

## List of Exhibits

**2901 NE 33<sup>rd</sup> Avenue, #2C, Ft. Lauderdale, FL 33308**

- A. Final Order given to Jonathan Keith, owner, in 2010.
- B. Real Estate Listing of 2901 NE 33<sup>rd</sup> Avenue, #2C, Ft. Lauderdale, FL.
- C. All e-mail communications prior to deadline date of Sept. 13, 2013 from Jeri Pryor, Code Enforcement Administrative Supervisor, City of Fort Lauderdale regarding the Lien Amnesty Program.
- D. Purchase Agreement with all offers made over a ten (10) month period. \*Finally settled for \$225,000.00 on April 18, 2014.
- E. Settlement Statement, June 16, 2014, permits were picked up the same day.
- F. City of Ft. Lauderdale, Permit Receipt, June 16, 2014; I picked up the permits the same day I closed on the property.
- G. City of Ft. Lauderdale Building Permit, June 16, 2014; final permit inspections were completed and signed off on August 20, 2014.
- H. Appraisal of Real Property, March 3, 2014. It was my understanding the liens were to be reduced yet I ended up paying more than the appraised value.
- I. Broward County Property Appraiser Tax Record. Even the county tax records had the wrong square feet.



City of Fort Lauderdale  
Code Enforcement Board

May 4, 2009  
1<sup>st</sup> Notice  
of  
Violation

**FINAL ORDER**

City of Fort Lauderdale, Florida  
Petitioner,

v.

KEITH, JONATHAN  
2901 NE 33 AVENUE #2  
FORT LAUDERDALE, FL 33308-7218  
Respondent(s)

Case #: CE09050135

Tenant:

Address of Violation(s): 2901 NE 33 AV # 2C

Legal Description:

9330AH0120  
TARYTON CONDO  
UNIT 2C

This cause having come before the Code Enforcement Board for a Hearing on Jun. 22, 2010 and based on the evidence, the Code Enforcement Board enters the following FINDINGS OF FACT and CONCLUSIONS OF LAW and FINAL ORDER:

**FINDINGS OF FACT and CONCLUSIONS OF LAW**

**The Respondent(s) is/are the owner(s) of the subject property and is found in violation of law as follows:**

FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. KITCHEN HAS BEEN REMODELED.
2. BATHROOMS HAVE BEEN REMODELED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. PIPING AND FIXTURES HAVE BEEN REPLACED DURING THE KITCHEN AND BATHROOM REMODELING.
2. A WATER HEATER HAS BEEN INSTALLED IN A BEDROOM CLOSET.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE KITCHEN AND BATHROOM REMODELING.
2. WIRES AND AN EXTENSION CORD ARE RUNNING THROUGH THE WALLS TO POWER EQUIPMENT.
3. NEW LIGHT FIXTURES HAVE BEEN INSTALLED.



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**

**Case #: CE09050135**

**v.**

KEITH, JONATHAN  
2901 NE 33 AVENUE #2  
FORT LAUDERDALE, FL 33308-7218  
**Respondent(s)**

**Tenant:**

FBC (2007) 109.10  
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING  
THE REQUIRED APPROVALS.

**FINAL ORDER**

**That based upon the foregoing, it is hereby ORDERED that: Respondent(s) complete corrective action(s) noted below within the time specified for each violation or a daily fine as indicated may be imposed at a second hearing:**

VIOLATION	DAILY AMOUNT	COMPLETE BY
FBC (2007) 105.1	\$10.00	08/24/2010
FBC (2007) 105.4.4	\$10.00	08/24/2010
FBC (2007) 105.4.5	\$10.00	08/24/2010
FBC (2007) 109.10	\$10.00	08/24/2010

**Corrective Action(s):**

FBC (2007) 105.1  
Obtain a demolition permit and/or remove illegally built structures, components and/or equipment.

And/Or

Apply and obtain the required AFTER THE FACT permits for any structural, electrical, plumbing, and mechanical work.

Engage the services of a licensed and certified architect or engineer to prepare plans detailing the corrective actions required. Check if an approval by Broward County, EPD or the Health Department, etc. is required before submitting the plans to the City of Fort Lauderdale. The submitted plans will be required to conform to all applicable codes before being approved. When these plans are approved, a permit may be issued by the Building Department.



City of Fort Lauderdale  
Code Enforcement Board

**FINAL ORDER**

City of Fort Lauderdale, Florida  
Petitioner,

v.

KEITH, JONATHAN  
2901 NE 33 AVENUE #2  
FORT LAUDERDALE, FL 33308-7218  
Respondent(s)

Case #: CE09050135

Tenant:

---

Work that has been covered/concealed will have to have a letter from a Certified Professional Engineer stating he has inspected all the work personally and certifies that all work done conforms to all applicable codes.

Engage the services of a licensed contractor and/or trade contractors. All required field inspections have to be scheduled and the work approved. The sub-permits and the master building permit must have received the final approved inspection and the permit closed. Please check with the Building Department if a Certificate of Completion or a Certificate of Occupancy is required.

AFTER THE FACT permits may have up to quadruple fees applied to the original fee.

We ask for your cooperation in having the aforementioned conditions corrected within 30 days from the receipt of this notice to avoid further action by the City of Fort Lauderdale.

FBC(2007) 105.4.4  
SEE FBC(2007) 105.1  
FBC(2007) 105.4.5  
SEE FBC(2007) 105.1  
FBC(2007) 109.10  
SEE FBC(2007) 105.1

**Upon complying with corrective action(s), Respondent(s) MUST notify BURT FORD, 954-828-5250 who shall inspect the property to verify compliance.**

Pursuant to Chapter 11 City of Fort Lauderdale Code of Ordinances, a certified copy of this Final Order may be recorded in the public records of the county and, when recorded, shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property any subsequent purchasers, successors in interest, or assigns.



City of Fort Lauderdale  
Code Enforcement Board

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**

v.

KEITH, JONATHAN  
2901 NE 33 AVENUE #2  
FORT LAUDERDALE, FL 33308-7218  
**Respondent(s)**

Case #: CE09050135

**Tenant:**

---

If the Respondent(s) do(es) not comply with each corrective action by the date(s) specified by this Final Order a second hearing shall be held at which time an order imposing a fine may be entered; this order imposing a fine may include the cost of repairs pursuant to and under the conditions specified in City Ordinance, Section 11-12(b). A certified copy of the order imposing a fine may be recorded in the Public Records for Broward County, and once recorded, SHALL CONSTITUTE A LIEN upon the property where the violation exists and upon any other real and personal property owned by the violator pursuant to City Ordinance, Section 11-12(e) and 11-19(f).

**After 3 months from the filing of any such lien, which lien remains unpaid, the city attorney may foreclose upon the lien in the same manner as mortgage liens are foreclosed.**

**A code enforcement lien cannot be used to foreclose upon real property which is a homestead.**

Any Final Order of the Code Enforcement Board can be appealed to the Circuit Court of Broward County, Florida.

**RIGHT TO APPEAL:** If any person desires to appeal any decision with respect to the matter considered at this Hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. A copy of the proceedings can be obtained from the Code Enforcement Clerk at 954-828-5207.



City of Fort Lauderdale  
Code Enforcement Board

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**

Case #: CE09050135

v.

KEITH, JONATHAN  
2901 NE 33 AVENUE #2  
FORT LAUDERDALE, FL 33308-7218  
**Respondent(s)**

**Tenant:**

DONE AND ORDERED on this **Jun. 22, 2010.**

ATTEST:

CLERK, CODE ENFORCEMENT BOARD

CHAIRPERSON, CODE ENFORCEMENT BOARD

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2010, by Dee Paris as Clerk and Sam Mitchell as Chairperson of the Code Enforcement Board for the City of Fort Lauderdale, who are personally known to me or have produced \_\_\_\_\_ as identification.

(SEAL)



YVETTE KETOR  
MY COMMISSION # DD 745295  
EXPIRES: December 30, 2011  
Bonded Thru Budget Notary Services

Notary Public, State of Florida (Signature  
of Notary taking Acknowledgment)

Name of Notary Typed, Printed or Stamped \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

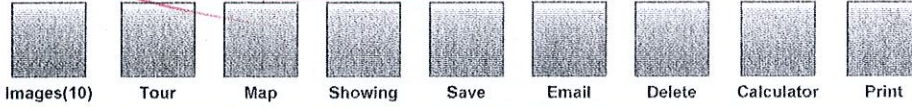
Commission Number: \_\_\_\_\_

Real Estate Listing

Property 1 of 44

2901 NE 33RD AV # 2C

Select Report: Emailed Report



Jimmy Swain RE2 - CONDO/CO-OP/VILLA/TOWNHOUSE Southeast Florida MLS

ML: A1656137 BC: CHRR01 / Charles Rutenberg Realty, LLC AREA: 3160 SH SALE: Y / AP REO: N STATUS: A
AD: 2901 NE 33RD AV UN: 2C RP: LLP: LP: \$260,000
CT: BROWARD F#: 494330AH0120 CITY: FORTLAUD ZP: 33308-7218 GEOAR: FBEA
LG: TARYTON CONDO UNIT 2C FL#: 1 TOTFL: 2 BLDG#:
STYLE: C41
TYPE: CONDO

MC: TN: 4943 SE: 30 SD: PN: 0120 MAP: ST: FL
DV: CN: TARYTON CONDO INTLVLS: 0
MN: F\$: UNIT BLG: UNIT COMPLEX:

LA: 1,348 TA: 0 YR: 1972/ RS CONV: EFF: BED: 2 FBATH: 2 HBATH: 0
UNIT: CORNER GARDNAPT REMODEL DET: N MNLIV: DOCK SPACE#:
GOVRN: CONDO GARAG: 0 CPT: 0 PARK SPACE#:
WTRFR: Y/ INTRACST INTCANAL CANAL NOFIXBRI WTRAC: DOCKAVAL FACE:
UNTVW: CANAL INTRACST SECUR: NONE BAL&P:
CONST: CBS BLOCK DINE: SF/FF: 0
PARK: 2+SPACES GUEST PARKING RESTRICT:
FLOOR: MARBLE MIN LS #DAY: 365 #LSE YR: 1

REMARKS: 2/2 CORNER UNIT E. OF INTRACOASTAL! 2 BLOCKS FROM BEACH! PETS ALLOWED UP TO 25 LBS. FREE DOCKAGE UP TO 28 FT. 1ST FLOOR UNIT W/ 12 WINDOWS, 3 SLIDERS & 2 FRENCH DOORS. EVERYTHING IS GRANITE/TARVERTINE MARBLE! KITCHEN, BATHS, LIVING AREAS ARE COMPLETELY RENOVATED W/ NEW EVERYTHING! 200 SQ FT PATIO OVERLOOKING WATER AND POOL! MAYTAG SS APPLIANCES. \$8K ACCORDIAN SHUTTERS INSTALLED. LIKE SINGLE FAMILY LIVING. WON'T FIND ALL OF THESE OPTIONS AT THE BEACH AT THIS PRICE! >>TENANT OCCUPIED. BY APPT ONLY! <<

DIR: OAKLAND PARK BLVD TO A1A HEAD SOUTH TO 30TH AND TAKE RIGHT, LEFT ON 33RD AVE YELLOW 2 STOREY ON RIGHT CORNER

BRK-REM: \*\*BUYER RESPONSIBLE FOR ANY LIENS AND/OR CODE VIOLATIONS >> SEE ATTACHMENTS\*\* ANY REDUCTION IN COMMISSION BY LENDER TO BE SPLIT 50/50 BETWEEN REALTORS

LR: DR: DA: KT: FR: FL: PR:
MB: 2B: 3B: 4B: DN: UR: PB:
BEDRM: 1BR+GRND CF: 0
MSBTH: PETS: Y/ DOG
ROOMS:
INTER: 1FLENTRY SPLITBED
EQUIP: DISHWASH DISPOSAL ICEMAKER MICRO REFRIG RANGE-E

WNDW: EXTER: FENCE COURTYD PATIO
MAINT: CABLE PARKING WATER MANAGER LAWN-LAND LEGLACTNG TRASHREM SEWER RESERVE ROOF PESTCNTL POOLSV

AMENS: BOATDOCK BQ/PICNIC COMLAUND POOL SHUFFLBRD VEHICLWSH

RESTR: NOLSE1ST OTHER APPRV: 1-2WKS HOPA: N
HEAT: ELEC COOL: ELEC

TRMCONSCASH CONV FHA ASSUME: DAV/SOH: \$130,470
MPR: N TOA: C TOTAL FEES: \$332 /M DMV/ASV: \$130,470
TAXES: \$2,863 TAXYR: 2013 TAX: NOEXEMPT TM:
APP FEE: \$100 MAINT FEE: \$332 LAND LSE: \$0 REC LSE: \$0
SPEC: AS-IS POSS: FUNDING IDX: Y

LPID: 3092214 / Scott Schneider APH: 954-263-0551 OPH: 800-531-5104
2PID: ZAG: FAX: 954-678-1196
LTY: ER ON: ON#: 2PH:
URL: PHOTO: 1PLUS BRD: A
EMAILA: realtorscott@bellsouth.net VT: http://instatour.propertypanorama.com/instaview/mia/A1656137

COBA: 3.50% COTB: 3.50% CONR: VAR: N JA: WD:
OCCUP: OWNER SHOW: CALL-LA LD: XD:
PREV STATUS: B STATUS CHNG: 02/21/14 L1:
PREV\$: \$200,000 PRICE CHNG: 02/14/14 ORIG\$: \$299,000 L2:
INET: Y/CORNER UNIT EAST OF INTRACOASTAL! 2 BLOCKS FROM BEACH! PETS ALLOWED UP TO 25 LBS! FREE DOCKAGE UP TO 28 FT !

