

## **APPRAISAL OF REAL PROPERTY**

### **LOCATED AT**

1215.5 NW 4th St (Approx)  
Fort Lauderdale, FL 33311  
FIRST ADDN TO TUSKEGEE, 9-65B, LOT 25 LESS E 26, BLK 6

### **FOR**

CITY MANAGER, CITY OF FT LAUDERDALE  
100 N ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301

### **OPINION OF VALUE**

2,750.00

### **AS OF**

February 25, 2018

### **BY**

GARY O. MAEHL, ASA  
Allied Appraisal Services  
929 SE FIRST STREET,  
POMPANO BEACH, FL 33060  
954-782-3130  
GARY@ALLIEDAPPRAISALS.COM  
WWW.ALLIEDAPPRAISALS.COM

# LAND APPRAISAL REPORT

File No.: 1802-020C

Property Address: 1215.5 NW 4th St (Approx) County: Broward	City: Fort Lauderdale	State: FL Zip Code: 33311
Legal Description: FIRST ADDN TO TUSKEGEE, 9-65B, LOT 25 LESS E 26, BLK 6		
Assessor's Parcel #: 5042 04 06 1350 Tax Year: 2018 R.E. Taxes: \$ EX 14 Special Assessments: \$		
Market Area Name: NORTH OF BROWARD BLVD, EAST OF I-95 Map Reference: T50 R42 S04 Census Tract: 0416.00		
Current Owner of Record: CITY OF FORT LAUDERDALE Borrower (if applicable):		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable		
If Yes, give a brief description:		

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
Intended Use: CITY DISPOSAL OF SURPLUS LAND	
Intended User(s) (by name or type): CITY MANAGER, FT LAUDERDALE, FL AND OTHER AUTHORIZED PERSONS OR ENTITIES	
Client: CITY MANAGER, CITY OF FT LAUDERDALE Address: 100 N. ANDREWS AVE., FT. LAUDERDALE, FL 33301	
Appraiser: GARY O. MAEHL, ASA Address: 929 SE 1ST ST., POMPANO BEACH, FL 33060	

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input checked="" type="checkbox"/> Owner 25 <input checked="" type="checkbox"/> Tenant 75 <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE \$(000) (yrs) 75 Low 10 150 High 75 90 Pred 60	One-Unit 30 % 2-4 Unit 20 % Multi-Unit 50 % Comm'l % % %	<input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: THIS AREA IS IN THE NE QUADRANT OF BROWARD BLVD AND I-95, ABOUT ONE MILE WEST OF THE MAIN DOWNTOWN BUSINESS DISTRICT IN FT LAUDERDALE. LOCATED IN THE CENTRAL CITY MUCH OF THE AREA WAS DEVELOPED IN THE 1940'S AND 1950'S. THERE ARE MANY MULTI FAMILY PROPERTIES WHICH INCLUDE A HIGH PROPORTION OF LOW RENT, GOVERNMENT ASSISTED HOUSING UNITS OF VARIOUS TYPES. OLDER SINGLE FAMILY HOMES SELL IN THE \$75,000 TO LOW \$100,000'S. NEWER HOA AND PUD PROJECTS SELL FOR ABOUT DOUBLE THAT AMOUNT. THERE IS NOT MUCH ACTIVITY IN SINGLE FAMILY DEVELOPMENT IN THIS AREA AND FEW NEWER HOMES ARE OBSERVED.

THE AREA MAY BENEFIT FROM NEW DEVELOPMENTS IN THE SISTRUNK BLVD CORRIDOR WHICH IS ONLY A FEW BLOCKS TO THE NORTH.

# LAND APPRAISAL REPORT

File No.: 1802-020C

Dimensions: 12' X 116' +/- Site Area: 1,371 Sq.Ft.  
 Zoning Classification: RS-8 Description: RESIDENTIAL, ONE FAMILY, LOW TO MEDIUM DENSITY

Do present improvements comply with existing zoning requirements?  Yes  No  No Improvements

Uses allowed under current zoning: WITH ONLY 12 FEET FRONTAGE ON A STREET, THE APPRAISER BELIEVES THIS PROPERTY CAN NOT BE IMPROVED; ALSO THE SITE IS BELOW THE REQUIRED SITE SIZE FOR ANY RESIDENTIAL IMPROVEMENT.

Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ \_\_\_\_\_ / \_\_\_\_\_

Comments:  
 Highest & Best Use as improved:  Present use, or  Other use (explain) SUBJECT IS VACANT LAND. IT IS ADJACENT TO ANOTHER VACANT PARCEL THAT HAS JUST BEEN SOLD IN THE MARKET AND IS INCLUDED HEREIN AS COMPARABLE SALE #1

Actual Use as of Effective Date: VACANT LAND Use as appraised in this report: SEE SUMMARY

Summary of Highest & Best Use: THE H&B USE IS TO COMBINE THE PROPERTY WITH ONE OF THE TWO ADJACENT PROPERTIES. THE PROPERTY ON ONE SIDE IS IMPROVED WITH A ONE FAMILY HOME AND WOULD NOT MATERIALLY BENEFIT FROM THIS BUT THE OTHER IS A VACANT LOT WITH 38 FEET OF FRONTAGE AND WITH THIS SITE IT WOULD BECOME A 50 FOOT FRONTAGE SITE AND BE A DESIRABLE CORNER SITE FOR A NEW ONE FAMILY HOME

SITE DESCRIPTION

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	12' NORTH SIDE NW 4 ST
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PUBLIC UTILITY	Street	PAVED CITY STREET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	FLAT
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PUBLIC UTILITY	Width	TYPICAL 2 LANE			Size	12' X 116' NARROW STRIP
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MUNICIPAL	Surface	ASPHALT			Shape	RECTANGULAR
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MUNICIPAL	Curb/Gutter	NO	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	TYPICAL
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MUNICIPAL	Sidewalk	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	OTHER HOUSES
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	VARIOUS OPTIONS	Street Lights	YES	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	VARIOUS OPTIONS	Alley	NO	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe)

FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone AH FEMA Map # 12011C0368H FEMA Map Date 08/18/2014

Site Comments: THIS IS A NARROW STRIP OF LAND THAT THE APPRAISER BELIEVES CAN NOT BE DEVELOPED IN AND BY ITSELF. IT HAS THE POTENTIAL TO BE COMBINED WITH ANOTHER ADJACENT SITE TO BECOME A DESIRABLE RESIDENTIAL BUILDING SITE. THIS WILL LIKELY RESULT IN A VALUE PER SQUARE FOOT LESS THAN IF IT WERE A BUILDABLE SITE. WITH ONLY TWO PROSPECTIVE BUYERS, IT MAY BE DEEPLY DISCOUNTED.

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	1215.5 NW 4th St (Approx) Fort Lauderdale, FL 33311	1217 NW 4TH ST		409 NW 13 AVE Fort Lauderdale, FL		525 NW 12 AVE Fort Lauderdale, FL	
Proximity to Subject		0.01 miles W		0.03 miles NW		0.20 miles N	
Sale Price	\$		\$ 12,300		\$ 10,200..		\$ 18,500..
Price/ Sq.Ft.	\$		\$ 2.83		\$ 1.72		\$ 3.07
Data Source(s)		Deed Review, Public Records		Deed Review, Public Records		Deed Review, Public Records	
Verification Source(s)							
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions							
Date of Sale/Time		1/8/2018	0	4/4/2014 +23%	+2,346	4/14/17 +5%	+925
Rights Appraised	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0
Location		Same	0	Same	0	Same	0
Site Area (in Sq.Ft.)	1,371	4,342	-8,408	5,932	-9,624	6,032	-15,008
Zoning	RS-8	RS-8	0	RS-8	0	RS-8	0
Economic Utility	Not Buildable	Smaller lot	-1,170	Average lot	-880	Average lot	-1,325
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,578	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -8,158	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -15,408
Adjusted Sale Price (in \$)			\$ 2,722		\$ 2,042		\$ 3,092



# LAND APPRAISAL REPORT

File No.: 1802-020C

**SALES COMPARISON APPROACH**  
 Summary of Sales Comparison Approach The subject and all 3 comparable sales are zoned RS-8. The subject property has no economic value as it is since it is too small to be improved. The only value it has is to combine with an adjacent property. The property adjacent to the west is also a vacant lot and it is on the smaller side with only 4,342 sq ft of land area. If the subject were combined with this lot it would have 5,713 sq ft of area and be more desirable as a single family home site. The appraiser has discounted the subject lot about 30% for the lack of utility but if one of the adjacent lot owners does not buy the lot, the appraiser believes it has no other economic value and if disposed of by public auction, it may attract no interest or bids and therefore have one of the adjacent property owners make an offer of even less than the appraiser's discounted value.

Sale 1 adjusted value is \$1.99 per square foot, Sale 2 is \$1.49 and Sale 3 is \$2.26 per sq ft. Sale 2, as the oldest sale, is given least weight. Sale 1, being adjacent to the subject and the most recent sale, is given the most weight.

The subject is valued at \$2,750.00 for the lot, indicating \$2.00 per square foot of land area.

