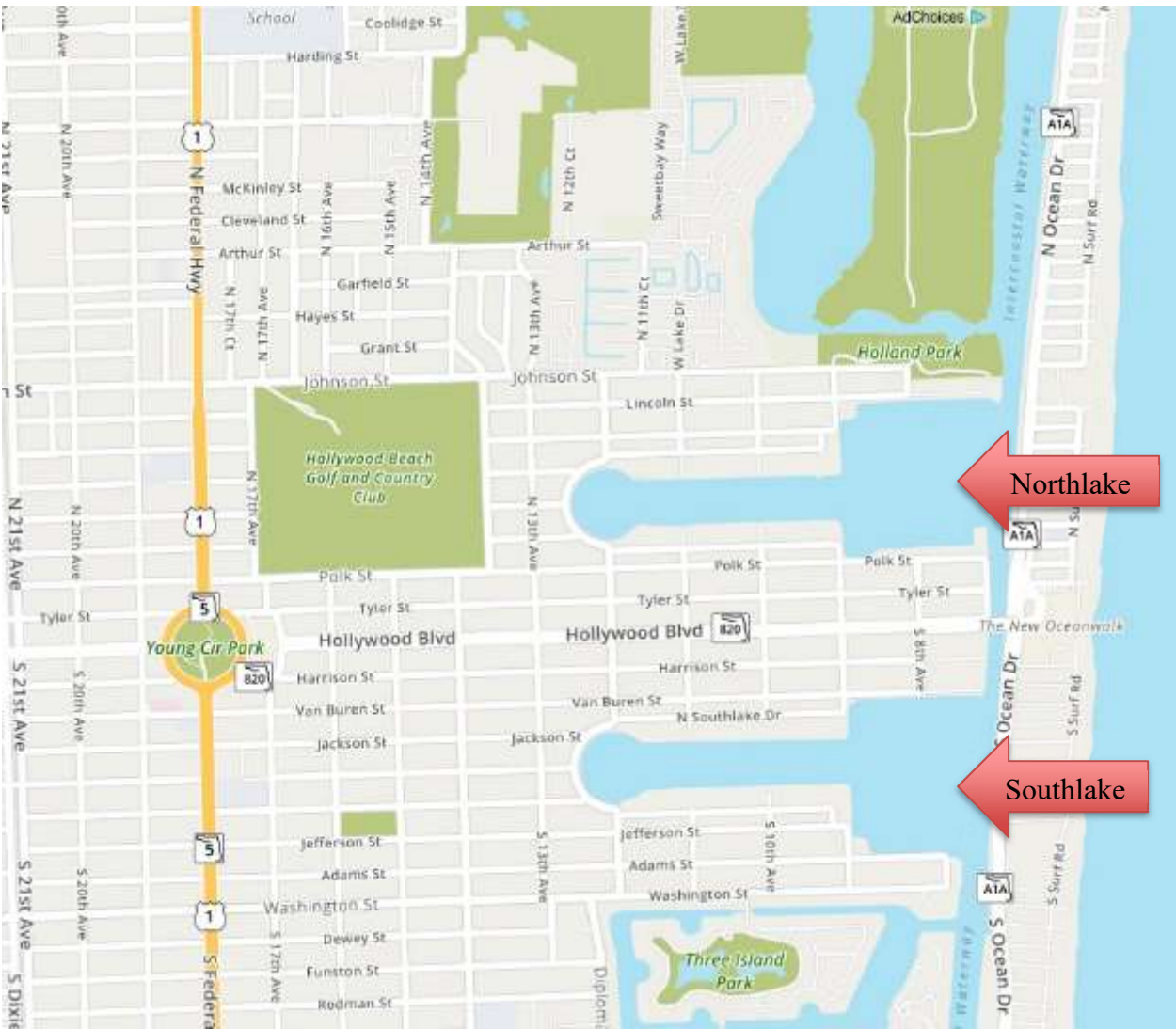
Market Area Description (Continued)

Access to the neighborhood is considered good via I-95 and Federal Highway (US 1) which provides north south access to the tri-county area. Property uses in the neighborhood include mainly single family residential with commercial developments located west on Hollywood Boulevard and Federal Highway. The subject neighborhood is known as the Historic Hollywood Lakes neighborhood and is the oldest neighborhood in the City with boundaries of Washington Street to Johnson Street, east of US 1 and west of the Intracoastal Waterway.

The downtown area of Hollywood is in the midst of several new high-rise developments and many of the older homes have been or in the process of being renovated to current standards. There are limited vacant lots available for development and the property values have increased dramatically since the downturn and collapse of the single-family residential market in the 2007-2009-time frame. In summary, the outlook for continued growth in the subject neighborhood is good.



City of Hollywood Neighborhood Map



Site Data-Northlake

Identification of the subject property

The subject property adjoins Northlake, a body of water that adjoins the Intracoastal Waterway, a few blocks north of Hollywood Boulevard. A similar body of water known as Southlake is located to the south of Hollywood Boulevard. Northlake is also the home of the City of Hollywood Marina Complex. The purpose of this appraisal assignment is to value the rights to use the sea wall to construct a boat dock for the exclusive use of the adjoining residential land owners. The land owners would be required to construct their own dock and maintain those facilities. Based on our review, there are 21 potential boat slips in the area identified by the client and noted on the attached sketches, maps and aerials. The properties are included 51-42-14-02-6150 and -6160, the folio of 51-42-14-02-6160 includes more lands including the Hollywood Marina property. We have estimated the land sizes used in this report based on our review of the maps and sketches included in this report.

Legal Description

The legal description for the two folio numbers is as follows:

51-42-14-02-6150

All of Hollywood Lakes Section 1 , Block 87 as recorded in Plat Book 1 Page 32 of the Public Records of Broward County, less Parcel 4 as described in Plat Book 17-23.

51-42-14-02-6160

All of Hollywood Lakes Section 1 , Block 88 as recorded in Plat Book 1 Page 32 of the Public Records of Broward County, less Parcel 4 as described in Plat Book 17-23.

Note: The legal descriptions noted above were taken from the Broward County Property Appraiser website and are assumed accurate. The legal description on folio 51-42-14-02-6160 contains additional lands that are not included in this valuation.

Location

The individual boat slips would have a street address that corresponds to the adjoining residential property. On the following page is a list of the adjoining property owners with a corresponding sketch showing the location of each.

OWNERSHIP

LOCATION

MAP



21

Flood Zone Information

The property is located within Flood Map 12011C0588H. The subject is located in zone AE with an elevation requirement of 5 feet. The map is dated August 18, 2014 and a copy of the map is included later in the report.

Access

The property is accessible from the north side of Polk Street and the south side of North Northlake Drive. The site is accessible from the water, which provides access to the Intracoastal Waterway and eventually the Atlantic Ocean.

Oil, Gas and Mineral Rights

No information regarding oil, gas or mineral rights was provided to the appraiser.

Size and Shape

The subject property is a long strip of land with a depth of approximately 18 feet along the north and south banks of Northlake. The northern parcel contains a total of 25,200 square feet of land area with a depth of approximately 18 feet and a length of over 1,400 feet. The south parcel is “I” shaped and has 179 feet of frontage on the east side of N. 9th Avenue and 536 feet of frontage on Polk Street (S. Northlake Drive) with a total land size of 14,764 square feet of the total 74,161 square feet in the southern folio property. The size and shape of the land is conducive to the development of the land to its highest and best use. The boat docks extend out from the subject parcel into the water and consist of 21 boat docks/slips.

Utilities

Utilities to the subject include electric service provided by Florida Power and Light and water sewer and telephone provided by municipal and local carriers.

Topography and Drainage

The drainage on the site appears to be adequate for the continued use of the site.

Zoning

The property is zoned with a GU Government Use with the adjoining properties zoned with a RS-6 Single Family residential zoning district in the City of Hollywood.

Land Use Plan

Water and Low Density 1-5 du/ac - Residential

Real Estate Tax and Assessment Information

Folio Number 51-42-14-02-6150

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$179,540	\$27,940	\$207,480	\$92,420	
2018	\$179,540	\$27,940	\$207,480	\$84,020	
2017	\$179,540	\$27,940	\$207,480	\$76,390	

Folio Number 51-42-14-02-6160

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$426,430	\$194,970	\$621,400	\$621,400	
2018	\$426,430	\$194,970	\$621,400	\$621,400	
2017	\$426,430	\$194,970	\$621,400	\$621,400	

This folio contains additional lands as noted on the aerial on the following page.

No taxes are due on the property because of the governmental ownership and exemption.

Ownership History

There have been no arm's length sales within the last five years and the Property Appraiser website shows no sales activity at all.

Prior Sales and Current Offers or Listings

Based on our review, there is no listing, sales or offers pending or reflected in our review of the various data sources.

Marketing and Exposure Time

Based upon discussions with various brokers and review of the marketing period for similar properties we have estimated a marketing period and exposure time of 60 days to negotiate with the adjoining land owner for the use of the property. The estimated marketing period is based on the fact that there is no open market as the adjoining owners are the only potential users of the slips.

Aerial Photographs
AERIAL OF BOAT SLIP AREA



NORTH SIDE OF NORTHLAKE



SOUTHSIDE OF NORTHLAKE



FLOOD ZONE MAP



LAND USE AND ZONING MAP-CITY OF HOLLYWOOD



Site Data-Southlake

Identification of the subject property

The subject property boat slips that adjoin Southlake, a body of water that adjoins the Intracoastal Waterway, are located a few blocks south of Hollywood Boulevard. A similar body of water known as Northlake is located to the north of Hollywood Boulevard. Northlake is also the home of the City of Hollywood Marina Complex. The purpose of this appraisal assignment is to value the rights to use the sea wall to construct a boat dock for the exclusive use of the adjoining residential land owners. The land owners would be required to construct their own dock and maintain those facilities. Based on our review, there are 31 potential boat slips in the area identified by the client and noted on the attached sketches, maps and aerials. The properties are included in 51-42-14-02-4910, 51-42-14-02-6190 as well as additional lands identified as right of way. We have estimated the land sizes used in this report based on our review of the maps and sketches included in this report.