PD: CONTING: DM: FURN: CD: SP:
ECD: CB: SPID: S1:
TR: SC: SPID2: S2:

Note
Apartment is
only
968
NOT
1348
AS
Listed

## Bill Feinberg

---

**From:** Bill Feinberg  
**Sent:** Monday, September 09, 2013 11:26 AM  
**To:** Jeri Pryor  
**Subject:** Re: Need your help / 2709 NE 33 Ave, Apt 102, Ft Laud. Taryton Condo

Good morning Jerry. I think I have all my paperwork in order and I'm ready to submit the permit. I'm actually meeting with my architect to review the job today as well. I'd like to bring the permits in today to review with you I was wondering if you will be around. Please let me know and if so I will come by today. Thanks so much for your help.

Bill

Bill Feinberg, President  
Allied Kitchen & Bath  
Allied Decorative Hardware & Plumbing  
Allied Windows & Doors  
616 W. Oakland Park Blvd.  
Fort Lauderdale, Florida 33311  
954-564-1611

[bill@alliedkitchenandbath.com](mailto:bill@alliedkitchenandbath.com)  
[www.alliedkitchenandbath.com](http://www.alliedkitchenandbath.com/) <<http://www.alliedkitchenandbath.com/>>

On Aug 26, 2013, at 5:21 PM, "Jeri Pryor" <[JPryor@fortlauderdale.gov](mailto:JPryor@fortlauderdale.gov)> wrote:

Ok. Sounds good. Have a great night. Jeri

---

**From:** Bill Feinberg [<mailto:bill@alliedkitchenandbath.com>]  
**Sent:** Monday, August 26, 2013 5:18 PM  
**To:** Jeri Pryor  
**Subject:** RE: Need your help / 2709 NE 33 Ave, Apt 102, Ft Laud. Taryton Condo

Thanks Jeri  
I think I will just apply and get the permits asap.  
As soon as we close, I can complete the remodeling and get all inspections as required.  
Thanks much.

Bill

---

**From:** Jeri Pryor [<mailto:JPryor@fortlauderdale.gov>]  
**Sent:** Monday, August 26, 2013 5:16 PM  
**To:** Bill Feinberg  
**Cc:** Jorg Hruschka  
**Subject:** RE: Need your help / 2709 NE 33 Ave, Apt 102, Ft Laud. Taryton Condo

ALL E-MAIL  
COMMUNICATIONS  
REGARDING  
LEIN  
AMNESTY  
PRIOR TO DEADLINE  
9-13-13



Good evening Bill,

The amnesty program states that the code enforcement violations must be in compliance before eligibility for the program can be approved for processing. If you do not make the deadline for the application submittal on September 13, there is another option. Upon complying the code violations, you can request to go to City Commission to reduce the liens on the property because at that point, only the commission can approve a reduction of liens. If this is the case, just e-mail me that the case has been complied and that you are requesting to go to commission. Then I will process the paperwork to do so.

Hope this helps. Jeri

---

**From:** Bill Feinberg [mailto:bill@alliedkitchenandbath.com]

**Sent:** Sunday, August 25, 2013 1:06 PM

**To:** Jeri Pryor

**Cc:** Jorg Hruschka

**Subject:** Fwd: Need your help / 2709 NE 33 Ave, Apt 102, Ft Laud. Taryton Condo

Good day Jeri

Bill Feinberg here from Allied Kitchen & Bath. Jorg recommended that I contact you. I'm in the process of purchasing a condo that has some outstanding liens on the property for work that was done with out permits.

I Have agreed to purchase the property and take care of the liens that are outstanding and make all necessary corrections as well, as long as I can qualify for the amnesty program which I understand has only been extended until September.

Since I may not yet close on this property in time, I want to know how best to proceed in order for me to still qualify. If possible I would like to start the process, submit plans and apply for all permits.

As the GC, and hopefully the new owner of this property too, the current owner has agreed to assist me in getting the permits.

Can you confirm that this is the proper way to handle this?

I appreciate any help or info you can give me on this in order to make this happen, and thus get the existing liens reduced.

Please contact me at your earliest convenience.

Thank you,

Bill

Bill Feinberg, President  
Allied Kitchen & Bath  
Allied Decorative Hardware & Plumbing  
Allied Windows & Doors  
616 W. Oakland Park Blvd.  
Fort Lauderdale, Florida 33311  
954-564-1611

[bill@alliedkitchenandbath.com](mailto:bill@alliedkitchenandbath.com)

[www.alliedkitchenandbath.com](http://www.alliedkitchenandbath.com) <<http://www.alliedkitchenandbath.com/>>

Begin forwarded message:

**From:** Jorg Hruschka <JHruschka@fortlauderdale.gov>  
**Date:** July 5, 2013, 3:19:01 PM EDT  
**To:** Bill Feinberg <bill@alliedkitchenandbath.com>, <jhrusch@hotmail.com>  
**Cc:** Joe Feinberg <joe@alliedkitchenandbath.com>, <bmarchitto71@gmail.com>  
**Subject:** RE: Need your help / 2709 NE 33 Ave, Apt 102, Ft Laud. Taryton Condo

Bill,

In order to address the lien, which appears to be currently \$41,800, you have to get into full compliance first. Three of the four violations are complied with the issuance of the permits, which stops further fine accruals. However, the fourth requires that all inspections are completed.

After compliance you are eligible for the lien amnesty program, <http://www.fortlauderdale.gov/lienamnesty/index.htm>, which was just extended on Tuesday by the commission to September. Under the terms of the program, liens will not be forgiven, but substantially discounted (around \$6,500 +-). Jeri Pryor will than handled the lien negotiations:

Jeri Pryor, MS | Code Enforcement Services Supervisor  
"We Build Community"  
Code Enforcement/Building Services Division  
City of Fort Lauderdale | Department of Sustainable Development  
700 NW 19 Avenue, Fort Lauderdale FL 33311  
P 954-828-5911 F 945-828-5222  
[JPryor@fortlauderdale.gov](mailto:JPryor@fortlauderdale.gov)

Please give me a call.

Jorg

---

**From:** Bill Feinberg [<mailto:bill@alliedkitchenandbath.com>]  
**Sent:** Friday, July 05, 2013 1:01 PM  
**To:** Jorg Hruschka; jorg hruschka ([jhrusch@hotmail.com](mailto:jhrusch@hotmail.com))  
**Cc:** Joe Feinberg; Marchitto, Bibi 2012 ([bmarchitto71@gmail.com](mailto:bmarchitto71@gmail.com))  
**Subject:** Need your help / 2709 NE 33 Ave, Apt 102, Ft Laud. Taryton Condo

Hi Jorge

Hope all is well and that you are enjoying this holiday weekend.

Maybe you can help me with this one or direct me the right person or dept.

I'm trying to purchase this condo which has been in foreclosure, but it has some old violations on it.

Looks like they did a kitchen and Bath without permits.

I can easily pull new permits and get the necessary corrections made, but there are liens that were filed by the city.

Do you know if they would drop the liens if I were to but this property and agree to bring everything up to code?

Any help or advise would be greatly appreciated.

Thanks much

<[bmarchitto71@gmail.com](mailto:bmarchitto71@gmail.com)>

**Subject: RE: Need your help / 2709 NE 33 Ave, Apt 102, Ft  
Laud. Taryton Condo**

Bill,

In order to address the lien, which appears to be currently \$41,800, you have to get into full compliance first. Three of the four violations are complied with the issuance of the permits, which stops further fine accruals. However, the fourth requires that all inspections are completed.

After compliance you are eligible for the lien amnesty program, <http://www.fortlauderdale.gov/lienamnesty/index.htm>, which was just extended on Tuesday by the commission to September. Under the terms of the program, liens will not be forgiven, but substantially discounted (around \$6,500 +/-). Jeri Pryor will than handled the lien negotiations:

Jeri Pryor, MS | Code Enforcement Services Supervisor  
"We Build Community"  
Code Enforcement/Building Services Division  
City of Fort Lauderdale | Department of Sustainable Development  
700 NW 19 Avenue, Fort Lauderdale FL 33311  
P 954-828-5911 F 945-828-5222  
[JPryor@fortlauderdale.gov](mailto:JPryor@fortlauderdale.gov)

Please give me a call.

Jorg

---

**From:** Bill Feinberg [<mailto:bill@alliedkitchenandbath.com>]

**Sent:** Friday, July 05, 2013 1:01 PM

**To:** Jorg Hruschka; [jorg\\_hruschka@hotmail.com](mailto:jorg_hruschka@hotmail.com)

**Cc:** Joe Feinberg; Marchitto, Bibi 2012 ([bmarchitto71@gmail.com](mailto:bmarchitto71@gmail.com))

**Subject:** Need your help / 2709 NE 33 Ave, Apt 102, Ft Laud. Taryton Condo

Hi Jorge

Hope all is well and that you are enjoying this holiday weekend.

Maybe you can help me with this one or direct me the right person or dept.

I'm trying to purchase this condo which has been in foreclosure, but it has some old violations on it.

Looks like they did a kitchen and Bath without permits.

I can easily pull new permits and get the necessary corrections made, but there are liens that were filed by the city.

Do you know if they would drop the liens if I were to but this property and agree to bring everything up to code?

Any help or advise would be greatly appreciated.

Thanks much

Bill

**"AS IS" Residential Contract For Sale And Purchase**

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1 **PARTIES:** OWNER OF RECORD Jonathan Kerh ("Seller"),  
2 and BILL FEINBERG ("Buyer"),

3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal  
4 Property (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale  
5 And Purchase and any riders and addenda ("Contract"):

6 **1. PROPERTY DESCRIPTION:**  
7 (a) Street address, city, zip: 2901 NE 33RD AV, Fort Lauderdale, FL 33308-7218  
8 (b) Property is located in: Broward County, Florida. Real Property Tax ID No: 494330AH0120  
9 (c) Legal description of the Real Property: TARYTO CONDO UNIT 2C

10 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and  
11 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded below.