**TRANSFER HISTORY**  
 My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Data Source(s): County property appraiser records and recorded deeds.

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

**PUD**  
**PROJECT INFORMATION FOR PUDs (if applicable)**  The Subject is part of a Planned Unit Development.  
 Legal Name of Project:  
 Describe common elements and recreational facilities:

**RECONCILIATION**  
**Indicated Value by: Sales Comparison Approach \$** 2,750 **or \$** 2.01 **per Sq.Ft.**  
 Final Reconciliation The sales comparison approach is the only approach used.

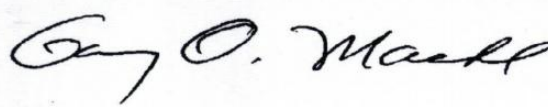
This appraisal is made  "as is", or  subject to the following conditions:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

**ATTACH.**  
 Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:  
 \$ 2,750.00, as of: February 25, 2018, which is the effective date of this appraisal.  
**If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

A true and complete copy of this report contains \_\_\_ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:  Scope of Work  
 Limiting cond./Certifications  Narrative Addendum  Location Map(s)  Flood Addendum  Additional Sales  
 Photo Addenda  Parcel Aerial View  Hypothetical Conditions  Extraordinary Assumptions

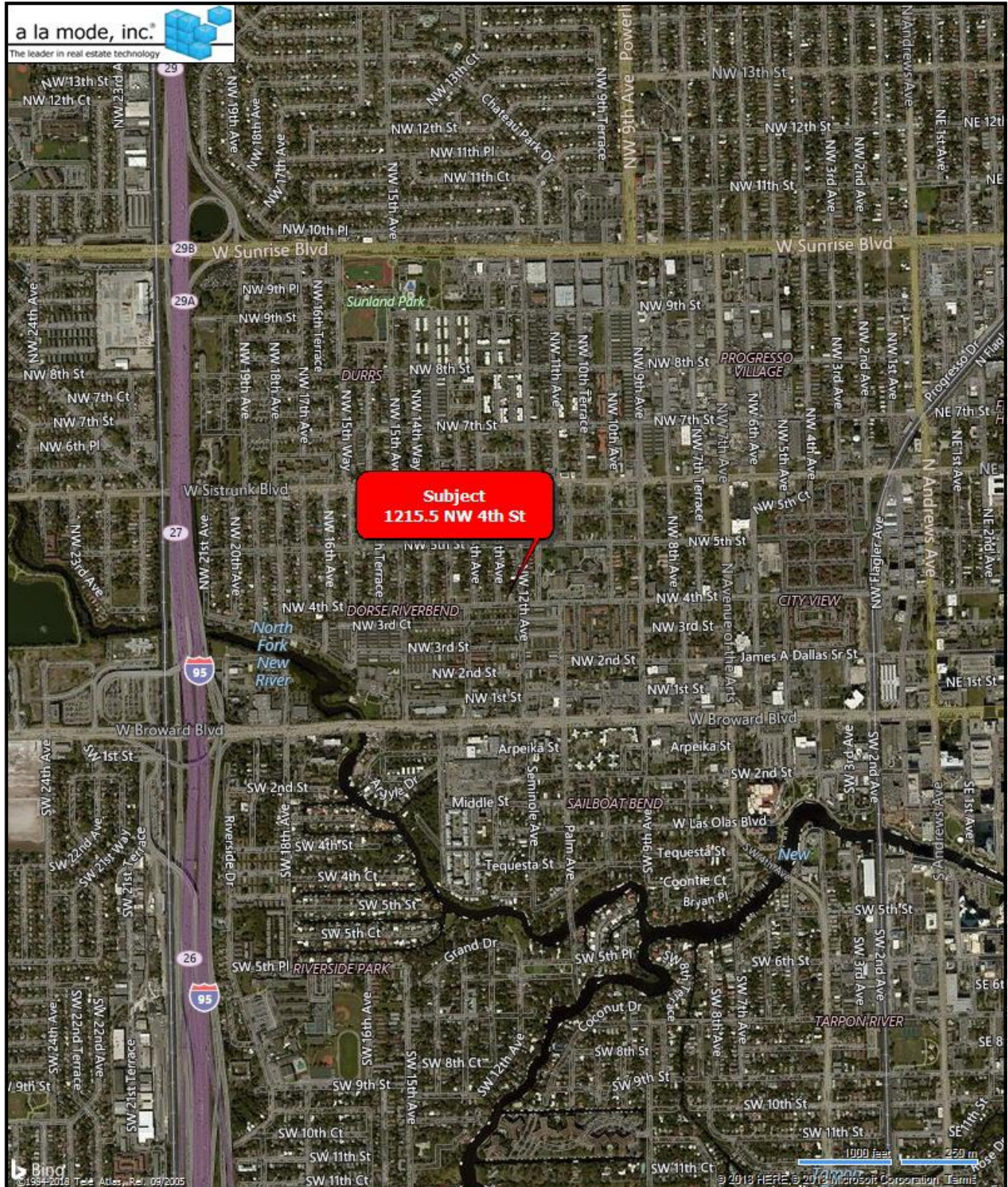
Client Contact: Ryan Henderson, Asst to City Manager Client Name: CITY MANAGER, CITY OF FT LAUDERDALE  
 E-Mail: RHenderson@fortlauderdale.gov Address: 100 N. ANDREWS AVE., FT. LAUDERDALE, FL 33301