Legal Description

The legal description for the two folio numbers is as follows:

51-42-14-02-4910

All of Hollywood Lakes Section 1-32 B That Plat Book 77 E of 13 Ave Less PAR 6 as in Plat Book 17 Page 23-A & Less PT in OR 2088/759 & Less PT Adj To Lots 13 to 18 Blk 59 as recorded in the Public Records of Broward County.

51-42-14-02-6160

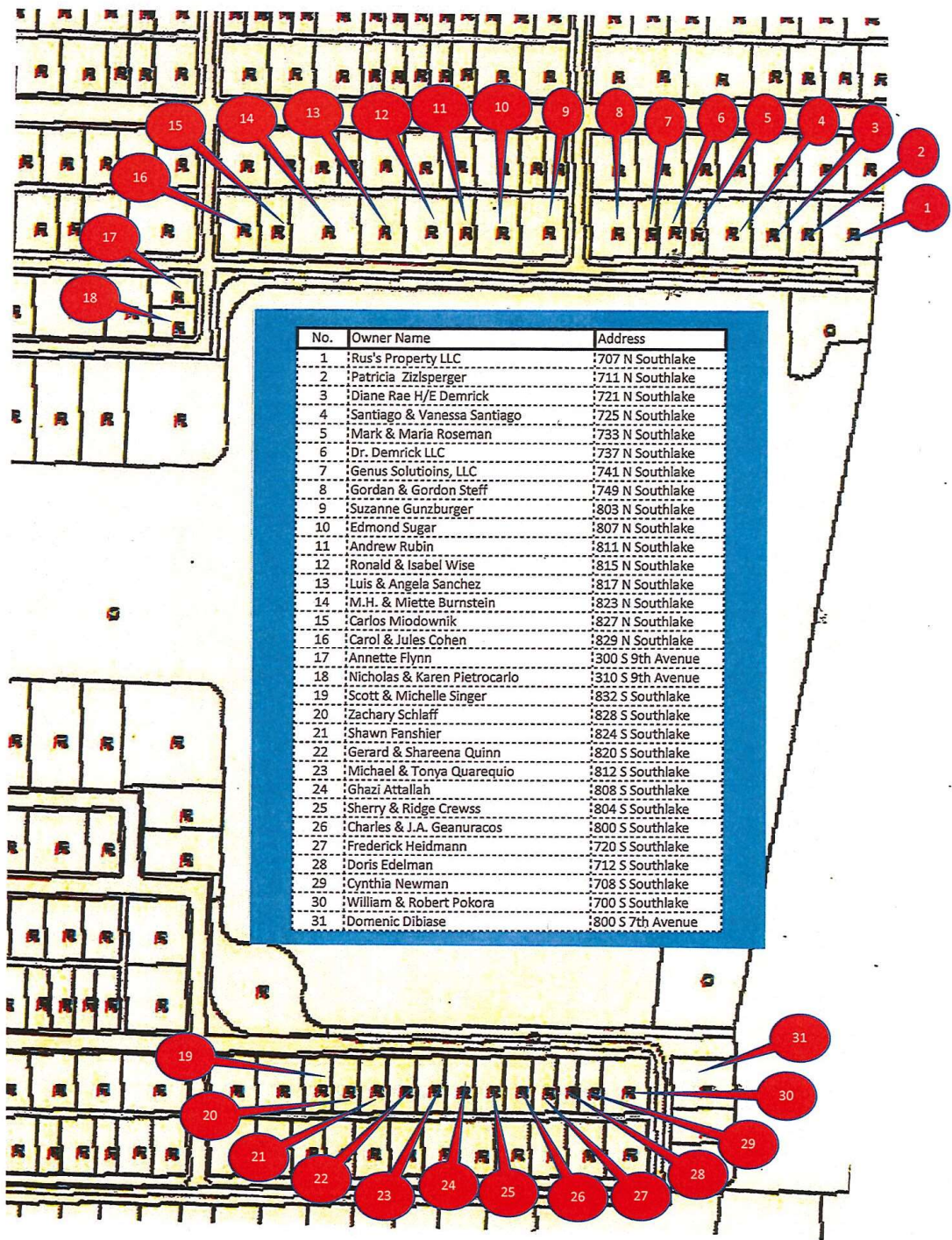
All of Hollywood Lakes Section 1-32 B All Less PAR 6 as in Plat Book 17 Page 23-A Blk 91, as recorded in the Public Records of Broward County.

Note: The legal descriptions noted above were taken from the Broward County Property Appraiser website and are assumed accurate.

Location

The individual boat slips would have a street address that corresponds to the adjoining residential property. On the following page is a list of the adjoining property owners with a corresponding sketch showing the location of each.

OWNERSHIP LOCATION MAP



Flood Zone Information

The property is located within Flood Map 12011C0588H. The subject is located in zone AE with an elevation requirement of 5 feet. The map is dated August 18, 2014 and a copy of the map is included later in the report.

Access

The property is accessible from the north side of South Southlake Drive and the south side of North Southlake Drive. The site is accessible from the water, which provides access to the Intracoastal Waterway and eventually the Atlantic Ocean.

Oil, Gas and Mineral Rights

No information regarding oil, gas or mineral rights was provided to the appraiser.

Size and Shape

The subject property on the North Shore of Southlake is a parcel at the east end of N. Southlake Dr. approximately 180 feet parallel to N. Southlake Drive consisting of an estimated 25,803 Square Feet. This parcel is irregular shape and from the aerial view appears to be located mostly in the water. Second parcel considered Right of Way is an “L” shaped parcel on the North Shore of Southlake, is a long strip of land with a depth of approximately 20 feet wide and approximately 1,413 feet along N. Southlake Drive and approximately 182 feet on S. 9th Avenue, this parcel is estimated to contain 35,870 Square feet. The subject parcel on the South Shore of Southlake contains an estimated total of 17,670 square feet of land area with a depth of approximately 20 feet and a length estimated of 884 feet. This parcel is a strip of land which is on the North side of S. Southlake Drive.

The land size of for the two subject folios is (51-42-14-02-6190) 25,803 square feet and (51-42-14-02-4910) 17,670 Square Feet for a total of 43,470 Square Feet. The total including the “L” shaped strip along the North Shore, estimated to be 35,870 Square Feet is of approximately 79,340 Square Feet. The size and shape of the land is conducive to the development of the land to its highest and best use. The boat docks extend out from the subject parcels into the water and consist of 31 boat docks/slips, 18 on the North Shore and 13 on the South Shore of Southlake.

Utilities

Utilities to the subject include electric service provided by Florida Power and Light and water sewer and telephone provided by municipal and local carriers.

Topography and Drainage

The drainage on the site appears to be adequate for the continued use of the site.

Zoning

The property is zoned with a GU Government Use with the adjoining properties zoned with a RS-6 Single Family residential zoning district in the City of Hollywood.

Land Use Plan

Water and Low Density 1-5 du/ac - Residential

Real Estate Tax and Assessment Information

Folio Number 51-42-14-02-6190

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$2,580		\$2,580	\$2,580	
2018	\$2,580		\$2,580	\$2,580	
2017	\$2,580		\$2,580	\$2,580	

Folio Number 51-42-14-02-4910

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$8,840		\$8,840	\$8,650	
2018	\$8,840		\$8,840	\$7,870	
2017	\$8,840		\$8,840	\$7,160	

No taxes are due on the property because of the governmental ownership and exemption.

Ownership History

There have been no arm's length sales within the last five years and the Property Appraiser website shows no sales activity at all.

Prior Sales and Current Offers or Listings

Based on our review, there is no listing, sales or offers pending or reflected in our review of the various data sources.

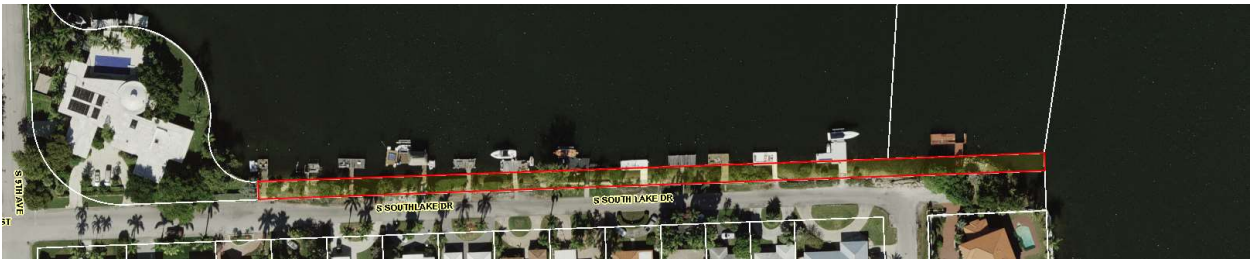
Marketing and Exposure Time

Based upon discussions with various brokers and review of the marketing period for similar properties we have estimated a marketing period and exposure time of 60 days to negotiate with the adjoining land owner for the use of the property. The estimated marketing period is based on the fact that there is no open market as the adjoining owners are the only potential users of the slips.