12 (d) Personal Property: The following items owned by Seller and existing on the Property as of the date  
13 of the initial offer are included in the purchase ("Personal Property"): (i) range(s)/oven(s), dishwasher(s),  
14 disposal, ceiling fan(s), intercom, light fixtures, rods, draperies and other window treatments, garage door  
15 openers, and security gate and other access devices; and (ii) those additional items checked below. If  
16 additional details are necessary, specify below. If left blank, the item below is not included:  
17

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> Refrigerator(s) | <input checked="" type="checkbox"/> Smoke detector(s) | <input type="checkbox"/> Pool barrier/fence         | <input type="checkbox"/> Storage shed              |
| <input checked="" type="checkbox"/> Microwave oven  | <input type="checkbox"/> Security system              | <input type="checkbox"/> Pool equipment             | <input type="checkbox"/> TV antenna/satellite dish |
| <input checked="" type="checkbox"/> Washer          | <input checked="" type="checkbox"/> Window/wall a/c   | <input type="checkbox"/> Pool heater                | <input type="checkbox"/> Water softener/purifier   |
| <input checked="" type="checkbox"/> Dryer           | <input type="checkbox"/> Generator                    | <input type="checkbox"/> Spa or hot tub with heater | <input type="checkbox"/> Storm shutters and panels |
| <input type="checkbox"/> Stand-alone ice maker      |   | <input type="checkbox"/> Above ground pool          |  |

18 The only other items of Personal Property included in this purchase, and any additional details regarding  
19 Personal Property, if necessary, are: \_\_\_\_\_

20 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

21 (e) The following items are excluded from the purchase: \_\_\_\_\_

22 **2. PURCHASE PRICE (U.S. currency):** ..... \$ 135000

23 (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) \$ 5000

24 The initial deposit made payable and delivered to "Escrow Agent" named below  
25 (CHECK ONE):  accompanies offer or  is to be made upon acceptance (Effective  
26 Date) or  is to be made within \_\_\_\_\_ (if blank, then 3) days after Effective Date  
27 Escrow Agent Information: Name: THE K COMPANY  
28 Address: 28 SE 23 AVE POMPANO FL Phone: 954-563-5986  
29 E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

30 (b) Additional deposit to be delivered to Escrow Agent within \_\_\_\_\_ (if blank, then 3)  
31 days after Effective Date..... \$ \_\_\_\_\_

32 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

33 (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8... \$ \_\_\_\_\_

34 (d) Other: ..... \$ \_\_\_\_\_

35 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire  
36 transfer or other COLLECTED funds..... \$ 130000

37 NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

38 **3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:** July 10, 2013

39 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before June 30  
40 2013, this offer shall be deemed withdrawn and the Deposit, if any, will be returned to Buyer.  
41 Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day the  
42 counter-offer is delivered.

43 (b) The effective date of this Contract will be the date when the last one of the Buyer and Seller has signed or  
44 initialed this offer or final counter-offer ("Effective Date").

45 **4. CLOSING DATE:** Unless modified by other provisions of this Contract, the closing of this transaction shall occur  
46 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered  
47 ("Closing") on LENDER APPROVAL ("Closing Date"), at the time established by the Closing Agent.  
48

49 Buyer's Initials: [Signature] Page 1 of 10 Seller's Initials: [Signature]  
FloridaRealtors/FloridaBar-ASIS 1 Rev. 6/10 © 2010 Florida Realtors® and The Florida Bar. All rights reserved.

Mr. ON  
Purchase Agreement  
with ALL offers  
MADE over  
~~10~~ month period.  
\* Finally settled  
for \$225,000 on  
4-18-14.

50 **5. EXTENSION OF CLOSING DATE:**

61 (a) If Closing funds from Buyer's lender(s) are not available at time of Closing due to Truth In Lending Act (TILA)  
62 notice requirements, Closing shall be extended for such period necessary to satisfy TILA notice requirements,  
63 not to exceed 7 days.

64 (b) If extreme weather or other condition or event constituting "Force Majeure" (see STANDARD G) causes:  
65 (i) disruption of utilities or other services essential for Closing, or (ii) Hazard, Wind, Flood or Homeowners'  
66 insurance, to become unavailable prior to Closing, Closing will be extended a reasonable time up to 3 days  
67 after restoration of utilities and other services essential to Closing, and availability of applicable Hazard, Wind,  
68 Flood or Homeowners' insurance. If restoration of such utilities or services and availability of insurance has not  
69 occurred within \_\_\_\_\_ (if left blank, 14) days after Closing Date, then either party may terminate this  
70 Contract by delivering written notice to the other party, and Buyer shall be refunded the Deposit, thereby  
71 releasing Buyer and Seller from all further obligations under this Contract.

72 **6. OCCUPANCY AND POSSESSION:** Unless otherwise stated herein, Seller shall at Closing, have removed all  
73 personal items and trash from the Property and shall deliver occupancy and possession, along with all keys,  
74 garage door openers, access devices and codes, as applicable, to Buyer. If Property is intended to be rented or  
75 occupied beyond Closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant  
76 to STANDARD D. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to Property from  
77 date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have  
78 accepted Property in its existing condition as of time of taking occupancy.

79 **7. ASSIGNABILITY: (CHECK ONE)** Buyer  may assign and thereby be released from any further liability  
80 under this Contract;  may assign but not be released from liability under this Contract; or  may not assign  
81 this Contract.

72 **FINANCING**

73 **8. FINANCING:**

74  (a) Buyer will pay cash or may obtain a loan for the purchase of the Property. There is no financing  
75 contingency to Buyer's obligation to close.

76  (b) This Contract is contingent upon Buyer obtaining a written loan commitment for a  conventional  FHA  
77  VA loan on the following terms within \_\_\_\_\_ (if blank, then 30) days after Effective Date ("Loan  
78 Commitment Date") for: (CHECK ONE):  fixed,  adjustable,  fixed or adjustable rate loan in  
79 the principal amount of \$ \_\_\_\_\_ or \_\_\_\_\_% of the Purchase Price, at an initial interest rate  
80 not to exceed \_\_\_\_\_% (if blank, then prevailing rate based upon Buyer's creditworthiness), and for a  
81 term of \_\_\_\_\_ years ("Financing").

82 Buyer will make mortgage loan application for the Financing within \_\_\_\_\_ (if blank, then 5) days after  
83 Effective Date and use good faith and diligent effort to obtain a written loan commitment for the Financing  
84 ("Loan Commitment") and close this Contract. Buyer shall keep Seller and Broker fully informed about  
85 the status of mortgage loan application and Loan Commitment and authorizes Buyer's mortgage broker  
86 and Buyer's lender to disclose such status and progress to Seller and Broker.

87 If Buyer does not receive Loan Commitment, then Buyer may terminate this Contract by delivering written  
88 notice to Seller, and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all  
89 further obligations under this Contract.

90 If Buyer does not deliver written notice to Seller of receipt of Loan Commitment or Buyer's written waiver of  
91 this financing contingency, then after Loan Commitment Date Seller may terminate this Contract by  
92 delivering written notice to Buyer and the Deposit shall be refunded to Buyer, thereby releasing Buyer and  
93 Seller from all further obligations under this Contract.

94 If Buyer delivers written notice of receipt of Loan Commitment to Seller and this Contract does not  
95 thereafter close, the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default;  
96 (2) Property related conditions of the Loan Commitment have not been met (except when such conditions  
97 are waived by other provisions of this Contract); (3) appraisal of the Property obtained by Buyer's lender is  
98 insufficient to meet terms of the Loan Commitment; or (4) the loan is not funded due to financial failure of  
99 Buyer's lender, in which event(s) the Deposit shall be returned to Buyer, thereby releasing Buyer and Seller  
100 from all further obligations under this Contract.

101  (c) Assumption of existing mortgage (see rider for terms).  
102  (d) Purchase money note and mortgage to Seller (see riders; addenda; or special clauses for terms).

Buyer's Initials WA Page 2 of 10 Seller's Initials [Signature]  
Florida Realtors/Florida Bar - SIS-1 Rev. 6/10 © 2010 Florida Realtors® and The Florida Bar. All rights reserved.

CLOSING COSTS, FEES AND CHARGES

9. CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS:

(a) COSTS TO BE PAID BY SELLER:

- Documentary stamp taxes and surtax on deed, if any
- Owner's Policy and Charges (if Paragraph 9(c)(i) is checked)
- Title search charges (if Paragraph 9(c)(iii) is checked)
- Other:
- HOA/Condominium Association estoppel fees
- Recording and other fees needed to cure title
- Seller's attorneys' fees.

If, prior to Closing, Seller is unable to meet the AS IS Maintenance Requirement as required by Paragraph 11 a sum equal to 125% of estimated cost to meet the AS IS Maintenance Requirement shall be escrowed at Closing. If actual costs to meet the AS IS Maintenance Requirement exceed escrowed amount, Seller shall pay such actual costs. Any unused portion of escrowed amount shall be returned to Seller.

(b) COSTS TO BE PAID BY BUYER:

- Taxes and recording fees on notes and mortgages
- Recording fees for deed and financing statements
- Owner's Policy and Charges (if Paragraph 9(c)(ii) is checked)
- Survey (and elevation certification, if required)
- Lender's title policy and endorsements
- HOA/Condominium Association application/transfer fees
- Other:
- Loan expenses
- Appraisal fees
- Buyer's Inspections
- Buyer's attorneys' fees
- All property related insurance

(c) TITLE EVIDENCE AND INSURANCE: At least \_\_\_\_\_ (if blank, then 5) days prior to Closing Date, a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date. The owner's title policy premium and charges for owner's policy endorsements, title search, and closing services (collectively, "Owner's Policy and Charges") shall be paid, as set forth below (CHECK ONE):

(i) Seller will designate Closing Agent and pay for Owner's Policy and Charges (but not including charges for closing services related to Buyer's lender's policy and endorsements and loan closing, which amounts shall be paid by Buyer to Closing Agent or such other provider(s) as Buyer may select); or

(ii) Buyer will designate Closing Agent and pay for Owner's Policy and Charges and charges for closing services related to Buyer's lender's policy, endorsements, and loan closing; or

(iii) (MIAMI-DADE/BROWARD REGIONAL PROVISION): Seller will furnish a copy of a prior owner's policy of title insurance or other evidence of title and pay fees for: (A) a continuation or update of such title evidence, which is acceptable to Buyer's title insurance underwriter for reissue of coverage; (B) tax search; and (C) municipal lien search. Buyer shall obtain and pay for post-Closing continuation and premium for Buyer's owner's policy, and if applicable, Buyer's lender's policy. Seller shall not be obligated to pay more than \$ \_\_\_\_\_ (if blank, \$200.00) for abstract continuation or title search ordered or performed by Closing Agent.

(d) SURVEY: At least 5 days prior to Closing, Buyer may, at Buyer's expense, have the Real Property surveyed and certified by a registered Florida surveyor ("Survey"). If Seller has a survey covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date.

(e) HOME WARRANTY: At Closing,  Buyer  Seller  N/A will pay for a home warranty plan issued by \_\_\_\_\_ at a cost not to exceed \$ \_\_\_\_\_. A home warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in appliances in the event of breakdown due to normal wear and tear during the agreement's warranty period.

(f) SPECIAL ASSESSMENTS: At Closing, Seller will pay: (i) the full amount of liens imposed by a public body ("public body" does not include a Condominium or Homeowner's Association) that are certified, confirmed and ratified before Closing; and (ii) the amount of the public body's most recent estimate or assessment for an improvement which is substantially complete as of Effective Date, but that has not resulted in a lien being imposed on the Property before Closing. Buyer will pay all other assessments. If special assessments may be paid in installments (CHECK ONE):

(a) Seller shall pay installments due prior to Closing and Buyer shall pay installments due after Closing. Installments prepaid or due for the year of Closing shall be prorated.

(b) Seller shall pay the assessment(s) in full prior to or at the time of Closing. *-see Addendum*

IF NEITHER BOX IS CHECKED, THEN OPTION (a) SHALL BE DEEMED SELECTED. This Paragraph 9(f) shall not apply to a special benefit tax lien imposed by a community development district (CDD) pursuant to Chapter 190 F.S. which lien shall be treated as an ad valorem tax and prorated pursuant to STANDARD K.

Buyer's Initials                       
FloridaRealtors/FloridaBar-ASIS-1

Seller's Initials



Addendum to Contract

Addendum No. \_\_\_\_\_ to the Contract dated JULY 15 \_\_\_\_\_ between JONATHAN KIETH (Seller) and BILL FEINBERG (Buyer)

concerning the property described as:

2901 NE 33RD AV , Fort Lauderdale, FL 33308-7218

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract:

DUE TO APPRAISAL AMOUNT AND CURRENT LIENS/FINES ,BUYERS HIGHEST AND BEST OFFER IS \$175,000.

BOTH BUYER AND SELLER AGREE TO EXTEND THE CLOSING DATE TO APRIL 1ST 2014.

Date: 3/11/14

Buyer: [Signature]

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark that may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics. The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of blank forms by any means including facsimile or computerized forms.