**SIGNATURES**  
**APPRAISER**  
  
 Appraiser Name: GARY O. MAEHL, ASA  
 Company: Allied Appraisal Services  
 Phone: 954-782-3130 Fax: 954-942-7678  
 E-Mail: GARY@ALLIEDAPPRAISALS.COM  
 Date of Report (Signature): March 07, 2018  
 License or Certification #: RZ728 State: FL  
 Designation: State Certified General Real Estate Appraiser  
 Expiration Date of License or Certification: 11/30/18  
 Inspection of Subject:  Did Inspect  Did Not Inspect (Desktop)  
 Date of Inspection: February 25, 2018

**SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)**  
 Supervisory or Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date of Report (Signature): \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Did Inspect  Did Not Inspect  
 Date of Inspection: \_\_\_\_\_

# Location Map

Borrower/Client							
Property Address	1215.5 NW 4th St	(Approx)					
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender							



**Subject Photo Page**

Borrower/Client					
Property Address	1215.5 NW 4th St (Approx)				
City	Fort Lauderdale	County	Broward	State	FL Zip Code 33311
Lender					

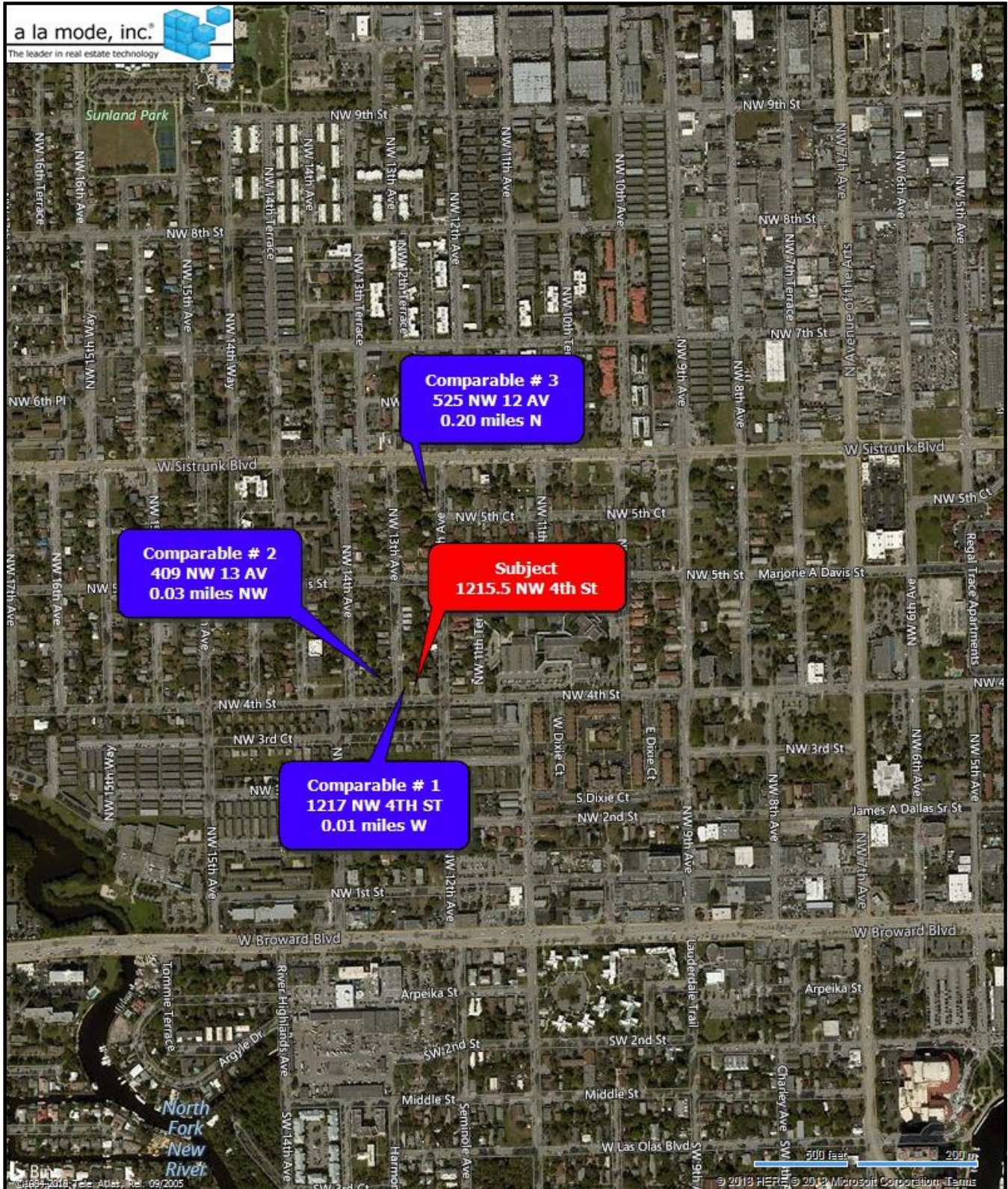
**Subject Front**

1215.5 NW 4th St (Approx)  
 Sales Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site 1,371  
 Quality  
 Age

**Subject Rear****Subject Street**

### Location Map

Borrower/Client				
Property Address	1215.5 NW 4th St (Approx)			
City	Fort Lauderdale	County	Broward	State FL Zip Code 33311
Lender				



**Comparable Photo Page**

Borrower/Client				
Property Address	1215.5 NW 4th St	(Approx)		
City	Fort Lauderdale	County	Broward	State FL Zip Code 33311
Lender				

**Comparable 1**

1217 NW 4TH ST  
 Prox. to Subject 0.01 miles W  
 Sales Price 12,300  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Same  
 View  
 Site 4,342  
 Quality  
 Age

**Comparable 2**

409 NW 13 AVE  
 Prox. to Subject 0.03 miles NW  
 Sales Price 10,200..  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Same  
 View  
 Site 5,932  
 Quality  
 Age

**Comparable 3**

525 NW 12 AVE  
 Prox. to Subject 0.20 miles N  
 Sales Price 18,500..  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Same  
 View  
 Site 6,032  
 Quality  
 Age



**Assumptions & Limiting Conditions**

File No.: 1802-020C

Property Address: 1215.5 NW 4th St (Approx)

City: Fort Lauderdale

State: FL

Zip Code: 33311

Client: CITY MANAGER, CITY OF FT LAUDERDALE

Address:

Appraiser: GARY O. MAEHL, ASA

Address:

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

— The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

— The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

— Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

**Definitions & Scope of Work**

File No.: 1802-020C

Property Address: 1215.5 NW 4th St (Approx)

City: Fort Lauderdale

State: FL

Zip Code: 33311

Client: CITY MANAGER, CITY OF FT LAUDERDALE

Address:

Appraiser: GARY O. MAEHL, ASA

Address:

**DEFINITION OF MARKET VALUE \*:**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

**The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.**

**Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):**

# Certifications

File No.:

Property Address: 1215.5 NW 4th St (Approx)	City: Fort Lauderdale	State: FL	Zip Code: 33311
Client: CITY MANAGER, CITY OF FT LAUDERDALE	Address:		
Appraiser: GARY O. MAEHL, ASA	Address:		

### APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

### Additional Certifications:

Client Contact: Ryan Henderson, Asst to City Manager	Client Name: CITY MANAGER, CITY OF FT LAUDERDALE
E-Mail: RHenderson@fortlauderdale.gov	Address:

<p><b>APPRAISER</b></p>  <p>Appraiser Name: GARY O. MAEHL, ASA                  Company: Allied Appraisal Services                  Phone: 954-782-3130 Fax: 954-942-7678                  E-Mail: GARY@ALLIEDAPPRAISALS.COM                  Date Report Signed: March 07, 2018                  License or Certification #: RZ728 State: FL                  Designation: State-Certified General Real Estate Appraiser                  Expiration Date of License or Certification: 11/30/18                  Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)                  Date of Inspection: February 25, 2018</p>	<p><b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b></p> <p>Supervisory or Co-Appraiser Name: _____                  Company: _____                  Phone: _____ Fax: _____                  E-Mail: _____                  Date Report Signed: _____                  License or Certification #: _____ State: _____                  Designation: _____                  Expiration Date of License or Certification: _____                  Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect                  Date of Inspection: _____</p>
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SIGNATURES

