

**REAL ESTATE GIFT ACCEPTANCE POLICY
INVEST FORT LAUDERDALE, INC. (“INVEST FL”)**

The Board hereby adopts the following policy on gifts of real estate. Invest FL shall only accept gifts of real estate upon review and approval of the following due diligence activity.

In addition to an environmental study and physical inspection of the site, Invest FL and/or the donor shall complete the following investigations and examinations of the real estate:

1. Title Search Examination which complies with the Marketable Records Title Act. This search shall reflect the current owner and all outstanding liens, encumbrances, judgments and all special exceptions. All special exceptions shall be reviewed by legal counsel to determine whether any exception prohibits or affects the proposed use of the site. In addition, the Title Examination shall determine whether there is legal access to the site.
2. Whether the real property taxes are current and whether there are any unpaid special assessments on the site.
3. Inspection of the property by a structural engineer to determine the structural integrity of the building, if any.
4. Lien search with the appropriate governmental authority to verify unpaid utility fees, wastewater, special assessments and any other municipal charges.
5. Verify with the appropriate governmental authority whether there are any existing code violations on the property and any unpaid fees or fines.
6. Survey properly certified to Invest FL and any other party designated by Invest FL. A prior survey is acceptable if no improvements have been made to the site since the date of the last survey.
7. On vacant land, a soil test may be necessary. This analysis is important if the site is low lying and may require extraordinary fill.
8. If necessary, Invest FL shall verify with the local governing authority whether water and sewer services are available to the site; Such a review is important to determine whether underground water and sewer lines must be installed within the right of way and whether subsidy funding is available. The services of a civil engineering firm may be required to estimate the cost of installing underground water and sewer lines.
9. Termite, electrical and plumbing inspections as may be required depending on the age of the building.
10. Lead and/or asbestos surveys may be required if the building was constructed before 1978.
11. Verification of the Zoning and Land Use Classification from the local governing authority.
12. An analysis of the annual real estate taxes, maintenance expenses and other carrying costs related to ownership of the site. Included within this analysis, Invest FL shall investigate whether it can secure exemption from real property taxes on the site.

13. An appraisal from a qualified appraiser.
14. The Board will engage in preliminary discussion, but without obligation to make a final decision, as to the intended use of the property.
15. Disclosure by the donor of whether it intends to place any restrictions on the use or development of the property.
16. Such other investigations and analysis as shall be required by Invest FL's legal counsel, real estate consultant or Board of Directors.

These investigations shall not be waived or overlooked unless the Board of Directors makes a finding that an investigation is not warranted given the nature and type of real estate and cost of the due diligence activity in relation to the value of the property. The Board of Directors may reject a gift of real property if it cannot secure Title Insurance from a nationally recognized Title Insurer equal to the amount of the appraised value or an amount approved by the Board of Directors of Invest FL or for other matters which may be revealed upon review and analysis of the condition of the property and its value. The results of these investigations and examinations may reveal structural defects, title defects, environmental contamination or other conditions which may expose Invest FL to liability, may affect the marketability of the property or may reveal substantial costs to repair or excessive maintenance expenses or other carrying costs which may negatively impact ownership. Such an investigations and analysis may also reveal significant obstacles or costs to the proposed development of the property.

It shall be responsibility of the donor to assess the tax consequence of donating land to Invest Fort Lauderdale, Inc. The Corporation shall not provide advice on the tax consequence of donating land without the advice and counsel of a tax expert.