Addendum to Contract

Addendum No. \_\_\_\_\_ to the Contract dated \_\_\_\_\_ JULY 15 \_\_\_\_\_ between  
\_\_\_\_\_ JONATHAN KIETH \_\_\_\_\_ (Seller)  
and \_\_\_\_\_ BILL FEINBERG \_\_\_\_\_ (Buyer)

concerning the property described as:

2901 NE 33RD AV , Fort Lauderdale, FL 33308-7218

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract:

DUE TO APPRAISAL AMOUNT AND CURRENT LIENS/FINES ,BUYERS HIGHEST AND BEST OFFER IS \$190,000.

BOTH BUYER AND SELLER AGREE TO EXTEND THE CLOSING DATE TO APRIL 1ST 2014.

Date: 3/17/14

Buyer: [Signature]

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark that may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics.

The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of blank forms by any means including facsimile or computerized forms.





Addendum to Contract

Addendum No. \_\_\_\_\_ to the Contract dated JULY 15 between

JONATHAN KIETH (Seller)

and BILL FEINBERG (Buyer)

concerning the property described as:

2901 NE 33RD AV , Fort Lauderdale, FL 33308-7218

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract:

DUE TO APPRAISAL AMOUNT AND CURRENT LIENS/FINES ,BUYERS HIGHEST AND BEST OFFER IS \$205,000.

BOTH BUYER AND SELLER AGREE TO EXTEND THE CLOSING DATE TO APRIL 15 2014.

Date: 4-2-14

Buyer: [Signature]

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark that may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics. The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of blank forms by any means including facsimile or computerized forms.

ACSP-2a Rev. 8/84 ©1994 Florida Association of REALTORS® All Rights Reserved



Serial#: 063330-100139-0307454

form simplicity



Addendum to Contract

Addendum No. \_\_\_\_\_ to the Contract dated JULY 15 2013 between

JONATHAN KIETH (Seller)

and BILL FEINBERG (Buyer)

concerning the property described as:

2901 NE 33RD AV , Fort Lauderdale, FL 33308-7218

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract:

DUE TO APPRAISAL AMOUNT AND CURRENT LIENS/FINES ,BUYERS HIGHEST AND BEST OFFER IS \$205,000.

BOTH BUYER AND SELLER AGREE TO EXTEND THE CLOSING DATE TO JUNE 1 2014.

Date: 4-16-14

Buyer: *Bill Feinberg*

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark that may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics.

The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of blank forms by any means including facsimile or computerized forms.





Addendum to Contract

Addendum No. \_\_\_\_\_ to the Contract dated JULY 15 2013 between

JONATHAN KIETH (Seller)

and BILL FEINBERG (Buyer)

concerning the property described as:

2901 NE 33RD AV , Fort Lauderdale, FL 33308-7218

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract:

DUE TO APPRAISAL AMOUNT AND CURRENT LIENS/FINES ,BUYERS HIGHEST AND BEST OFFER IS \$215,000.

BOTH BUYER AND SELLER AGREE TO EXTEND THE CLOSING DATE TO JUNE 1 2014.

Date: 4-17-14

Buyer: [Signature]

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark that may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics. The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of blank forms by any means including facsimile or computerized forms.

ACSP-2a Rev. 6/94 ©1994 Florida Association of REALTORS® All Rights Reserved



Serial#: 009343-400139-7765389

formsimplicity



Addendum to Contract

Addendum No. \_\_\_\_\_ to the Contract dated JULY 15 2013 between

JONATHAN KIETH (Seller)

and BILL FEINBERG (Buyer)

concerning the property described as:

2901 NE 33RD AV , Fort Lauderdale, FL 33308-7218

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract:

DUE TO APPRAISAL AMOUNT AND CURRENT LIENS/FINES ,BUYERS HIGHEST AND BEST OFFER IS \$225,000.

BOTH BUYER AND SELLER AGREE TO EXTEND THE CLOSING DATE TO JUNE 1 2014.

Date: 4-18-14

Buyer: [Handwritten Signature]

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark that may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics.

The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of blank forms by any means including facsimile or computerized forms.



DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

**SETTLEMENT STATEMENT**

B. TYPE OF LOAN:

1.  FHA    2.  FmHA    3.  CONV. UNINS.    4.  VA    5.  CONV. INS.

6. FILE NUMBER: 13-579    7. LOAN NUMBER:

8. MORTGAGE INS CASE NUMBER:

NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 3/98 (13-579.PFD/13-579/55)

NAME AND ADDRESS OF BORROWER: LIAMA A. FEINBERG 11 NE 33RD AVENUE #2-C RT LAUDERDALE, FL 33308		E. NAME AND ADDRESS OF SELLER: JONATHAN KEITH 6331 NE 19TH TERRACE FORT LAUDERDALE, FL 33308	F. NAME AND ADDRESS OF LENDER: CASH
PROPERTY LOCATION: 11 NE 33RD AVENUE #2-C FORT LAUDERDALE, FL 33308 Broward County, Florida		H. SETTLEMENT AGENT: Roberto and Associates  PLACE OF SETTLEMENT 2151 East Commercial Boulevard, Suite 203 Fort Lauderdale, FL 33308	I. SETTLEMENT DATE: June 16, 2014

J. SUMMARY OF BORROWER'S TRANSACTION		
<b>1. GROSS AMOUNT DUE FROM BORROWER:</b>		
1. Contract Sales Price		225,000.00
2. Personal Property		840.50
3. Settlement Charges to Borrower (Line 1400)		
4.		352.00
5. HOA July Dues to Tareyton Inc.		
<i>Adjustments For Items Paid By Seller in advance</i>		
6. City/Town Taxes	to	
7. County Taxes	to	
8. Assessments	to	
9.		
0. Association Dues		
1.		
2.		
<b>20. GROSS AMOUNT DUE FROM BORROWER</b>		<b>226,192.50</b>
<b>30. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>		
31. Deposit or earnest money		5,000.00
32. Principal Amount of New Loan(s)		
33. Existing loan(s) taken subject to		
34.		
35.		
36.		
37.		
38.		
39.		
<i>Adjustments For Items Unpaid By Seller</i>		
10. City/Town Taxes	to	
11. County Taxes	01/01/14 to 06/16/14	1,302.04
12. Assessments	to	
13.		
14.		
15.		
16.		
17.		
18.		
19.		
<b>220. TOTAL PAID BY/FOR BORROWER</b>		<b>6,302.04</b>
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>		
301. Gross Amount Due From Borrower (Line 120)		226,192.50
302. Less Amount Paid By/For Borrower (Line 220)	(	6,302.04)
303. CASH ( X FROM ) ( TO ) BORROWER		219,890.46

K. SUMMARY OF SELLER'S TRANSACTION		
<b>400. GROSS AMOUNT DUE TO SELLER:</b>		
401. Contract Sales Price		225,000.00
402. Personal Property		2,500.00
403. sellers contribution		
404.		
405.		
<i>Adjustments For Items Paid By Seller in advance</i>		
406. City/Town Taxes	to	
407. County Taxes	to	
408. Assessments	to	
409.		
410. Association Dues		
411.		
412.		
<b>420. GROSS AMOUNT DUE TO SELLER</b>		<b>227,500.00</b>
<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>		
501. Excess Deposit (See Instructions)		19,227.83
502. Settlement Charges to Seller (Line 1400)		
503. Existing loan(s) taken subject to		206,970.13
504. Payoff First Mortgage to CHASE		
505. Payoff Second Mortgage		
506.		
507.		
508.		
509.		
<i>Adjustments For Items Unpaid By Seller</i>		
510. City/Town Taxes	to	
511. County Taxes	01/01/14 to 06/16/14	1,302.04
512. Assessments	to	
513.		
514.		
515.		
516.		
517.		
518. 2013 PROP TAX to Broward/PD\$2748.39		
519.		
<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>		<b>227,500.00</b>
<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>		
601. Gross Amount Due To Seller (Line 420)		227,500.00
602. Less Reductions Due Seller (Line 520)	(	227,500.00)
603. CASH ( TO ) ( FROM ) SELLER		0.00

*Closing*

## L. SETTLEMENT CHARGES

		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
<b>REAL COMMISSION Based on Price</b> \$ 225,000.00 @ 6.0000 % 13,500.00			
<i>Division of Commission (line 700) as Follows:</i>			
750.00	to Charles Rutenberg Realty, LLC		13,500.00
750.00	to The K Company of Realtors		
Commission Paid at Settlement			
Transaction/Processing Fee			
<b>MS PAYABLE IN CONNECTION WITH LOAN</b>			
Loan Origination Fee	% to		
Loan Discount	% to		
Appraisal Fee	to		
Inspection Report	to		
Lender's Inspection Fee	to		
Mortgage Ins. App. Fee	to		
Assumption Fee	to		
<b>ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>			
Interest From	to @ \$ /day ( days %)		
PIP TotIns. for LifeOfLoan	for months to		
Hazard Insurance Premium for	1.0 years to		
<b>RESERVES DEPOSITED WITH LENDER</b>			
Hazard Insurance	months @ \$ per month		
Mortgage Insurance	months @ \$ per month		
City/Town Taxes	months @ \$ per month		
County Taxes	months @ \$ per month		
Assessments	months @ \$ per month		
Aggregate Adjustment	months @ \$ per month		
<b>TITLE CHARGES</b>		495.00	1,500.00
Settlement or Closing Fee	to Roberto and Associates	150.00	
Abstract or Title Search	to Chicago Title Insurance Company		
Title Examination	to		
Title Insurance Binder	to		
Copy/Fax/Wire/Warehousing	to		
Postage/ Shipping & Handling	to		
Attorney's Fees	to		1,200.00
<i>(includes above item numbers:</i>			
Title Insurance	to Chicago Title		
<i>(includes above item numbers:</i>			
Lender's Coverage	\$ 225,000.00	1,200.00	\$25 Risk Promulgated
Owner's Coverage	\$		
Endorsements, FF9, 8.1			
<b>GOVERNMENT RECORDING AND TRANSFER CHARGES</b>		45.50	
Recording Fees: Deed \$ 27.00; Mortgage \$	Releases \$ 18.50		
City/County Tax/Stamps: Deed	1,575.00; Mortgage		1,575.00
State Tax/Stamps:	Board of County Commissioners		
Intangible Tax			
<b>ADDITIONAL SETTLEMENT CHARGES</b>			
Survey	to Exacta CONDO		175.00
Pest Inspection	to		
Lien Search	to ASAP Tax & Lien Search, Inc	150.00	
Association Estoppel	to Tareyton, Inc.		1,277.83
HOA assessments	to Steven S. Valancy PA Trust Acct	840.50	19,227.83
<b>400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>			

Certified to be a true copy.  
 \* - Indicates seller paid these closing costs for the buyer, if applicable, per the agreed contractual amount.

**HUD-1, Page 3**

**Borrower(s):** WILLIAM A. FEINBERG  
2901 NE 33RD AVENUE #2-C  
FORT LAUDERDALE, FL 33308

**Seller(s):** JONATHAN KEITH  
6331 NE 19TH TERRACE  
FORT LAUDERDALE, FL 33308

**Lender:** CASH

**Settlement Agent:** Roberto and Associates  
(954)776-2424

**Place of Settlement:** 2151 East Commercial Boulevard, Suite 203  
Fort Lauderdale, FL 33308

**Settlement Date:** June 16, 2014

**Property Location:** 2901 NE 33RD AVENUE #2-C  
FORT LAUDERDALE, FL 33308  
Broward County, Florida

---

**Borrower Loan Payoff Details**

---

<b>HOA July Dues</b>	<b>to Tareyton Inc.</b>		
Loan Payoff		As of	
Total Additional Interest		days @	Per Diem
<b>Total Loan Payoff</b>	<b>352.00</b>		

---

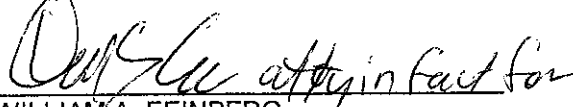
**Seller Loan Payoff Details**

---

<b>Payoff First Mortgage</b>	<b>to CHASE</b>		
Loan Payoff		As of	
Total Additional Interest		days @	Per Diem
<b>Total Loan Payoff</b>	<b>206,970.13</b>		

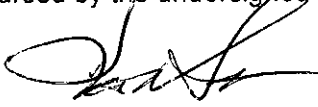
---

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

  
WILLIAM A. FEINBERG

  
JONATHAN KEITH

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

  
Roberto and Associates  
Settlement Agent



DATE OF PERMIT 01/11/2011  
PROJECT NO. 100-100-00000000

PROJECT NAME  
ADDRESS  
CITY AND STATE

APPLICANT NAME  
ADDRESS  
CITY AND STATE

OWNER NAME  
ADDRESS  
CITY AND STATE

APPLICANT CONTACT NAME  
ADDRESS  
CITY AND STATE

Permits  
Picked up  
by me the  
same day I  
closed on the  
property

CITY OF FORT LAUDERDALE

7 ITEMS OF 31

PERMIT RECEIPT

OPERATOR: walsp  
COPY # : 1

Sec:00 Twp:49 Rng:43 Sub:9330AH Blk: Lot:  
FOLIO NBR .....: 9330AH0120

DATE ISSUED.....: 06/16/2014  
RECEIPT #.....: PI000020802  
REFERENCE ID # ...: 13091451  
MASTER PERMIT #....: 13091451

*\* PAID Double Fee's*

SITE ADDRESS .....: 2901 NE 33 AVE # 2C  
SUBDIVISION .....: TARYTON CONDO  
CITY .....: FORT LAUDERDALE  
IMPACT AREA .....