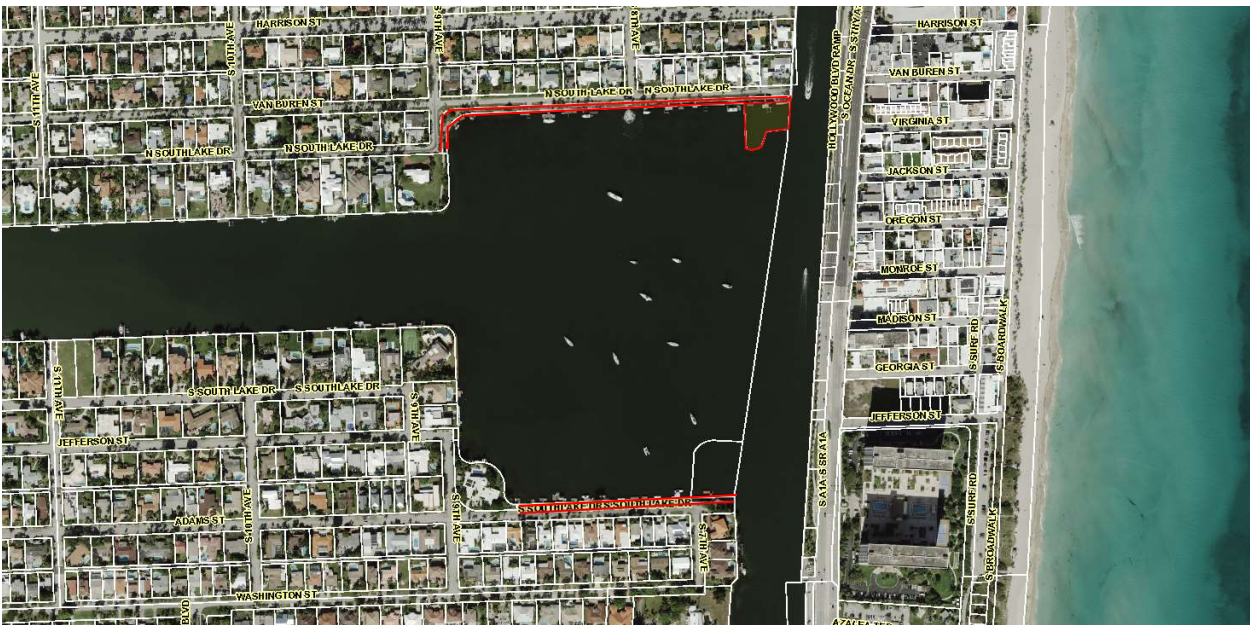
Aerial Photographs
AERIAL OF BOAT SLIP AREA



NORTH SIDE OF SOUTHLAKE



SOUTHSIDE OF SOUTHLAKE



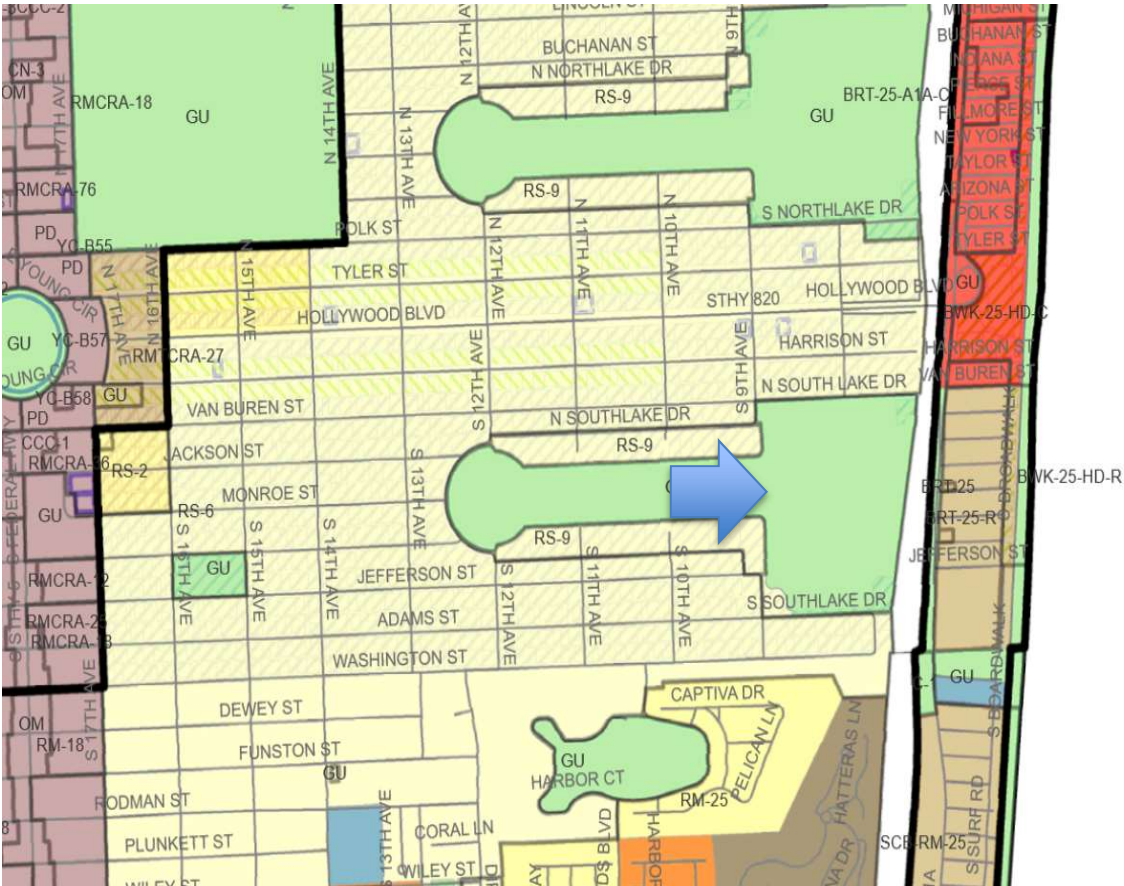
FLOOD ZONE MAP



NEIGHBORHOOD MAP



LAND USE AND ZONING MAP-CITY OF HOLLYWOOD



Legend

Land Use

- LRES
- TOC
- LMRES
- MRES
- MHRES
- HRES
- Irregular Residential Dash Line
- OFF
- TOD
- GBUS
- RAC
- IND
- TRANS
- COMFAC
- OSR
- CONS
- UTL
- ICW
- COMPLEX

SUBJECT PHOTOGRAPHS-VARIOUS DOCKS











ANALYSIS OF DATA AND CONCLUSIONS

Definition of Highest and Best Use

Highest and Best Use is defined in The Dictionary of Real Estate Appraisal, 6th Edition, published by the Appraisal Institute, as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

The first step in the analysis is to determine the highest and best use of a property as vacant. The second step considers the existing improvements, if any. Each of these steps utilizes market derived data and the appraiser's judgment and analytical skill. Ultimately, the highest and best use is the opinion of the appraiser.

Highest and Best Use – As Vacant

The estimate of the highest and best use of the land as legally permitted, if vacant, is based upon the level of utility that is in demand and that will produce amenities or net income to the user. Therefore, the use which creates the greatest land value, and which is considered compatible in terms of the restrictions imposed by the physical, legal, economic, and financial factors are inherent in this analysis. The following analysis is intended to demonstrate and support our estimate of the highest and best use of the subject site and adjoining boat slips.

Physically Possible

The subject consists of two 18-foot-wide strips of land that adjoin the seawall on the north and south sides of Northlake and Southlake. The land could not be developed with any legal structures due to set back and other constraints. Based on the size and shape of the property, the property is physically capable of only being developed with some type of pedestrian walkway or with some marina use, such as a boat dock.

Legally Permitted:

The property is zoned GU or government use and the use as a pedestrian passive park or for a boat dock would be allowed in this zoning district. Therefore, the uses are considered legally permitted.

Financially Feasible

The financially feasible uses of the parcel would include those uses that are both legally permitted and physically possible. Based on the historical operation, it is apparent that the use as a boat dock would be the most financially feasible use, as the use as a passive park would not have any potential income to indicate a financially feasible use.

Maximally Productive

The maximally productive use of the site should produce the highest price or return required by the market for that use. After determining those uses that are physically possible, legally permissible and financially feasible, it is our opinion that the maximally productive use of the land, as vacant, is for development and use with boat slips.

Conclusion – Highest and Best Use – As Vacant

The highest and best use of the land, as vacant, is for future boat slip development for use by the adjoining residential land owner. At the present time, not all of the available boat slips are utilized by the adjoining residential land owner.

Highest and Best Use – As Improved

The current improvements contribute value to the property and represent the highest and best use of the property. Therefore, the current use, as improved is the highest and best use of the property.

Discussion of the Appraisal Process

To arrive at an estimate of market value for a given property, attention must be given to the typical purchaser who would be interested in that particular type of property. Market value is the most probable sales price that a property will bring, and this price depends upon the typical purchaser's reaction to the various supply and demand factors that affect the property being appraised. Of particular importance are the surrounding properties that are in competition with the subject. All of this information must be derived from the market.

The appraisal process is basically an economic analysis that consists of an orderly program by which the problem is defined, and data is required, classified, analyzed, and interpreted into an estimate of value when analyzing this data. These approaches are the Cost Approach, the Income Approach, and the Sales Comparison Approach. Regardless of the approach being utilized, the data under consideration is taken from the market in one form or another. Whether or not all three approaches to value are used in the valuation of a particular property, depends upon the individual situation. In the event that more than one approach is utilized, the value estimates arrived at from the different approaches are correlated into a single value estimate, which is considered to be the most appropriate for the subject property.

The Cost Approach is based upon the premise that a prudent buyer will pay no more for a property than it would cost to reproduce a substitute property with the same utility. The Cost Approach is a method in which the value of a property is developed by estimating the replacement cost or reproduction cost new of the subject improvements; deducting, there from, the estimated depreciation from all sources and then adding this depreciated reproduction cost of the improvements to the site value. The site value is based upon a vacant site being utilized to its highest and best use. Generally speaking, the site value is estimated via the Sales Comparison Approach. Replacement Cost or reproduction cost new can be derived from reliable cost manuals and/or from interviews with reputable contractors. Depreciation can be observed from rent loss, based upon a cost-to-cure or an observed condition. In all cases, information concerning depreciation is developed from the market. In this assignment, the Cost Approach was not considered applicable, as the land value would be difficult to estimate.