OWNER .....: KEITH, JONATHAN  
ADDRESS .....: 6331 NE 19 TER  
CITY/STATE/ZIP ....: FORT LAUDERDALE, FL 33308

RECEIVED FROM .....: ALLIED KITCHEN/BATH  
CONTRACTOR .....: FEINBERG, JOSEPH E LIC # 85CGC1225C  
COMPANY .....: ALLIED HOME IMPROVEMENT INC  
ADDRESS .....: 616 W OAKLAND PARK BLVD  
CITY/STATE/ZIP ....: FORT LAUDERDALE, FL 33311  
TELEPHONE .....: (954) 564-1611

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
PB AFTER	1 or 3 X P.F	1.00	250.76	0.00	250.76	0.00
PBALTRPR	JOB COST	2,000.00	250.76	100.00	150.76	0.00
PBALTRPRTF	JOB COST	2,000.00	12.54	0.00	12.54	0.00
XA/NDBPR	JOB COST	2,000.00	3.76	0.00	3.76	0.00
XA/NDCA	JOB COST	2,000.00	3.76	0.00	3.76	0.00
XCITY	JOB COST	2,000.00	0.40	0.00	0.40	0.00
XCOUNTY	JOB COST	2,000.00	2.00	0.00	2.00	0.00
XLIENLAW	JOB COST	2,000.00		0.00	0.00	0.00
TOTAL PERMIT :				100.00	423.98	0.00

PERMIT DEPOSITS ARE BASED ON ONE-HALF OF THE ESTIMATED BUILDING PERMIT FEE. THIS FEE DOES NOT INCLUDE ALL OF THE FEES THAT ARE REQUIRED FOR THE PERMIT AND ONLY AN ESTIMATE BASED ON THE INFORMATION PROVIDED AT TIME OF SUBMITTAL. DEPOSITS FOR WINDOWS, SHUTTERS, FENCES, DOCKS AND SEAWALL PERMITS ARE BASED ON A MINIMUM FEE FOR THE PERMIT TYPE.

A SAMPLE PERMIT FEE CALCULATOR IS AVAILABLE ON OUR WEBSITE  
[https://www.fortlauderdale.gov/egovplus/permit/perm\\_samp.aspx](https://www.fortlauderdale.gov/egovplus/permit/perm_samp.aspx)

TO SCHEDULE INSPECTIONS:  
CALL THE CITY OF FORT LAUDERDALE INSPECTION LINE AT 954-828-5191  
OR SCHEDULE ON OUR WEBSITE [https://www.fortlauderdale.gov/egovplus/permit/perm\\_status.aspx](https://www.fortlauderdale.gov/egovplus/permit/perm_status.aspx)

13091451(5)  
EX 2

CITY OF FORT LAUDERDALE

7 ITEMS OF 31

PERMIT RECEIPT

OPERATOR: walsp  
COPY # : 1

Sec:00 Twp:49 Rng:43 Sub:9330AH Blk: Lot:  
FOLIO NBR .....: 9330AH0120

DATE ISSUED.....: 06/16/2014  
RECEIPT #.....: PI000020802  
REFERENCE ID # ...: 13091451  
MASTER PERMIT #...: 13091451

SITE ADDRESS .....: 2901 NE 33 AVE # 2C  
SUBDIVISION .....: TARYTON CONDO  
CITY .....: FORT LAUDERDALE  
IMPACT AREA .....:

OWNER .....: KEITH, JONATHAN  
ADDRESS .....: 6331 NE 19 TER  
CITY/STATE/ZIP ...: FORT LAUDERDALE, FL 33308

RECEIVED FROM ....: ALLIED KITCHEN/BATH  
CONTRACTOR .....: FEINBERG, JOSEPH E LIC # 85CGC1225C  
COMPANY .....: ALLIED HOME IMPROVEMENT INC  
ADDRESS .....: 616 W OAKLAND PARK BLVD  
CITY/STATE/ZIP ...: FORT LAUDERDALE, FL 33311  
TELEPHONE .....: (954) 564-1611

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
--------	------	----------	--------	----------	----------	---------

VOICE ID	DESCRIPTION	VOICE ID	DESCRIPTION
199	BUILDING FINAL	120	FRAMING
100	JOB CHECK	122	DRYWALL SCREW

CITY OF FORT LAUDERDALE

9 ITEMS OF 31

PERMIT RECEIPT

OPERATOR: walsp  
COPY # : 1

Sec:00 Twp:49 Rng:43 Sub:9330AH Blk: Lot:  
FOLIO NBR .....: 9330AH0120

DATE ISSUED.....: 06/16/2014  
RECEIPT #.....: PI000020802  
REFERENCE ID # ...: 13091452  
MASTER PERMIT #...: 13091451

SITE ADDRESS .....: 2901 NE 33 AVE # 2C  
SUBDIVISION .....: TARYTON CONDO  
CITY .....: FORT LAUDERDALE  
IMPACT AREA .....

OWNER .....: KEITH, JONATHAN  
ADDRESS .....: 6331 NE 19 TER  
CITY/STATE/ZIP ...: FORT LAUDERDALE, FL 33308

RECEIVED FROM .....: ALLIED KITCHEN/BATH  
CONTRACTOR .....: GIORLANDO, SALVATORE J LIC # EC0001285  
COMPANY .....: FRONT LINE ELECTRIC LLC  
ADDRESS .....: 9816 SW 59 ST  
CITY/STATE/ZIP ...: COOPER CITY, FL 33328  
TELEPHONE .....: (954) 483-9508

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
PERM AFTER	4X's / 2X's F	1.00	108.85	0.00	108.85	0.00
PERM MINIMUM	AMOUNT	1.00		0.00	0.00	0.00
PERM MOTOR001	EACH	1.00	14.20	0.00	14.20	0.00
PERM EOUTBASIC	OUTLET	15.00	43.65	0.00	43.65	0.00
PERM EOUTCAPP1	OUTLET	6.00	51.00	0.00	51.00	0.00
PERM ECHFFEE	AMOUNT	217.70	10.89	0.00	10.89	0.00
PERM CITY	JOB COST	500.00	0.10	0.00	0.10	0.00
PERM COUNTY	JOB COST	500.00	2.00	0.00	2.00	0.00
PERM DBPR	AMOUNT	217.70	3.27	0.00	3.27	0.00
PERM DCA	AMOUNT	217.70	3.27	0.00	3.27	0.00
TOTAL PERMIT :				0.00	237.23	0.00

PERMIT DEPOSITS ARE BASED ON ONE-HALF OF THE ESTIMATED BUILDING PERMIT FEE. THIS FEE DOES NOT INCLUDE ALL OF THE FEES THAT ARE REQUIRED FOR THE PERMIT AND ONLY AN ESTIMATE BASED ON THE INFORMATION PROVIDED AT TIME OF SUBMITTAL. DEPOSITS FOR WINDOWS, SHUTTERS, FENCES, DOCKS AND SEAWALL PERMITS ARE BASED ON A MINIMUM FEE FOR THE PERMIT TYPE.

SAMPLE PERMIT FEE CALCULATOR IS AVAILABLE ON OUR WEBSITE  
[https://www.fortlauderdale.gov/egovplus/permit/perm\\_samp.aspx](https://www.fortlauderdale.gov/egovplus/permit/perm_samp.aspx)

TO SCHEDULE INSPECTIONS:  
CALL THE CITY OF FORT LAUDERDALE INSPECTION LINE AT 954-828-5191  
OR SCHEDULE ON OUR WEBSITE [https://www.fortlauderdale.gov/egovplus/permit/perm\\_status.aspx](https://www.fortlauderdale.gov/egovplus/permit/perm_status.aspx)

CITY OF FORT LAUDERDALE

9 ITEMS OF 31

PERMIT RECEIPT

OPERATOR: walsp  
COPY # : 1

Sec:00 Twp:49 Rng:43 Sub:9330AH Blk: Lot:  
FOLIO NBR .....: 9330AH0120

DATE ISSUED.....: 06/16/2014  
RECEIPT #.....: PI000020802  
REFERENCE ID # ...: 13091452  
MASTER PERMIT #....: 13091451

SITE ADDRESS .....: 2901 NE 33 AVE # 2C  
SUBDIVISION .....: TARYTON CONDO  
CITY .....: FORT LAUDERDALE  
IMPACT AREA .....

OWNER .....: KEITH, JONATHAN  
ADDRESS .....: 6331 NE 19 TER  
CITY/STATE/ZIP ....: FORT LAUDERDALE, FL 33308

RECEIVED FROM .....: ALLIED KITCHEN/BATH  
CONTRACTOR .....: GIORLANDO, SALVATORE J LIC # EC0001285  
COMPANY .....: FRONT LINE ELECTRIC LLC  
ADDRESS .....: 9816 SW 59 ST  
CITY/STATE/ZIP ....: COOPER CITY, FL 33328  
TELEPHONE .....: (954) 483-9508

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
VOICE ID	DESCRIPTION			VOICE ID	DESCRIPTION	
201	BELOW GRADE ROUGH			299	ELECTRICAL FINAL	
203	FOOTER STEEL BONDING			200	JOB CHECK	
210	ROUGH			211	SERVICE ROUGH	
202	SLAB					

CITY OF FORT LAUDERDALE

9 ITEMS OF 31

PERMIT RECEIPT

OPERATOR: walsp  
COPY # : 1

Sec:00 Twp:49 Rng:43 Sub:9330AH Blk: Lot:  
FOLIO NBR .....: 9330AH0120

DATE ISSUED.....: 06/16/2014  
RECEIPT #.....: PI000020802  
REFERENCE ID # ...: 13091454  
MASTER PERMIT #...: 13091451

SITE ADDRESS .....: 2901 NE 33 AVE # 2C  
SUBDIVISION .....: TARYTON CONDO  
CITY .....: FORT LAUDERDALE  
IMPACT AREA .....:

OWNER .....: KEITH, JONATHAN  
ADDRESS .....: 6331 NE 19 TER  
CITY/STATE/ZIP ...: FORT LAUDERDALE, FL 33308

RECEIVED FROM ....: ALLIED KITCHEN/BATH  
CONTRACTOR .....: WENDEL, MARK L LIC # 86CMP746X  
COMPANY .....: MOE PLUMBING INC  
ADDRESS .....: 448 NE 32 ST  
CITY/STATE/ZIP ...: OAKLAND PARK, FL 33334  
TELEPHONE .....: (954) 566-6080

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
PP AFTER	4X's / 2X's F	1.00	379.93	0.00	379.93	0.00
PPCONNOTHR	EACH	1.00	32.54	0.00	32.54	0.00
PPFIXOUTLT	OUTLET	2.00	65.08	0.00	65.08	0.00
PPFIXTURE	FIXTURE	7.00	282.31	0.00	282.31	0.00
TECHFEE	AMOUNT	759.86	37.99	0.00	37.99	0.00
XCITY	JOB COST	500.00	0.10	0.00	0.10	0.00
XCOUNTY	JOB COST	500.00	2.00	0.00	2.00	0.00
XDBPR	AMOUNT	759.86	11.40	0.00	11.40	0.00
XDCA	AMOUNT	759.86	11.40	0.00	11.40	0.00
TOTAL PERMIT :			822.75	0.00	822.75	0.00

PERMIT DEPOSITS ARE BASED ON ONE-HALF OF THE ESTIMATED BUILDING PERMIT FEE. THIS FEE DOES NOT INCLUDE ALL OF THE FEES THAT ARE REQUIRED FOR THE PERMIT AND ONLY AN ESTIMATE BASED ON THE INFORMATION PROVIDED AT TIME OF SUBMITTAL. DEPOSITS FOR WINDOWS, SHUTTERS, FENCES, DOCKS AND SEAWALL PERMITS ARE BASED ON A MINIMUM FEE FOR THE PERMIT TYPE.

A SAMPLE PERMIT FEE CALCULATOR IS AVAILABLE ON OUR WEBSITE  
[https://www.fortlauderdale.gov/egovplus/permit/perm\\_samp.aspx](https://www.fortlauderdale.gov/egovplus/permit/perm_samp.aspx)

TO SCHEDULE INSPECTIONS:  
CALL THE CITY OF FORT LAUDERDALE INSPECTION LINE AT 954-828-5191  
OR SCHEDULE ON OUR WEBSITE [https://www.fortlauderdale.gov/egovplus/permit/perm\\_status.aspx](https://www.fortlauderdale.gov/egovplus/permit/perm_status.aspx)

CITY OF FORT LAUDERDALE

9 ITEMS OF 31

PERMIT RECEIPT

OPERATOR: walsp  
COPY # : 1

Sec:00 Twp:49 Rng:43 Sub:9330AH Blk: Lot:  
FOLIO NBR .....: 9330AH0120

DATE ISSUED.....: 06/16/2014  
RECEIPT #.....: PI000020802  
REFERENCE ID # ...: 13091454  
MASTER PERMIT #....: 13091451

SITE ADDRESS .....: 2901 NE 33 AVE # 2C  
SUBDIVISION .....: TARYTON CONDO  
CITY .....: FORT LAUDERDALE  
IMPACT AREA .....:

OWNER .....: KEITH, JONATHAN  
ADDRESS .....: 6331 NE 19 TER  
CITY/STATE/ZIP ...: FORT LAUDERDALE, FL 33308

RECEIVED FROM ....: ALLIED KITCHEN/BATH  
CONTRACTOR .....: WENDEL, MARK L LIC # 86CMP746X  
COMPANY .....: MOE PLUMBING INC  
ADDRESS .....: 448 NE 32 ST  
CITY/STATE/ZIP ...: OAKLAND PARK, FL 33334  
TELEPHONE .....: (954) 566-6080

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
VOICE ID	DESCRIPTION		VOICE ID	DESCRIPTION		
714	ABOVE GROUND ROUGH		701	BELOW GRADE ROUGH		
799	PLUMBING FINAL		740	HANGER		
700	PLUMBING JOBCHECK		710	ROUGH		
711	TOP OUT					

CITY OF FORT LAUDERDALE

6 ITEMS OF 31

PERMIT RECEIPT

OPERATOR: walsp  
COPY # : 1

Sec:00 Twp:49 Rng:43 Sub:9330AH Blk: Lot:  
FOLIO NBR .....: 9330AH0120

DATE ISSUED.....: 06/16/2014  
RECEIPT #.....: PI000020802  
REFERENCE ID # ...: 13091455  
MASTER PERMIT #...: 13091451

SITE ADDRESS .....: 2901 NE 33 AVE # 2C  
SUBDIVISION .....: TARYTON CONDO  
CITY .....: FORT LAUDERDALE  
IMPACT AREA .....:

OWNER .....: KEITH, JONATHAN  
ADDRESS .....: 6331 NE 19 TER  
CITY/STATE/ZIP ...: FORT LAUDERDALE, FL 33308

RECEIVED FROM .....: ALLIED KITCHEN/BATH  
CONTRACTOR .....: PEREZ, LUIS M LIC # CAC1817017  
COMPANY .....: DEDICATED COOLING LLC  
ADDRESS .....: 8964 NW 174 LN  
CITY/STATE/ZIP ...: HIALEAH, FL 33018  
TELEPHONE .....: (786) 346-4571

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
PMEXFANU	EACH	1.00	114.96	0.00	114.96	0.00
TECHFEE	AMOUNT	114.96	5.75	0.00	5.75	0.00
KCITY	JOB COST	500.00	0.10	0.00	0.10	0.00
KCOUNTY	JOB COST	500.00	2.00	0.00	2.00	0.00
KDBPR	AMOUNT	114.96	2.00	0.00	2.00	0.00
KDCA	AMOUNT	114.96	2.00	0.00	2.00	0.00
TOTAL PERMIT :			126.81	0.00	126.81	0.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	1,610.77	412
TOTAL RECEIPT :	1,610.77	

PERMIT DEPOSITS ARE BASED ON ONE-HALF OF THE ESTIMATED BUILDING PERMIT FEE. THIS FEE DOES NOT INCLUDE ALL OF THE FEES THAT ARE REQUIRED FOR THE PERMIT AND ONLY AN ESTIMATE BASED ON THE INFORMATION PROVIDED AT TIME OF SUBMITTAL. DEPOSITS FOR WINDOWS, SHUTTERS, FENCES, DOCKS AND SEAWALL PERMITS ARE BASED ON A MINIMUM FEE FOR THE PERMIT TYPE. A SAMPLE PERMIT FEE CALCULATOR IS AVAILABLE ON OUR WEBSITE [https://www.fortlauderdale.gov/egovplus/permit/perm\\_samp.aspx](https://www.fortlauderdale.gov/egovplus/permit/perm_samp.aspx)

TO SCHEDULE INSPECTIONS:  
CALL THE CITY OF FORT LAUDERDALE INSPECTION LINE AT 954-828-5191  
OR SCHEDULE ON OUR WEBSITE [https://www.fortlauderdale.gov/egovplus/permit/perm\\_status.aspx](https://www.fortlauderdale.gov/egovplus/permit/perm_status.aspx)



CITY OF FORT LAUDERDALE

6 ITEMS OF 31

PERMIT RECEIPT

OPERATOR: walsp  
COPY # : 1

Sec:00 Twp:49 Rng:43 Sub:9330AH Blk: Lot:  
FOLIO NBR .....: 9330AH0120

DATE ISSUED.....: 06/16/2014  
RECEIPT #.....: PI000020802  
REFERENCE ID # ...: 13091455  
MASTER PERMIT #...: 13091451

SITE ADDRESS .....: 2901 NE 33 AVE # 2C  
SUBDIVISION .....: TARYTON CONDO  
CITY .....: FORT LAUDERDALE  
IMPACT AREA .....

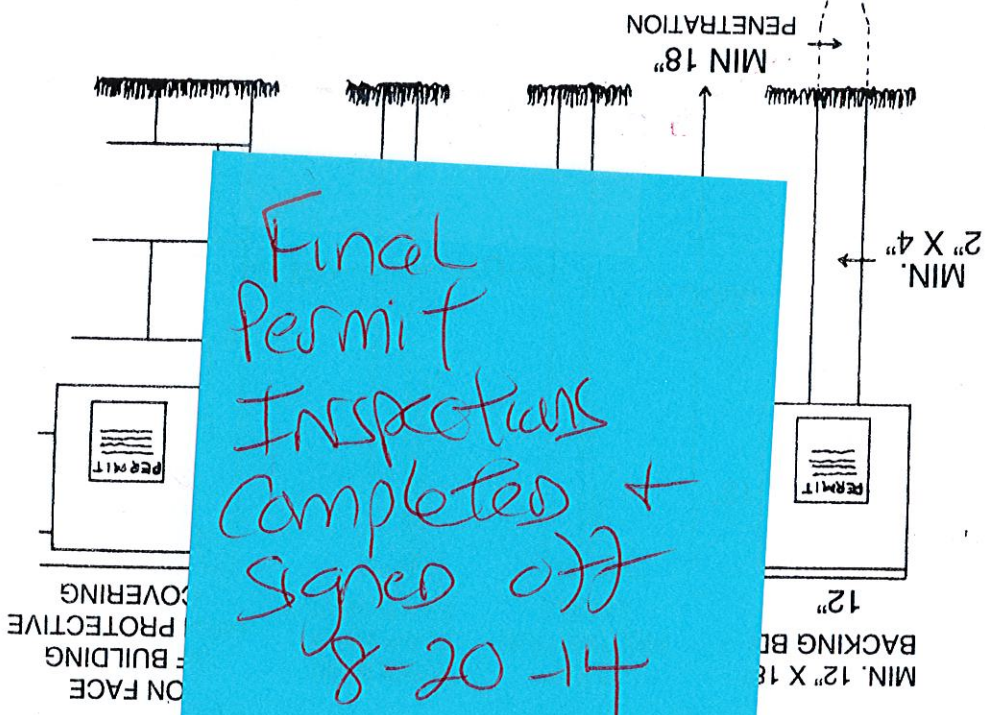
OWNER .....: KEITH, JONATHAN  
ADDRESS .....: 6331 NE 19 TER  
CITY/STATE/ZIP ...: FORT LAUDERDALE, FL 33308

RECEIVED FROM .....: ALLIED KITCHEN/BATH  
CONTRACTOR .....: PEREZ, LUIS M LIC # CAC1817017  
COMPANY .....: DEDICATED COOLING LLC  
ADDRESS .....: 8964 NW 174 LN  
CITY/STATE/ZIP ...: HIALEAH, FL 33018  
TELEPHONE .....: (786) 346-4571

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
--------	------	----------	--------	----------	----------	---------

VOICE ID	DESCRIPTION	VOICE ID	DESCRIPTION
699	MECHANICAL FINAL	610	ROUGH DUCT PIPING OR EQUIPMEN

FASTEN TO BACKING AS INDICATED ON CARD



Final  
 Permit  
 Inspections  
 Completed +  
 Signed off  
 8-20-14

THIS PERMIT CARD MUST BE DISPLAYED ON THE FRONT OF THE JOB BY ONE OF THE FOLLOWING METHODS

DISPLAY THIS CARD ON FRONT OF JOB

# CITY OF FORT LAUDERDALE BUILDING PERMIT

\*\*CALL IN INSPECTIONS BETWEEN 8AM & 3:00PM\*\*

PERMIT 13091451

DATE 06/16/2014

ADDRESS 2901 NE 33 AVE # 2C

OWNER KEITH, JONATHAN

CONTRACTOR ALLIED HOME IMPROVEMENT INC  
 BKITCAB NAME

PURPOSE ATF #2C KITCHEN & 2 BATHROOMS REMODEL

SUBDIVISION TARYTON CONDO

N.O.C. \_\_\_\_\_

NO INSPECTION WILL BE MADE UNLESS PERMIT CARD IS DISPLAYED & APPROVED PLANS ARE READILY AVAILABLE

# INSPECTION RECORD

#	BUILDING	Inspect.	Date	#	ZONING	Inspect.	Date	#	PLUMBING	Inspect.	Date
101	Grade Beam			901	Sub Grade			710	Rough		
103	Foundation			902	Rock			740	Hanger		
104	Slab			599	Landscape			710	2nd Rough		
110	Column 1/2			999	Zoning Final			711	Top Out		
111	Tiebeam 1/2			<b>SEPARATE PERMITS REQUIRED**</b>					Storm Drains		
143	Roof Sheath.			199	Fence Final			780	Main Drain		
114	Floor Sheath.			199	Sign Final			781	Perimeter Pipe		
141	Truss			199	Driveway F.			710	Gas Rough		
140	Bar Joist			199	Wall Final			799	Gas Final		
126	Wall Sheath.								Water Ser.		
133	Window Buck			#	<b>FIRE PREVENT.</b>				Sewer R/F		
130	Door Buck			310	Sprink. Rough				Grease Traps		
134	Window				Sprink. Final				Septic Conn.		
132	Storefront				Fire Suppress						
131	Door				Fire Alarm			799	Final		
123	Wire Lath			399	Final			#	<b>MECHANICAL</b>		
120	Framing*			#	<b>ELECTRIC</b>			610	Duct/piperough		
121	Insulation			260	Temp Pole				Duct/pipefinal		
122	Dry Wall			203	Service Bond				Piping Press.		
135	Garage Door			202	Slab				Hood R/F		
136	Ceiling Grid			210	Rough				Fireplace R/F		
199	Building Final	MA	8/20/14	210	Rough			602	Underground		
	<b>SEPARATE PERMITS REQUIRED**</b>			212	Wall Rough				Vac Sys R/F		
150	Tin Cap			212	Wall Rough				Exhaust		
152	Flat I.P.			213	Ceiling Rough			622	Walk-in Cool.		
151	Mopon Sloped			213	Ceiling Rough			620	Duct Det. Test		
154	Tile I.P.			288	Pool Bond			699	Final		
153	Shingle I.P.			282	Pool Niche B.				<b>NOTES:</b>		
199	Roof Final				Pool Deck B.						
120	Shutter Fast.										
199	Shutter Panels			299	Final						
180	Pool Steel			#	<b>ENGINEERING</b>						
102	Patio Steel			410	Rough						
199	Pool Final			499	Final						