The Income Approach to Value is predicated upon a definite relationship between the amount of income a property will earn and its value. Although all of the appraisal principles are involved in this approach, the principle of anticipation is particularly applicable. The Income Approach is an appraisal technique in which the anticipated annual net income of the subject is processed in order to arrive at an indication of value. This process is called capitalization and it involves multiplying the annual net income by a factor or dividing it by a rate that weighs such considerations as risk, time, return on investment, and return of investment. The appropriateness of this rate or factor is critical and there are a number of techniques by which it may be developed. In this instance, some review of the Income Approach will be utilized to arrive at the market value of the boat slips. This will be used as support for the review of market sales data.

Discussion of the Appraisal Process - Continued

The Sales Comparison Approach relies heavily upon the principle of substitution. A comparative analysis between the subject and similar properties that have sold can often provide an indication of the market behavior. The sales are compared to the subject and adjustments for differences in location, time, terms of sale, or physical characteristics can be made. Most types of properties, which are bought and sold, can be analyzed using "common denominators" such as sale price per unit of sale. In this instance, we have reviewed sales of deeded boat slips. In addition, we considered the sales of homes with and without these slips on the Northlake property and that review did not indicate a market-based adjustment that could be allocated to just the boat slip availability. The sales utilized will be considered with other data to arrive at a market value for the boat slips and considered a standard size of 30 feet for each of the boat slips.

In summary, we considered the value of the property via the Income and Sales Comparison Approaches and we will reconcile a market value from these conclusions for the various dates of value requested.

Comparable Rental Data

In this assignment, we searched the market place for comparable market rental data that could be utilized in the estimation of the market rent for the boat slips. For this purpose, we have reviewed historical information utilized on previous appraisal assignments that reflect market rents for boat slips in the Broward County area in the 2016 to 2019-time frame. The following tables represents the information considered in this assignment.

BOAT SLIP RENTALS 2016 TO 2019 TIME FRAME				
		BOAT	MONTHLY	UNIT
RENTAL	LOCATION	LENGTH	RENT	RENTAL
1	65 HENDRICKS ISLE	48	\$ 550.00	\$ 11.46
2	FEDERAL-BOCA	48	\$ 825.00	\$ 17.19
3	86 ISLES OF VENICE	42	\$ 800.00	\$ 19.05
4	2671 NE 48TH ST	90	\$ 1,350.00	\$ 15.00
5	NEW RIVER CANAL	45	\$ 550.00	\$ 12.22
6	200 NE 3RD ST	35	\$ 350.00	\$ 10.00
7	DANIA NE 2ND AVE	42	\$ 595.00	\$ 14.17
8	GRIFFIN RD DANIA	38	\$ 418.00	\$ 11.00
9	FEDERAL HWY POMPANO	30	\$ 660.00	\$ 22.00
10	FEDERAL HWY POMPANO	70	\$ 1,100.00	\$ 15.71
11	3071 NE 47TH ST	80	\$ 1,200.00	\$ 15.00
12	349 IDYLWYLD DR	40	\$ 600.00	\$ 15.00
13	1409 SW 17TH ST	60	\$ 600.00	\$ 10.00
			AVERAGE	\$ 14.45
	OVERALL RANGE		\$10.00 TO	\$22.00

Based on the review of the data, it is our opinion that the market rent in 2019 for the boat slips at the subject property would have been \$14.00 per foot on a monthly basis and considered a typical boat length of 330 feet based on our observations of the size of the existing dock spaces. The actual size of each dock is up to the discretion of the residential owner , as they will have to construct and maintain the structure.

All of these rentals would be on a triple net basis with only minimal expense associated with the rental. The expenses would be limited to some vacancy and collection loss, a small management fee and some miscellaneous expenses. We have estimated a vacancy and collection loss at 5% as there are numerous sites available for lease as noted in our review of MLS and other data sources. A management expenses of 5% is considered applicable as the owner has some expenses associated with the leasing of the space and oversight. A miscellaneous cost of 1% was deemed applicable for unexpected costs.

Therefore, the following table shows the Potential Gross Income, the expenses and the Effective Gross Income for each of the 5boat slips.

	2018
MARKET RENT ESTIMATE/FOOT/MONTH	\$14.00
POTENTIAL GROSS INCOME	\$5,040
VACANCY AND COLLECTION LOSS-5%	\$ (252)
EFFECTIVE GROSS INCOME	\$4,788
EXPENSES	
MANAGEMENT-5%	\$ (239)
MISCELLANEOUS-1%	\$ (48)
EFFECTIVE NET INCOME	\$4,501

Capitalization of Net Income into Market Value

After estimating the market rental and net income attributable to each of the boat slips, we then directed our review and analysis to the rate of return on this type of investment. The Income Approach deals with the capitalization of a net income in to a market value estimate. The review of capitalization rates in Broward County based on our review of CoStar, LoopNet and other sources indicated capitalization rates from a low as 4% on some newer apartment complexes to above 9% for distressed properties that need renovation and increase in occupancy. We also considered and included a review of land lease capitalization rates as reported by RealtyRates.com, For that purpose, we have included the first quarter investor survey for 2019.

RealtyRates.com INVESTOR SURVEY - 1st Quarter 2019*						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	3.23%	11.00%	7.23%	5.83%	11.50%	8.23%
Golf	3.38%	17.07%	9.54%	5.98%	17.57%	10.54%
Health Care/Senior Housing	3.38%	12.10%	7.87%	5.98%	12.60%	8.87%
Industrial	3.38%	10.97%	7.57%	5.98%	11.47%	8.57%
Lodging	3.38%	16.70%	8.18%	5.98%	17.20%	9.18%
Mobile Home/RV Park	3.38%	13.92%	8.52%	5.98%	14.42%	9.52%
Office	3.38%	10.58%	7.28%	5.98%	11.08%	8.28%
Restaurant	3.38%	16.16%	8.96%	5.98%	16.66%	9.96%
Retail	3.27%	12.10%	7.67%	5.87%	12.60%	8.67%
Self-Storage	3.38%	11.10%	8.63%	5.98%	11.60%	9.63%
Special Purpose	3.78%	17.12%	9.36%	6.89%	19.35%	10.05%
All Properties	3.23%	17.12%	8.25%	5.83%	17.57%	9.14%

*4th Quarter 2018 Data

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The review of the land lease investor survey showed the average capitalization rates for all properties ranged from allow of 3.23% as a minimum to as high as 17.12% with an average rate of 8.25%. The special purpose properties, that would include the subject assignment, indicated an average rate of 9.36%. Considering the overall risk and marketability, an 8.00% capitalization rate was deemed to be applicable. Therefore, the following reflects the market value using an 8.00% capitalization rate for the valuation of a typical rental of a dock space.

EFFECTIVE NET INCOME	\$4,501
CAPITALIZATION RATE	8.00%
MARKET VALUE	\$56,263
SAY	\$56,300

SALES COMPARISON APPROACH TO VALUE

The following is a summary of sales of boat slips that we reviewed during our research. These sales were part of a multifamily project located in close proximity to the Intracoastal in the Sun Harbour development located on NE 15th and NE 16th Street, just east of Federal Highway in the City of Pompano Beach. These sales were considered most applicable as these sales represent the sale of deeded boat slips sold in the open market. Many of the sales were verified through the listing agents on MLS. There are 102 boat slips in this development and these sales represent the market for deeded docks without the adjoining multifamily unit. Based on our review, it is our opinion that these sales are most comparable. In addition to these sales, we also reviewed sales of boat dockominiums along the SE 17th Street corridor in Ft. Lauderdale. These condominium boat dock sales sold between \$140,000 and over \$200,000. However, these were located within a boat marina building and thus were considered superior. In addition, we noted current listings in this structure that showed asking prices in the \$70,000 to \$110,000 range. Further, we reviewed four other listings of boat docks for sale with locations off Las Olas, Hillsboro Mile and at the Sun Harbour condominium project. These listings ranged from a low of \$50,000 to a high at \$70,000 with three of these under \$60,000.

	BOAT SLIPS SALES	SUN HARBOUR POMPANO BEACH		
SALE	SALE DATE	SALE PRICE	SLIP #	LENGTH
1	1/12/2016	\$ 45,000	92	36
2	4/26/2016	\$ 48,000	50	36
3	8/31/2016	\$ 50,000	70	36
4	11/21/2016	\$ 48,000	39	36
5	12/23/2016	\$ 49,000	44	36
6	2/9/2017	\$ 55,000	82	36
7	11/30/2017	\$ 50,000	89	36
8	12/5/2017	\$ 57,500	34	36

There have been no additional sales since December of 2017 in this project.

Direct Comparison of Sales

We have reviewed the sales as noted on the previous table with regard to sales of boat slips adjoining a multifamily residential development. The sales reviewed were considered to be similar in location due to their proximity to the intracoastal and the inlet to the Atlantic Ocean.

Market Conditions

The sales took place from 2016 to 2017 with no new sales in that development since Sale 8. The sales indicated some increases in market value from the oldest sale in January of 2016 to the most recent sale in December of 2017. As a result, we considered some upward adjustment for time to the 2016 sales data.

Market Value Conclusion

After reviewing the sales data, it is our opinion that although there was some fluctuation in the overall sale prices, it is apparent that the value of these docks is increasing. Based on our review of the sales data presented and included in the addendum, as well as our review of the listings and sales on SE 17th Street in Ft. Lauderdale, it is our opinion that a market value for the docks would be at \$55,000,

Reconciliation

Reconciliation is the process whereby the appraiser reviews the relative strengths and weaknesses of each approach that was developed within the appraisal. Consideration is given to the strength and reliability of the data utilized, as well as the confidence the appraiser has in the judgments and conclusions reached for each approach that was developed within the appraisal. The outcome of the reconciliation process is the final value estimate for the subject property.

In estimating the value of the subject property, we have considered all three approaches to value, and after review of the appraisal problem, we utilized the Income and Sales Comparison Approaches to arrive at an estimate of market value for each of the 21 boat slips on Northlake and 31 slips on Southlake. .