**BUILDING NOTES**

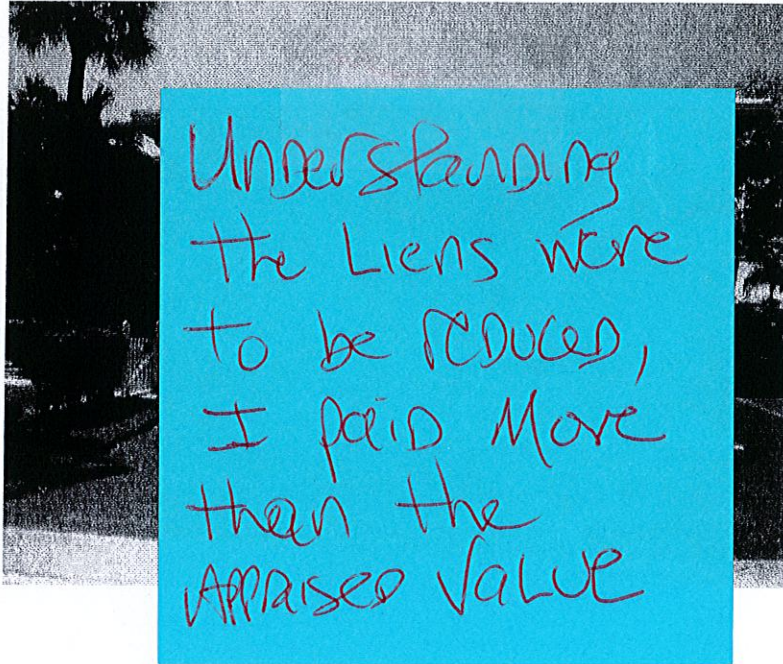
**PLUMBING NOTES**

\*\* Inspections must be called in under the correct permit #  
 All inspection reports must remain with the permit card until

ATTACH HERE

ATTACH HERE

### APPRAISAL OF REAL PROPERTY



**LOCATED AT**

2901 NE 33rd Ave Apt 2C  
Fort Lauderdale, FL 33308  
Taryton Condo Unit 2C

**FOR**

Bill Feinberg

**OPINION OF VALUE**

190,000

*\$190 K*

**AS OF**

3/3/2014

**BY**

John Thomas Herring  
Absolute Appraisals, LLC  
214 NE 4th Ct  
Hallandale Beach, FL 33009  
(954) 834-3116  
absoluteapp@gmail.com  
www.absoluteapp.com

*I PAID  
\$ 225,000  
PLUS  
costs.*

Borrower/Client	N/A	File No. 14022801		
Property Address	2901 NE 33rd Ave Apt 2C			
City	Fort Lauderdale	County	Broward	State FL Zip Code 33308
Lender	Bill Feinberg			

**TABLE OF CONTENTS**

Cover Page ..... 1

Table of Contents ..... 2

GP Condo ..... 3

GP Condo ..... 4

GP Condo ..... 5

Additional Comparables 4-6 ..... 6

Additional Listings 1-3 ..... 7

GP Condo ..... 8

Market Conditions Addendum to the Appraisal Report ..... 9

GP Condo Certifications Addendum ..... 10

General Text Addendum ..... 12

Subject Photos ..... 16

Photograph Addendum ..... 17

Photograph Addendum ..... 18

Photograph Addendum ..... 19

Comparable Photos 1-3 ..... 20

Comparable Photos 4-6 ..... 21

Listings Photos 1-3 ..... 22

Building Sketch ..... 23

Flood Map ..... 24

Plat Map ..... 25

Aerial Map ..... 26

Aerial Map ..... 27

Location Map ..... 28

County Market Data - Page 1 ..... 29

County Market Data - Page 2 ..... 30

Code Violation / Lien Documentation - Page 1 ..... 31

Code Violation / Lien Documentation - Page 2 ..... 32

Code Violation / Lien Documentation - Page 3 ..... 33

Code Violation / Lien Documentation - Page 4 ..... 34

Code Violation / Lien Documentation - Page 5 ..... 35

Architecture Drawings of Current Plans - Page 1 ..... 36

Architecture Drawings of Current Plans - Page 2 ..... 37

Case Log of Liens, per Cities Notes - Page 1 ..... 38

Case Log of Liens, per Cities Notes - Page 2 ..... 39

Case Log of Liens, per Cities Notes - Page 3 ..... 40

Case Log of Liens, per Cities Notes - Page 4 ..... 41

Case Log of Liens, per Cities Notes - Page 5 ..... 42

License ..... 43

E & O Insurance ..... 44

Appraiser's Resume - Page 1 ..... 45

Appraiser's Resume - Page 2 ..... 46

# INDIVIDUAL CONDO UNIT APPRAISAL SUMMARY REPORT

File No.: 14022801

Property Address: 2901 NE 33 Avenue Unit #: 2C City: Fort Lauderdale State: FL  
 Zip Code: 33308 County: Broward Legal Description: Taryton Condo Unit 2C  
 Assessor's Parcel #: 49-43-30-AH-0120  
 Tax Year: 2013 R.E. Taxes: \$ 2,863 Special Assessments: \$ 1,800 Borrower (if applicable): N/A  
 Current Owner of Record: Keith, Jonathan Occupant:  Owner  Tenant (Market Rent)  Tenant (Regulated Rent)  Vacant  
 Project Type:  Condominium  Other (describe) HOA: \$ 332  per year  per month  
 Market Area Name: Fort Lauderdale Beach Area Map Reference: 22744 Census Tract: 0405.02  
 Project Name: Taryton Condo Phase: N/A

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Approaches developed for this appraisal:  Sales Comparison Approach  Cost Approach  Income Approach (See Reconciliation Comments and Scope of Work)  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe)  
 Intended Use: This appraisal is intended for personal use by the client. This appraisal is not intended for lending purposes.

Intended User(s) (by name or type): The intended user is the client named below.  
 Client: Bill Feinberg Address:  
 Appraiser: John Thomas Herring Address: 214 NE 4th Ct, Hallandale Beach, FL 33009

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	Condominium Housing	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Owner 65	PRICE AGE	One-Unit 75%	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Tenant 35	50 Low 1	2-4 Unit 5%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Vacant (0-5%)	3,461 High 58	Multi-Unit 10%	* To:
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Vacant (>5%)	290 Pred 42	Comm'l 5%	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.			Park/Golf 5%	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):  
 Market area boundaries are defined as: Commercial Boulevard to the north, Sunrise Boulevard to the south, Atlantic Ocean to the east, and US-1 to the west.

Condos are typically concrete or CBS construction of adequate to good quality and condition. Economic stability is average. Market preferred amenities are within a reasonable distance. No adverse detrimental land uses were observed.

See the "Market Conditions Addendum" and the "Supplemental Addendum" for detailed information on market conditions.

Zoning Classification: RMH-60 Description: Residential Multifamily High Rise/High Density  
 Zoning Compliance:  Legal  Legal nonconforming (grandfathered)  Illegal  No zoning  
 Ground Rent (if applicable) \$ / Comments: Not Applicable.

Highest & Best Use as improved (or as proposed per plans & specifications):  Present use, or  Other use (explain)

Actual Use as of Effective Date: Residential Condominium Use as appraised in this report: Residential Condominium  
 Summary of Highest & Best Use: The subject's current use is legal and appears to be the highest and best use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Density	23 Units/Acre
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FPL	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	.60 Acres
Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level at grade
Water	<input type="checkbox"/>	<input type="checkbox"/>	City	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Pool/Parking Lot
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City	Street Lights	Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City	Alley	None	<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 X FEMA Map # 12011C0209F FEMA Map Date 08/18/1992

Site Comments: No adverse easements, encroachments, environmental conditions known, a current survey is recommended for verification.  
 See the "Supplemental Addendum" for a detailed description of the subject's location, including any external influences.

Data source(s) for project information: FARES / Property President / MLS / Visual  
 Project Description:  Detached  Row or Townhouse  Garden  Mid-Rise  High-Rise  Other (describe)

General Description of Project				Subject Phase		If Project Completed		If Project Incomplete	
# of Stories	2	Exterior Walls	CBS	Units	14	Phases	1	Planned Phases	
# of Elevators	0	Roof Surface	B.U.R.	Units Completed	14	Units	14	Planned Units	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Total # Parking	22	Units For Sale	1	Units for Sale	1	Units for Sale	
Design (Style)	Garden	Ratio (spaces/unit)	1.57	Units Sold	14	Units Sold	14	Units Sold	
Actual Age (Yrs.)	42	Parking Type(s)	Open	Units Rented	3	Units Rented	3	Units Rented	
Effective Age (Yrs.)	30	Guest Parking	3	Owner Occup. Units	11	Owner Occup. Units	11	Owner Occup. Units	

Project Primary Occupancy:  Principal Residence  Second Home or Recreational  Tenant

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No

Management Group:  Homeowners' Association  Developer  Management Agent (name of management agent or company): Bob (President): 954-564-1070

Was the project created by the conversion of existing building(s) into a condominium?  Yes  No If Yes, describe the original use and date of conversion.

Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Comments: The Condo documents including CC&R's were not supplied to the appraiser.

Project Comments (condition, quality of construction, completion status, etc.): The condition of the project, quality of construction, unit mix and appeal to the subject's market are average.

Common Elements and Recreational Facilities: Open parking, swimming pool, and dock space.



# INDIVIDUAL CONDO UNIT APPRAISAL SUMMARY REPORT

File No.: 14022801

Summary of condominium project budget analysis for the current year (if analyzed): The condominium project budget was not supplied to the appraiser.

Other fees for the use of the project facilities (other than regular HOA charges): Although the president indicated that there are no fees for the dock space, he did say that it is on a first come first serve basis, so there is no guarantee. He also indicated that the space available is limited to about a 22-22' boat.

Compared to other competitive projects of similar quality and design, the subject unit charge appears  High  Average  Low (If High or Low, describe)

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?  
 Yes  No If Yes, describe and explain the effect on value and marketability.

Unit Charge: \$ 332 per month X 12 = \$ 3,984.00 per year. Annual assessment charge per year per SF of GLA = \$ 4.04

Utilities Included in the Unit Charge:  None  Heat  Air Conditioning  Electricity  Gas  Water  Sewer  Cable  Other  
 Source(s) used for physical characteristics of property:  New Inspection  Previous Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  
 Property Owner  Other (describe) Realist/Imapp/County Record Data Source for Gross Living Area Appraiser's measurements

<b>General Description</b>	<b>Exterior Description</b>	<b>Foundation</b> <input type="checkbox"/> N/A	<b>Basement</b> <input checked="" type="checkbox"/> N/A	<b>Heating</b> HVAC
Floor Location <u>1</u>	Foundation <u>Concrete</u>	Slab <u>Concrete</u>	Area Sq. Ft. <u>0</u>	Type <u>FWA</u>
# of Levels <u>1</u>	Exterior Walls <u>CBS</u>	Crawl Space <u>None</u>	% Finished <u>0</u>	Fuel <u>Elect</u>
Design (Style) <u>Garden</u>	Roof Surface <u>B.U.R.</u>	Basement <u>None</u>	Ceiling	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	Gutters & Dwnspnts. <u>Aluminum</u>	Sump Pump <input type="checkbox"/>	Walls	Cooling HVAC
<input type="checkbox"/> Under Construction	Window Type <u>Awning</u>	Dampness <input type="checkbox"/>	Floor	Central <u>Yes</u>
Actual Age (Yrs.) <u>42</u>	Storm/Screens <u>Aluminum</u>	Settlement <u>None visible</u>	Outside Entry	Other
Effective Age (Yrs.) <u>15</u>		Infestation <u>None visible</u>		

<b>Interior Description</b>	<b>Appliances</b>	<b>Attic</b> <input checked="" type="checkbox"/> N/A	<b>Amenities</b>	<b>Car Storage</b> <input type="checkbox"/> None
Floors <u>Marble/Good</u>	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # <u>0</u>	<input type="checkbox"/> Garage #
Walls <u>Drywall/Good</u>	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Patio <u>Concrete</u>	<input type="checkbox"/> Covered #
Trim/Finish <u>Wood/Good</u>	Disposal <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Deck <u>None</u>	<input checked="" type="checkbox"/> Open # <u>2</u>
Bath Floor <u>Marble/Good</u>	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Porch <u>Concrete</u>	Total # of cars <u>2</u>
Bath Wainscot <u>Marble/Good</u>	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence <u>None</u>	<input checked="" type="checkbox"/> Assigned <u>2</u>
Doors <u>Wood/Good</u>	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool <u>Community Pool</u>	<input type="checkbox"/> Owned
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Balcony <u>None</u>	Space #(s) <u>2C, 2C</u>

Finished area above grade contains: 4 Rooms 2 Bedrooms 2.0 Bath(s) 986 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered?  Yes  No (If No, describe)

Additional features: The entire unit was remodeled about 6-7 years ago (without permits), the unit has upgraded marble flooring and stainless steel appliances. See addendum for additional commentary on the impact of the work being completed illegally.