INCOME APPROACH	%56,500
MARKET APPROACH	\$55,000
RECONCILIATION	\$55,000

After reviewing the two approaches, we have reconciled those two values to a market value for each slip as of January 31, 2019 to be \$55,000. That would be the market value of the site with the dock built and the assignment is based on the property owner paying for maintaining the dock structure. The next step in our analysis then dealt with the cost of constructing the boar dock structure. We discussed this with B& K Marina in Deerfield Beach and with Mr. Fred Stacer, a general contractor in Pompano Beach, both of whom have experience in the construction of this type of dock system. There estimates of the costs were in the range of \$20,000 and \$30,000 and based on our additional review of CoreLogic cost service, we estimated the cost to develop the dock structures at \$25,000. Therefore, the land value associated with the potential dock sites would be the value of \$55,000 less the costs of construction (\$25,000) or \$30,000 that would be attributable to the land value.

The final step in determining the market rent is to arrive at an applicable rate of return for the lease of these properties. In the valuation in the Income Approach to Value, we reviewed and considered the capitalization rates being in a wide range of roughly 3 to 18%. Other items considered in our review included the current returns on Treasury Bills, Bonds and triple rated leases that range form a low of 4% to a high of 8% for government acquisition of temporary easements. The lower the rate, the more secure the investment is considered and considering the added value to the homes that have the right to construct and use a dock across the street lead us to conclude that this is a very safe investment for the owner, or The City of Hollywood. Therefore, based on the added value to the adjoining residential properties and homes, it was our opinion that a safe rate of 6% would be applicable. This indicates a market rent on the land value of \$30,000 to be as follows:

$$\text{\$30,000} \times 6\% = \text{\$1,800.}$$

In summary, it is our opinion that the market rent for each of the 52 potential dock sites for use by the adjoining residential land owners to the north and south of Northlake and Southlake would have an annual market rental of \$1,800. Annual increases are typical on this type of rental and can be tied to a CPI increase or a combination of CPI or 3 to 5% annually, which ever is lower.

ADDENDUM



SALE NO.: 1	PROPERTY TYPE: BOAT SLIP INSTRUMENT #: 113465715
LOCATION	Slip 92, Sun Harbour Plat Book/Page: 138-28 2900 N.E. 15 th Street, Pompano Beach, Florida
GRANTOR:	Michel Ben-Ichay and Schelly Ben-Ichay
GRANTEE:	Wilfried Jackson
DATE OF SALE:	January 12, 2016
SLIP SIZE:	15' X 36'
ACCESS:	NE 15 th Street and NE 16 th Street
ZONING:	RM-20, Multi-Family Residential by Pompano Beach
PROPERTY DATA:	Folio#: 48-43-30-37-3920
PRICE: \$45,000	DATE OF TRANSACTION: 1/12/2016
PROPERTY RIGHTS CONVEYED:	Fee-Simple-Boat Slip
TERMS:	Cash
VERIFICATION:	R. Miller, with Wilfried Jackson
CONDITIONS OF SALE:	Arm's length transaction
PRESENT USE:	Boat Slip
HIGHEST AND BEST USE:	Boat Slip
COMMENTS:	Boat Slip within the Sun Harbour Development
DEED:	See attached
PRIOR SALE INFORMATION:	8/31/2001 for \$29,500/Instrument #113465715

Prepared by and return to:
Kenneth A. Wenzel, Esq.
Hankins Northwood Roman Wenzel P.L.
1800 North Military Trail Suite 120
Boca Raton, FL 33431
File Number: Jackson Boat SL



Parcel Identification No. **484330-37-3920**

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture dated as of the 12th day of January, 2016 between **Michael Ben-Ichay and Schelly Ben-Ichay, Husband and Wife** whose post office address is 12131 N.W. 10th Manor, Coral Springs, FL 33071 of the County of **Broward, State of Florida**, Grantor*, and **Wilfried Jackson** whose post office address is 5312 N.W. 109th Way, Coral Springs, FL 33076 of the County of **Broward, State of Florida**, Grantee*,

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject only to comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; and taxes for the year 2016 and subsequent years.

DoubleTimes

4

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 12th day of January, 2016.

Signed, sealed and delivered in our presence:

Kenneth A. Wenzel
Witness Name: Kenneth A. Wenzel

Julie A. Shiskin
Witness Name: Julie A. Shiskin

Kenneth A. Wenzel
Witness Name: Kenneth A. Wenzel

Julie A. Shiskin
Witness Name: Julie A. Shiskin

Michael Ben-Ichay
Michael Ben-Ichay

Schelly Ben-Ichay
Schelly Ben-Ichay

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 12th day of January, 2016 by Michael Ben-Ichay and Schelly Ben-Ichay, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Kenneth A. Wenzel

My Commission Expires: 8-14-2019



EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Southwest one-quarter (SW 1/4) of Section 30, Township 48 South, Range 43 East, now known as the Caliban Canal, as described in Official Records Book 1190, Page 200, of the Public Records of Broward County, Florida; more fully described as follows:

The West 14.00 feet of the East 161.79 feet of the following described parcel:

A parcel of land bounded on the South by the North boundary of the Plat of SUN HARBOR, according to the Plat thereof, as recorded in Plat Book 138, Page 28, of the Public Records of Broward County, Florida, and by the Plat of SUN PLAT, according to the Plat thereof, as recorded in Plat Book 137, Page 43, of the Public Records of Broward County, Florida; on the North by a line 30.00 feet North of (as measured at right angles) and parallel with said North boundaries; on the East by the Northerly extension of the East Boundary of said SUN HARBOR; and on the West by the Northerly extension of the West boundary of said SUN PLAT, LESS the West 2.00 feet of the South 13.00 feet thereof.



SALE NO.:	2	PROPERTY TYPE:	BOAT SLIP
		INSTRUMENT #:	1137223412
LOCATION		Slip 50, Sun Harbour Plat Book/Page:	138-28
		2900 N.E. 15 th Street, Pompano Beach, Florida	
GRANTOR:		Paul and Susan Roberts	
GRANTEE:		David Ross Neale	
SLIP SIZE:		15' X 36'	
ACCESS:		NE 15 th Street and NE 16 th Street	
ZONING:		RM-20, Multi-Family Residence, by Pompano Beach	
PROPERTY DATA:		Folio#: 48-43-30-37-3500	
PRICE:	\$48,000	DATE OF TRANSACTION:	4/26/2016
PROPERTY RIGHTS CONVEYED:		Fee-Simple-Boat Slip	
TERMS:		Cash	
VERIFICATION:		R. Miller, with David Neale	
CONDITIONS OF SALE:		Arm's length transaction	
PRESENT USE:		Boat Slip	
HIGHEST AND BEST USE:		Boat Slip	
COMMENTS:		Boat Slip within the Sun Harbour Development	
DEED:		See attached	
PRIOR SALE INFORMATION:		5/30/2003 for \$204,000/OR Book 35323 Page 1744	

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Joseph L. Kohn, PA
5489 Wiles Road, Suite 304
Coconut Creek, FL 33073
Our File No.: JK16033

Property Appraisers Parcel Identification (Folio) Number: 4843 30 37 3500
State of Florida Deed Documentary Stamps paid on this transaction: \$336.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 24th day of April, 2016 by PAUL R. ROBERTS, JR. and SUSAN ROBERTS, husband and wife, whose post office address is 41 OAKLANDVALE AVENUE, SAUGUS, MA 01906 herein called the Grantors,

to DAVID ROSS NEALE, a married man, whose post office address is 2601 NE 14TH STEET, #131 POMPANO BEACH, FL 33062, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

File No.: JK16033

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Aimee Fogle
Witness #1 Signature

Aimee Fogle
Witness #1 Printed Name

Guy Ewing
Witness #2 Signature

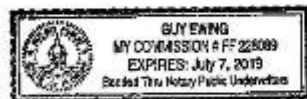
Guy Ewing
Witness #2 Printed Name

Paul R. Roberts, Jr.
PAUL R. ROBERTS, JR.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26 day of April, 2016, by PAUL R. ROBERTS, JR. who is personally known to me or has produced Drivers License as identification.

SEAL

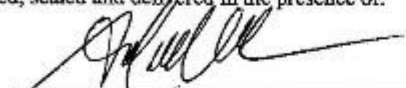


Guy Ewing
Notary Public
Guy Ewing
Printed Notary Name
My commission expires:

File No.: JK16033

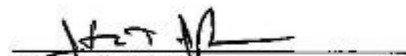
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

ANNIE NEUGEN
Witness #1 Printed Name


SUSAN ROBERTS

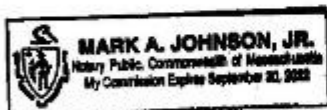

Witness #2 Signature

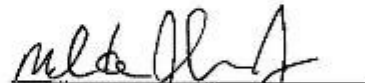
Jonathan T. Johnson
Witness #2 Printed Name

STATE OF MASSACHUSETTS
COUNTY OF Essex

The foregoing instrument was acknowledged before me this 18th day of April, 2016, by SUSAN ROBERTS who is personally known to me or has produced MA DL as identification.

SEAL




Notary Public
Mark A. Johnson Jr
Printed Notary Name

My commission expires: Sept 30, 2022

Exhibit "A"

Legal Description

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST NOW KNOWN AS THE CALIBAN CANAL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1190, PAGE 200, BROWARD COUNTY PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

THE WEST 14.00 FEET OF THE EAST 768.34 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND BOUNDED ON THE SOUTH BY THE NORTH BOUNDARY OF THE PLAT OF SUN HARBOR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, AND BY THE PLAT OF SUN PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ON THE NORTH BY A LINE 30.00 FEET NORTH (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH BOUNDARIES; ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST BOUNDARY OF SAID SUN HARBOR, ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF SAID SUN PLAT LESS THE EAST 2.00 FEET OF THE SOUTH 13.00 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS SLIP 50 SUN HARBOUR.

CERTIFICATE OF APPROVAL

Sun Harbor Boat Slip Owners

Pompano Beach, FL 33062

This document shall certify that:

David Ross Neale

Has been approved by the Board of Directors of the Sun Harbor Boat Slip Owners Association,
as buyer for slip # 50.

Such approval has been given for pursuant to the provisions of the Declaration of Boat Slip
Association and all exhibits attached to the Declaration of Boat Slip Association and any
amendments thereto, if any.

Dated this 18 day of February, 2011.

By: _____

Officer - Board of Directors



SALE NO.:	3	PROPERTY TYPE:	BOAT SLIP
		INSTRUMENT #:	113921962
LOCATION			Slip 70, Sun Harbour Plat Book/Page: 138-28 2900 N.E. 15 th Street, Pompano Beach, Florida
GRANTOR:			Jack Lambert
GRANTEE:			John M. Medina
DATE OF SALE:			August 31, 2016
SLIP SIZE:			15' X 36'
ACCESS:			NE 15 th Street and NE 16 th Street
ZONING:			RM-20, Multifamily Residential, by Pompano Beach
PROPERTY DATA:			Folio#: 48-43-30-37-3700
PRICE:	\$50,000	DATE OF TRANSACTION:	8/31/2016
PROPERTY RIGHTS CONVEYED:			Fee-Simple-Boat Slip
TERMS:			Cash
VERIFICATION:			R. Miller, with attorney, Scott Leiften
CONDITIONS OF SALE:			Arm's length transaction
PRESENT USE:			Boat Slip
HIGHEST AND BEST USE:			Boat Slip
COMMENTS:			Boat Slip within the Sun Harbour Development
DEED:			See attached
PRIOR SALE INFORMATION:			6/8/2010 for \$40,000/OR Book 47172 Page 785

Prepared by and return to:
Scott J. Leffler
Attorney at Law
Bleck & Colucci, P.A.
4415 Military Trail Suite 209
Jupiter, FL 33458
561-747-0110
File Number: BC16-055
Will Call No:

Parcel Identification No.

(Space Above This Line For Recording Date)

Warranty Deed

(STATUTORY FORM - SECTION 689.03, F.S.)

This Indenture made this 31st day of August, 2016 between Jack Lambert whose post office address is 2675 NE 15th Street, Pompano Beach, FL 33062 of the County of Broward, State of Florida, grantor*, and John M. Medina whose post office address is 9412 Southwest 51st Place, Cooper City, FL 33328 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

SLIP #70:

A portion of the Southwest 1/4 of Section 30, Township 48 South, Range 43 East, NOW KNOWN AS the CALIBAN CANAL, as described in Official Records Book 1190, Page 100 of the Public Records of Broward County, Florida, more fully described as follows:

The West 14.00 feet of the East 488.34 feet of the following described parcel:

A parcel of land bounded on the South by the North boundary of the Plat of SUN HARBOR, according to the Plat thereof, as recorded in Plat Book 138, at Page 28 of the Public Records of Broward County, Florida and by the Plat of SUN PLAT, according to the Plat thereof, as recorded in Plat Book 137, at Page 43; on the North by a line 30.00 feet North (as measured at right angles) and parallel with said North boundaries; on the East by the Northerly extension of the East boundary of said SUN HARBOR, and on the West by the Northerly extension of the West boundary of said SUN PLAT, less the East 2.00 feet of the South 13.00 feet thereof.

Said land situate, lying and being in to the City of Pompano Beach, Broward County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantee" and "Grantor" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

4

Signed, sealed and delivered in our presence:

Witness Name: Dulce Walker
Witness Name: Dulce Walker

Jack Lambert (Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 31st day of August, 2016 by Jack Lambert, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

Dulce WALKER

My Commission Expires:

Sept 13, 2017



CERTIFICATE OF APPROVAL

Sun Harbor Boat Slip Owners
Pompano Beach, FL 33062

This document shall certify that:

John Medina

Has been approved by the Board of Directors of the Sun Harbor Boat Slip Owners Association,
as buyer for slip # 70.

Such approval has been given for pursuant to the provisions of the Declaration of Boat Slip
Association and all exhibits attached to the Declaration of Boat Slip Association and any
amendments thereto, if any.

Dated this 24 day of AUG., 2016.

By: [Signature]

Officer - Board of Directors

WAIVER OF RIGHT OF FIRST REFUSAL

The undersigned, being the duly authorized agent of the SUN HARBOR BOAT SLIP OWNERS ASSOCIATION, INC., pursuant to the provisions of Section 4.07 of the Declaration of Covenants of SUN HARBOR TOWNHOMES, recorded in O.R. Book 16431, Page 905, of the Public Records of Broward County, Florida, and pursuant to the provisions of Section 5.12 of the Declaration of SUN HARBOR BOAT SLIP OWNERS, recorded in O.R. Book 16628, Page 511, of the Public Records of Broward County, Florida, do hereby waive the right of refusal reserved therein and ratify and approve the sale and transfer to Boat Slip 70.

From Jack Lambert

Signed on July 5 2016

By Edmund Schumann

Name: Edmund Schumann

Title: President



SALE NO.: 4	PROPERTY TYPE: BOAT SLIP INSTRUMENT #: 114057689
LOCATION	Slip 39, Sun Harbour Plat Book/Page: 138-28 2900 N.E. 15 th Street, Pompano Beach, Florida
GRANTOR:	Roger B. Kurland, Trustee of the Roger and Agnes Kurland Trust dated 7/9/2013
GRANTEE:	Bradley T. Halper, Trustee of the Halper Family Irrevocable Trust dated 9/30/2011
SLIP SIZE:	15' X 36'
ACCESS:	NE 15 th Street and NE 16 th Street
ZONING:	RM-20, Multifamily Residential, by Pompano Beach
PROPERTY DATA:	Folio#: 48-43-30-37-3700
PRICE: \$48,000	DATE OF TRANSACTION: 11/21/2016
PROPERTY RIGHTS CONVEYED:	Fee-Simple-Boat Slip
TERMS:	Cash
VERIFICATION:	R. Miller, with Roger Kurland
CONDITIONS OF SALE:	Arm's length transaction
PRESENT USE:	Boat Slip
HIGHEST AND BEST USE:	Boat Slip
COMMENTS:	Boat Slip within the Sun Harbour Development
DEED:	See attached
PRIOR SALE INFORMATION:	7/5/2013 for \$50,000/Instrument # 111680926

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Deatse Deckelthorn
Promulgated + Title Corporation
2500 Quantum Lakes Drive Suite 203
Boynton Beach, FL 33426

Property Appraisers Parcel Identification (Folio) Numbers: **484330-37-3390**

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 21st day of November, 2016 by Roger B. Kurland, Individually and as Trustee of the Roger and Agnes Kurland Trust Agreement u/a/d July 9, 2013, with full power and authority to protect, conserve and to sell or to lease or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to F.S. 689.073, whose post office address is 21051 Bella Vista Circle, Boca Raton, FL 33428 herein called the Grantor, to the Halper Family Irrevocable Trust u/a/d September 30, 2011, Bradley T. Halper, Trustee, with full power and authority to protect, conserve and to sell or to lease or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to F.S. 689.073, whose post office address is 17022 Newport Club Drive, Boca Raton, FL 33496, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargain, sells, alien, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

See attached Exhibit "A"

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

"Grantee(s), Roger B. Kurland, warrants that the above described property is not his homestead or contiguous thereto, Roger B. Kurland's homestead is located at 21051 Bella Vista Circle, Boca Raton, Florida 33428."

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS, WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Michael Edmonson

Witness #1 Printed Name

Richard Karpman

Witness #2 Signature

Richard Karpman

Witness #2 Printed Name

Roger B. Kurland

Roger B. Kurland, Individually and as Trustee of the
Roger and Agnes Kurland Trust Agreement u/a/d
July 9, 2013,

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21st day of November, 2016 by Roger B. Kurland, Individually and as Trustee of the Roger and Agnes Kurland Trust Agreement u/a/d July 9, 2013, who is personally known to me or has produced to me as identification.

SEAL



MICHAEL EDMONSON
MY COMMISSION # FF 008146
EXPIRES: June 17, 2017
Florida's Budget History Services

Notary Public

Michael Edmonson

Printed Notary Name

My Commission Expires:

Exhibit "A"

BOAT SLIP 39 SUN HARBOR

A portion of the Southwest one-quarter (SW 1/4) of Section 30, Township 48 South, Range 43 East, now known as Calibon Canal, as described in OR Book 1190, Page 200, Public Records of Broward County, Florida, more fully described as follows:

The West 14.00 feet of the East 922.34 feet of the following described parcel:

A parcel of land bounded to the South by the North boundary of the Plat of SUN HARBOR, according to the Plat thereof, as recorded in Plat Book 138, Page 28, and by the Plat of SUN PLAT, according to the Plat thereof, as recorded in Plat Book 137, Page 43, both of the Public Records of Broward County, Florida; on the North by a line 30.00 feet North (as measured by right angles) and parallel with said North boundaries; on the East by the Northerly extension of the East boundary of said SUN HARBOR; and on the West by the Northerly extension of the West boundary of said SUN PLAT, less the West 2.00 feet of the South 13.00 feet thereof. Said lands situate, lying and being in the City of Pompano Beach, Florida.

A/K/A BOAT SLIP 39, of SUN HARBOR BOAT SLIPS, according to the declaration thereof as recorded in Official Records Book 16628, page 511 of the Public Records of Broward County, Florida

Folio Number: 484330-37-3390



SALE NO.: 16

PROPERTY TYPE: BOAT SLIP
INSTRUMENT #: 114123194

LOCATION

Slip 44, Sun Harbour Plat Book/Page: 138-28
2900 N.E. 15th Street, Pompano Beach, Florida

GRANTOR:

Jack Lambert

GRANTEE:

Ademir Pavao

SLIP SIZE:

15' X 36'

ACCESS:

NE 15th Street and NE 16th Street

ZONING:

RM-20, Multifamily Residential, by Pompano Beach

PROPERTY DATA:

Folio#: 48-43-30-37-3440

PRICE: \$49,000

DATE OF TRANSACTION: 12/23/2016

PROPERTY RIGHTS CONVEYED:

Fee-Simple-Boat Slip

TERMS:

Cash

VERIFICATION:

R. Miller, with Ademir Pavao,

CONDITIONS OF SALE:

Arm's length transaction

PRESENT USE:

Boat Slip

HIGHEST AND BEST USE:

Boat Slip

COMMENTS:

Boat Slip within the Sun Harbour Development

DEED:

See attached

PRIOR SALE INFORMATION:

3/11/2009 for \$42,500/OR Book 46084 Page 1685

THIS INSTRUMENT PREPARED BY AND RETURN TO:

U.S. Title & Escrow Inc.
2715 East Oakland Park Boulevard
Fort Lauderdale, Florida 33306

Our File No.: 16-350

Property Appraisers Parcel Identification (Folio) Number:

Florida Documentary Stamps in the amount of \$343.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the ²³ day of December, 2016 by Jack Lambert a single man, whose post office address is 2675 NE 15TH ST, Pompano Beach, FL 33062 herein called the Grantor, to Ademir Pavao a married man whose post office address is 4015 W Palm Aire Dr Unit # 701, Pompano Beach, FL 33069, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name Diana Navarro

Witness #2 Signature

Witness #2 Printed Name Laura A. Aprea

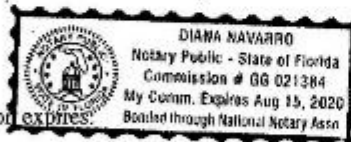
Witness #2 Printed Name

Jack Lambert
Jack Lambert

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of December, 2016, by Jack Lambert who is personally known to me or has produced FID as identification and ☐ did ☐ did not take an oath.

SEAL



My commission expires

[Signature]
Notary Public

Printed Notary Name

Exhibit A

Slip 44, of Sun Harbour:

Being a portion of the Southwest one-quarter (SW 1/4) of Section 30, Township 48 South, Range 43 East, now known as the Caliban Canal, as described in Official Records Book 1190, Page 200, of the Public Records of Broward County, Florida, more fully described as follows:

The West 14.00 feet of the East 852.34 feet of the following described parcel:

A parcel of land bounded on the South by the North boundary of the plat of Sun Harbor, according to the plat thereof recorded in Plat Book 138, Page 28, of the Public Records of Broward County, Florida, and by the plat of Sun Plat, according to the plat thereof, as recorded in Plat Book 137, Page 43, on the North by a line 30.00 feet North (as measured at right angles) and parallel with said North boundaries, on the East by the Northerly extension of the East boundary of said Sun Harbor, and on the West by the Northerly extension of the West boundary of said Sun Plat. Less the East 2.00 feet of the South 13.00 feet thereof.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida.



SALE NO.:	6	PROPERTY TYPE:	BOAT SLIP
		INSTRUMENT #:	114200194
LOCATION		Slip 82, Sun Harbour Plat Book/Page:	138-28
		2900 N.E. 15 th Street, Pompano Beach, Florida	
GRANTOR:		Jack Lambert	
GRANTEE:		Malloy Holdings, LLC	
SLIP SIZE:		15' X 36'	
ACCESS:		NE 15 th Street and NE 16 th Street	
ZONING:		RM-20, Multi-Family Residence, by Pompano Beach	
PROPERTY DATA:		Folio#:	48-43-30-37-3820
PRICE:	\$55,000	DATE OF TRANSACTION:	2/9/2017
PROPERTY RIGHTS CONVEYED:		Fee-Simple-Boat Slip	
TERMS:		Cash	
VERIFICATION:		R. Miller, with Public Records Only	
CONDITIONS OF SALE:		Arm's length transaction	
PRESENT USE:		Boat Slip	
HIGHEST AND BEST USE:		Boat Slip	
COMMENTS:		Boat Slip within the Sun Harbour Development	
PRIOR SALE INFORMATION:		8/15/2008 for \$45,000/OR Book 45656/Pag 1129	

THIS INSTRUMENT PREPARED BY AND RETURN TO:

U.S. Title & Escrow Inc.
2715 East Oakland Park Boulevard
Fort Lauderdale, Florida 33306
Our File No.: 17-011
Property Appraisers Parcel Identification (Folio) Number: 484330373820
Florida Documentary Stamps in the amount of \$385.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 9 day of February, 2017 by Jack Lambert, a single man, whose post office address is 2675 NB 15TH ST, Pompano Beach, FL 33062 herein called the Grantor, to MALLOY HOLDINGS LLC, a Florida Limited Liability Co. whose post office address is Slip 82 Sun Harbor, Pompano Beach, FL 33062, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

BOAT SLIP #82 A portion of the Southwest one-quarter (SW1/4) of Section 30, Township 48 South, Range 43 East, now known as the CALIBAN CANAL, as described in Official Records Book 1190, Page 200 of the Public Records of Broward County, Florida, more fully described as follows: The West 14.00 feet of the East 301.70 feet of the following described parcel; A parcel of land bounded on the South by the North boundary of the Plat of SUN HARBOUR, according to the Plat thereof, as recorded in Plat Book 138, Page 28, of the Public Records of Broward County, Florida, and by the plat of SUN PLAT, according to the Plat thereof, as recorded in Plat Book 137, Page 43, of the Public Records of Broward County, Florida; on the North by a line 30.00 feet North of (As measured at right angles) and parallel with said North boundaries; on the East by the Northerly extension of the East boundary of the SUN HARBOUR; and on the West by the Northerly extension of the West boundary of said SUN PLAT, LESS the West 2.00 feet of the South 13.00 feet thereof. Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Diana Navarro

Witness #1 Printed Name

Witness #2 Signature

Laura A. Aprea

Witness #2 Printed Name

Jack Lambert
Jack Lambert

**STATE OF FLORIDA
COUNTY OF BROWARD**

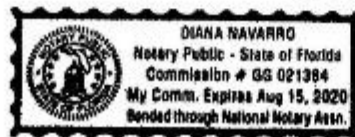
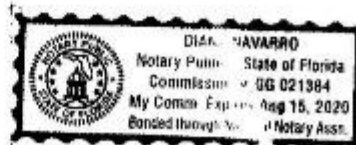
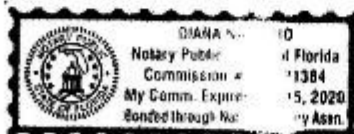
The foregoing instrument was acknowledged before me this 9 day of February 2017 by Jack Lambert who is personally known to me or has produced _____ as identification and who ☐ did ☐ did not take an oath.

SEAL

[Signature]
Notary Public

Printed Notary Name

My commission expires:



File No.: 17-011

LTP



SALE NO.: 17

PROPERTY TYPE: BOAT SLIP
INSTRUMENT #:114779918

LOCATION

Slip 89, Sun Harbour Plat Book/Page: 138-28
2900 N.E. 15th Street, Pompano Beach, Florida

GRANTOR:

Stanley A. and Beverly K. Kranson

GRANTEE:

Vincent T. Bonura

SLIP SIZE:

15' X 36'

ACCESS:

NE 15th Street and NE 16th Street

ZONING:

RM-20, Multi-Family Residence, by Pompano Beach

PROPERTY DATA:

Folio#: 48-43-30-37-3890

PRICE: \$50,000

DATE OF TRANSACTION: 11/30/2017

PROPERTY RIGHTS CONVEYED:

Fee-Simple-Boat Slip

TERMS:

Cash

VERIFICATION:

R. Miller, with Larry Davis, Attorney, June 3, 2018

CONDITIONS OF SALE:

Arm's length transaction

PRESENT USE:

Boat Slip

HIGHEST AND BEST USE:

Boat Slip

COMMENTS:

Boat Slip within the Sun Harbour Development

PRIOR SALE INFORMATION:

11/27/2001 for \$39,000/OR Book 32479/Pag 1375

This Instrument Prepared By:
Lawrence Jay Davis, Esq.
Lawrence Jay Davis, P.A.
Suite One
1601 North Flamingo Road
Pembroke Pines, Florida 33028
(954) 437-3444
File Number: 17-11-111

Property Appraisers Parcel I.D. Number(s):
4843-30-37-3890

THIS WARRANTY DEED Made November 29, 2017 by Stanley A. Krason and Beverly K. Krason, husband and wife, whose post office address is 1522 Old Town Creek Road, Zolfo Springs, Florida 33890, hereinafter called the grantor, to Vincent T. Bonura, a single person whose post office address is 2789 Northeast 15th Street, Pompano Beach, Florida 33062 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

WITNESSETH: That the grantor for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Boat Slip 89

A portion of the Southwest one-quarter (SW 1/4) of Section 30, Township 48 South, Range 43 East, now known as Caliban Canal, as described in O.R. Book 1190, Page 200 of the Public Records of Broward County, Florida, more fully described on Exhibit "A" attached hereto and made a part hereof.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances and taxes for the current year and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

INITIALS:

BLK 

✓

Page Two of Warranty Deed

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

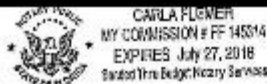
Wendy P. Frye
WITNESS
PRINT NAME: Wendy Frye

Beverly K. Krason
Beverly K. Krason

Carla J. Flemer
WITNESS
PRINT NAME: Carla J. Flemer

State of Florida
County of Hardee

The foregoing instrument was acknowledged before me on November 29, 2017
by **Beverly K. Krason**, a married person, who has produced
[REDACTED] as identification.



Carla J. Flemer
Print Name: Carla J. Flemer
Notary Public State of Florida
My Commission Expires:
My Commission Number is:

(Affix Notarial Seal)

Emily P. Garcia
WITNESS
PRINT NAME: Emily P. Garcia

Stanley A. Krason
Stanley A. Krason

Lawrence Jay Davis
WITNESS
PRINT NAME: Lawrence Jay Davis

State of Florida
County of Broward

The foregoing instrument was acknowledged before me on November 30, 2017
by **Stanley A. Krason**, a married person, who has produced
FL. DRIV. LICENSE as identification.



(Affix Notarial Seal)

Lawrence Jay Davis
Lawrence Jay Davis
Notary Public State of Florida
My Commission Expires:
My Commission Number is:

Exhibit "A"

Legal Description

Boat Slip 89:

A portion of the Southwest one-quarter (SW 1/4) of Section 30, Township 48 South, Range 43 East, now known as Caliban Canal, as described in O.R. Book 1190, Page 200, of the Public Records of Broward County, Florida, more fully described as follows:

The West 14.00 feet of the East 203.79 feet of the following described parcel:

A parcel of land bounded on the North by the North boundary of the Plat of Sun Harbor, according to the Plat thereof, as recorded in Plat Book 138, Page 28, of the Public Records of Broward County, Florida, and by the Plat of Sun Plat, according to the Plat thereof, as recorded in Plat Book 137, Page 43, on the North by a line 30.00 feet North (as measured at right angles) and parallel with said North boundaries, on the East by the Northerly extension of the East boundary of said Sun Harbor and on the West by the Northerly extension of the West boundary of said Sun Plat, LESS the East 2.00 feet of the South 13.00 feet thereof.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.



SALE NO.:	8	PROPERTY TYPE:	BOAT SLIP
		INSTRUMENT #:	114760301
LOCATION			Slip 34, Sun Harbour Plat Book/Page: 138-28 2900 N.E. 15 th Street, Pompano Beach, Florida
GRANTOR:			David F. and Margaret Damerau
GRANTEE:			D.W. Scott
SLIP SIZE:			15' X 36'
ACCESS:			NE 15 th Street and NE 16 th Street
ZONING:			RM-20, Multi-Family Residence, by Pompano Beach
PROPERTY DATA:			Folio#: 48-43-30-37-3340
PRICE:	\$57,500	DATE OF TRANSACTION:	12/5/2017
PROPERTY RIGHTS CONVEYED:			Fee-Simple-Boat Slip
TERMS:			Cash
VERIFICATION:			R. Miller, with Margaret Damerau, June 3, 2018
CONDITIONS OF SALE:			Arm's length transaction
PRESENT USE:			Boat Slip
HIGHEST AND BEST USE:			Boat Slip
COMMENTS:			Boat Slip within the Sun Harbour Development
PRIOR SALE INFORMATION:			12/29/1998 for \$20,000/OR Book 29227/Pag 1764

Prepared by:
JOEL R. LAVENDER, ESQ.
Joel R. Lavender, P. A.
507 Southeast 11th Court
Fort Lauderdale, Florida 33316

FOLIO NO.: 4843-30-37-3340

WARRANTY DEED

THIS INDENTURE, MADE THIS 5th day of December, 2017, between DAVID F. DAMERAU and MARGARET DAMERAU, whose post office address is: PO Box 39619, Ft. Lauderdale, FL 33339 and 1155 Church Rd., Angola, NY 14006, respectively, GRANTOR*, and D.W. Scott, whose post office address is: 3640 N. Federal Hwy., Ste. B3-414, Lighthouse Point, FL 33064, GRANTEE*. (*Wherever used herein shall include singular and plural)

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, Grantee's heirs and assigns forever, the following described land, situated and being in the County of Broward County, State of Florida, to-wit:

Boat Slip No 34 of SUN HARBOR, as referred to in the Declaration of Covenants of Sun Harbor Boat Slips, recorded in Official Records Book 16628, at Page 511, of the Public Records of Broward County, Florida, which property is legally described as follows:

A portion of the Southwest 1/4, of Section 30, Township 48 South, Range 43 East, now known as the Caliban Canal, as described in Official Records Book 1190, at Page 200, of the Public Records of Broward County, Florida, being more particularly described as follows:

The West 14.00 feet of the East 992.34 feet of the following described parcel:

A parcel of land bounded on the South by the North boundary of the Plat of SUN HARBOUR, according to the Plat thereof as recorded Plat Book 138, at Page 28, of the Public Records of Broward County, Florida, and by the Plat of SUN PLAT, according to the Plat thereof, as recorded in Plat Book 137, at Page 43, of the Public Records of Broward County, Florida, bounded on the North by a line 30.00 feet North of (as measured at right angles), and parallel with, said North boundaries, bounded on the East by the Northerly extension of the East boundary of said Plat of Sun Harbour, and bounded on the West by the Northerly extension of the West boundary of said Plat of Sun Plat, less the East 2.00 feet of the South 13.00 feet thereof, said lands situated, lying and being in the City of Pompano Beach, Broward County, Florida.

The subject property is a boat slip and not residential and Grantors never resided at the property legally described above a/k/a NE 16th St., Boat Slip #34, Pompano Beach, FL 33062, or any property adjacent thereto, that none of their, nor any member of their lineal descendants or any family member for whose support they were responsible for, have resided upon the property conveyed pursuant to this deed, or any contiguous property, and that the above described property does not now and has never constituted their homestead, as defined in the appropriate provisions of the Florida Constitution and Statutes.

SUBJECT TO taxes for the year 2017 and zoning and/or restrictions, and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the plat and/or common to the subdivision.

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

AND the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness 1 Signature: _____

Print Name: Joshua


DAVID F. DAMERAU

Witness 2 Signature: CR

Print Name: Andy Lavender

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared DAVID F. DAMERAU, and after having been sworn on oath and after having presented David F. Damerau as evidence of identification, acknowledged having executed the foregoing instrument in the capacity and for the purposes expressed.

WITNESS my hand and official seal this 5 day of ^{Paul} November, 2017.

My Commission expires:



AND the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness 1 Signature: Bette Kozlowski Margaret Damerau
Print Name: Bette Kozlowski MARGARET DAMERAU

Witness 2 Signature: Cecilia Damerau - Best
Print Name: Cecilia Damerau - Best

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared MARGARET DAMERAU, and after having been sworn on oath and after having presented DL as evidence of identification, acknowledged having executed the foregoing instrument in the capacity and for the purposes expressed.

WITNESS my hand and official seal this 30 day of November, 2017.

Bette J. Kozlowski
Notary Public

My Commission expires:

BETTE J. KOZLOWSKI
Notary Public - State of New York
No. 0160229159
Qualified in Erie County
My Commission Expires Dec. 30, 2021

QUALIFICATIONS

ROBERT D. MILLER, ASA

EDUCATION:

Appraisal Institute Courses
SSP Standards of Professional Practice
I-A Fundamentals of Real Estate Appraisal
I-B Capitalization Theory and Techniques
8 Appraising a Single-Family Residence
2-1 Case Studies in Real Estate Valuation
2-2 Report Writing
Business Valuation Seminar
Litigation Valuation
Other Appraisal Courses
Mass Appraisal of Residential Properties
Florida State Law and USPAP
Factory Built Housing
Automated Valuation Models

PROFESSIONAL AFFILIATION:

Senior Member of American Society of Appraisers-
South Florida Chapter No. 82 – Accredited Senior Appraiser
(ASA) Real Property Urban

LICENSED:

Certified General Real Estate Appraiser RZ#1270- State of Florida

EXPERIENCE:

1995-Present Real Estate Appraiser Consultant
1993-1995 Vice President-The Urban Group, Inc.
1978-1993 Real Property Analysts, Inc., Fort Lauderdale,
Florida, Executive Vice President
1987 Involved in United States Senate Study
Right-of-Way
Acquisition Procedures

QUALIFIED AS EXPERT WITNESS FOR:

Condemnation proceeding in Lake, Kankakee, Cook and DuPage
Counties, Illinois and Broward, Dade, Monroe, Palm Beach and
Duval Counties, Florida. Testified in Bankruptcy Court in Florida
and Texas and Federal Court in Miami, Florida

HAS COMPLETED:

Appraisal Assignments	Counseling
Commercial, vacant and improved	Acquisition projects
Condemnation projects	Income tax analysis
Industrial, vacant and improved	Investment analysis
Multi-family residential,	Tax assessments
Mobile Home Parks	ROW Cost Analysis
Office, vacant and improved	Special assessments
Special purpose properties	Review Services

VARIOUS CLIENTS OVER THE PAST TEN YEARS

GOVERNMENT

BROWARD COUNTY
BROWARD COUNTY AVIATION DEPARTMENT
BROWARD COUNTY SCHOOL BOARD
CHARLOTTE COUNTY
CITY OF CORAL SPRINGS
CITY OF FORT LAUDERDALE
CITY OF FORT MYERS
CITY OF HALLANDALE BEACH
CITY OF HOLLYWOOD
CITY OF LAUDERDALE LAKES
CITY OF KEY WEST
CITY OF MIRAMAR
CITY OF MIAMI SPRINGS
CITY OF POMPANO BEACH
CITY OF RIVIERA BEACH
CITY OF SUNRISE
FEDERAL AVIATION ADMINISTRATION
FLORIDA DEPARTMENT OF TRANSPORTATION
LEE COUNTY
PALM BEACH COUNTY
PALM BEACH COUNTY SCHOOL BOARD
SMALL BUSINESS ADMINISTRATION
SOUTH FLORIDA WATER MANAGEMENT
TOWN OF DAVIE
US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

PRIVATE

ALTMAN DEVELOPMENT CORPORATION
BELLSOUTH MOBILITY
CLEAR CHANNEL OUTDOOR
CLEVELAND CLINIC
LENNAR HOMES
THE TAUBMAN COMPANY
SBA TOWERS INC.
UNITED HOMES
WAL-MART CORPORATION

ATTORNEY

ACKERMAN SENTERFITT
JAMES BRADY & ASSOCIATES
BECKER & POLIAKOPF
BRIGHAM-MOORE
COKER AND FEINER
BRIAN PATCHEN PA
HOLLAND & KNIGHT
DALE BRUSCHI PA
TEW CARDENAS
VANCE DONEY & MACGIBBON
GOREN CHEROF DOODY & EZROL PA
WEISS-SEROTA-HELFMAN