Describe the condition of the property (including physical, functional and external obsolescence): See the "Supplemental Addendum" for more details on the subject's condition, needed repairs (if any), and any known obsolescence.

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 Records

1st Prior Subject Sale/Transfer Date: \_\_\_\_\_ Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject did not have and prior sales/transfers within 36 months of the effective date.

Price: \_\_\_\_\_

Source(s): County Records

2nd Prior Subject Sale/Transfer

Date: \_\_\_\_\_

Price: \_\_\_\_\_

Source(s): \_\_\_\_\_



# INDIVIDUAL CONDO UNIT APPRAISAL SUMMARY REPORT

File No.: 14022801

FEATURE		SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address		2901 NE 33 Avenue, # 2C Fort Lauderdale, FL 33308	3209 NE 36th St 10-A, Fort Lauderdale, FL 33308		3301 NE 32nd Ave 404, Fort Lauderdale, FL 33308		2901 NE 33rd Ave 3-C, Fort Lauderdale, FL 33308	
Project		Taryton Condo	Frances Terrace Condo		Maracay Condo		Taryton Condo	
Phase		N/A	N/A		N/A		N/A	
Proximity to Subject			0.57 miles N		0.32 miles N		Less than 0.01 miles	
Sale Price		\$	\$ 340,000		\$ 185,000		\$ 170,000	
Sale Price/GLA		\$/sq.ft.	\$ 283.33 /sq.ft.		\$ 166.52 /sq.ft.		\$ 172.41 /sq.ft.	
Data Source(s)		County Records	SEFMLS#F1255875;DOM 143		SEFMLS#F1235887;DOM 26		SEFMLS#F1090281;DOM 106	
Verification Source(s)		Inspection	Public Rec/Realist/Visual		Public Rec/Realist/Visual		Public Rec/Realist/Visual	
VALUE ADJUSTMENTS		DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing			Armlth Conv;0	0	Armlth Cash;0	0	Short Conv;0	0
Date of Sale/Time			s02/14;c02/14	0	s06/13;c05/13	+16,700	s02/11;c12/10	+64,600
Rights Appraised		Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0
Location		Backs Canal	Backs Canal	0	Backs Intracoastal	0	Backs Canal	0
HOA Fees (\$/Month)		332	366	0	300	0	468	0
Common Elements and Recreational Facilities		Common Pool Common Areas	Common Pool Common Areas	0	Common Pool Common Areas	0	Common Pool Common Areas	0
Floor Location		1	2	0	4	0	2	0
View		Pool//Residential	Canal	-30,000	City/Residential	0	Pool//Residential	0
Design (Style)		Garden	Garden	0	Mid-Rise	0	Garden	0
Quality of Construction		Average	Average	0	Average	0	Average	0
Age		42	47	0	45	0	42	0
Condition		Good	Excellent/Good	-10,000	Adequate/Dated	+20,000	Good	0
Above Grade		Total Bdrms Baths	Total Bdrms Baths	0	Total Bdrms Baths	0	Total Bdrms Baths	0
Room Count		4 2 2.0	5 2 2.0	0	5 2 2.0	0	4 2 2.0	0
Gross Living Area		986 sq.ft.	1,200 sq.ft.	-8,600	1,111 sq.ft.	-5,000	986 sq.ft.	0
Basement & Finished Rooms Below Grade		0 sf	0 sf	0	0 sf	0	0 sf	0
Functional Utility		Average	Average	0	Average	0	Average	0
Heating/Cooling		Central A/C	Central A/C	0	Central A/C	0	Central A/C	0
Energy Efficient Items		None	None	0	None	0	None	0
Parking		2 assigned (open)	1 assigned (open)	0	1 assigned (covrd)	0	2 assigned (open)	0
Porch/Patio/Deck		Porch/Patio	Scrn Balcony	0	Balcony	0	Balcony	0
Secure Gated Entrance		No	No	0	No	0	No	0
Features		Upgraded	Upgraded	0	Standard	+15,000	Standard	+15,000
Code Violations/Liens		Yes, \$51,480	None known	-51,500	None known	-51,500	None known	-51,500
Dockage Available		Yes	DEEDED 40'	-40,000	Yes	0	Yes	0
Net Adjustment (Total)				\$ -140,100		\$ -4,800		\$ 28,100
Adjusted Sale Price of Comparables				\$ 199,900		\$ 180,200		\$ 198,100
Summary of Sales Comparison Approach		See the "Supplemental Addendum" for more on the Sales Comparison Approach.						

Indicated Value by Sales Comparison Approach \$ 190,000





**ADDITIONAL COMPARABLE SALES**

File No.: 14022801

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2901 NE 33 Avenue, # 2C Fort Lauderdale, FL 33308	3301 NE 32nd Ave 303, Fort Lauderdale, FL 33308			3333 NE 36th St 1, Fort Lauderdale, FL 33308					
Project	Taryton Condo	Maracay Condo			Diane Terrace Condo					
Phase	N/A	N/A			N/A					
Proximity to Subject		0.32 miles N			0.59 miles N					
Sale Price	\$	\$ 255,000			\$ 200,000			\$		
Sale Price/GLA	\$/sq.ft.	\$ 229.52 /sq.ft.			\$ 173.91 /sq.ft.			\$/sq.ft.		
Data Source(s)	County Records	SEFMLS#F1258516;DOM 38			SEFMLS#A1761434;DOM 45					
Verification Source(s)	Inspection	Public Rec/Realist/Visual			Public Rec/Realist/Visual					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	
Sales or Financing Concessions		ArmLth Cash;0		ArmLth Cash;0						
Date of Sale/Time		s01/14;c11/13		s05/13;c04/13	+20,000					
Rights Appraised	Fee Simple	Fee Simple		Fee Simple						
Location	Backs Canal	Backs Intracoastal		Backs Canal						
HOA Fees (\$/Month)	332	300		317	0					
Common Elements and Recreational Facilities	Common Pool Common Areas	Common Pool Common Areas		Common Pool Common Areas						
Floor Location	1	3		1						
View	Pool//Residential	IntraCoastal	-30,000	Canal	-30,000					
Design (Style)	Garden	Mid-Rise	0	Garden						
Quality of Construction	Average	Average		Average						
Age	42	45		46	0					
Condition	Good	Adequate/Dated	+20,000	Adequate/Good	+10,000					
Above Grade Room Count	Total Bdrms Baths 4 2 2.0	Total Bdrms Baths 5 2 2.0		Total Bdrms Baths 5 2 2.0		Total Bdrms Baths				
Gross Living Area	986 sq.ft.	1,111 sq.ft.	-5,000	1,150 sq.ft.	-6,600	sq.ft.				
Basement & Finished Rooms Below Grade	0 sf	0 sf		0 sf						
Functional Utility	Average	Average		Average						
Heating/Cooling	Central A/C	Central A/C	0	Central A/C	0					
Energy Efficient Items	None	None		None						
Parking	2 assigned (open)	1 assigned (covrd)		1 assigned (open)	0					
Porch/Patio/Deck	Porch/Patio	Balcony		None	0					
Secure Gated Entrance	No	No		No						
Features	Upgraded	Standard	+15,000	Standard	+15,000					
Code Violations/Liens	Yes, \$51,480	None known	-51,500	None known	-51,500					
Dockage Available	Yes	Yes		Yes	0					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -51,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -43,100	<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Adjusted Sale Price of Comparables			\$ 203,500		\$ 156,900		\$			

Summary of Sales Comparison Approach See the "Supplemental Addendum" for all comments regarding the Sales Comparison Approach.



**COMPARABLE LISTINGS**

File No.: 14022801

FEATURE	SUBJECT	COMPARABLE LISTING # 1			COMPARABLE LISTING # 2			COMPARABLE LISTING # 3		
Address	2901 NE 33 Avenue, # 2C Fort Lauderdale, FL 33308	3209 NE 36th St 4-B, Fort Lauderdale, FL 33308			3655 NE 32 Ave 211-B, Fort Lauderdale, FL 33308					
Project	Taryton Condo	Frances Terrace Condo			Intracoastal Riviera Condo					
Phase	N/A	N/A			N/A					
Proximity to Subject		0.57 miles N			0.63 miles N					
List Price	\$	\$ 295,000			\$ 249,500			\$		
List Price/GLA	\$/sq.ft.	\$ 245.83/sq.ft.			\$ 281.92/sq.ft.			\$/sq.ft.		
Last Price Revision Date		12/09/2013			01/17/2014					
Data Source(s)		SEFMLS#A1810821;DOM 236			SEFMLS#F1256954;DOM 150					
Verification Source(s)		Public Rec/Realist/Visual			Public Rec/Realist/Visual					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.
Sales or Financing Concessions		Listing		-14,800	Listing		-12,500			
Days on Market		236			150					
Rights Appraised	Fee Simple	Fee Simple			Fee Simple					
Location	Backs Canal	Backs Canal			Backs Intracoastal		0			
HOA Fees (\$/Month)	332	348		0	400		0			
Common Elements and Recreational Facilities	Common Pool Common Areas	Common Pool Common Areas			Common Pool Common Areas					
Floor Location	1	1			2					
View	Pool//Residential	IntraCoastal		-30,000	IntraCoastal		-30,000			
Design (Style)	Garden	Garden			Garden					
Quality of Construction	Average	Average			Average					
Age	42	47		0	42					
Condition	Good	Adequate/Good		+10,000	Good					
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	4 2 2.0	5 2 2.0			4 2 2					
Gross Living Area	986 sq.ft.	1,200 sq.ft.		-8,600	885 sq.ft.		+4,000			sq.ft.
Basement & Finished Rooms Below Grade	0 sf	0 sf			0 sf					
Functional Utility	Average	Average			Average					
Heating/Cooling	Central A/C	Central A/C		0	Central A/C					
Energy Efficient Items	None	None			None					
Parking	2 assigned (open)	1 assigned (open)		0	1 assigned (open)		0			
Porch/Patio/Deck	Porch/Patio	Scrn Porch		0	Scrn Porch		0			
Secure Gated Entrance	No	No			No					
Features	Upgraded	Some Upgrades		+10,000	Standard		+15,000			
Code Violations/Liens	Yes, \$51,480	None known		-51,500	None known		-51,500			
Dockage Available	Yes	DEEDED 20'		-20,000	Yes					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -104,900	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -75,000	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted List Price of Comparables				\$ 190,100			\$ 174,500			\$

Comments See the "Supplemental Addendum" for all comments regarding the Sales Comparison Approach.



# INDIVIDUAL CONDO UNIT APPRAISAL SUMMARY REPORT

File No.: 14022801

<b>INCOME APPROACH TO VALUE (if developed)</b>		<input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.									
FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address 2901 NE 33 Avenue, # 2C Fort Lauderdale, FL 33308											
Project Taryton Condo											
Phase											
Proximity to Subject											
Current Monthly Rent	\$	\$			\$			\$			
Rent/GLA	\$/sq.ft.	\$/sq.ft.			\$/sq.ft.			\$/sq.ft.			
Rent Control	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No			
Data Source(s)											
Date of Lease(s)											
Location Backs Canal											
View											
Age											
Condition Good											
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths		
Room Count	4										
Gross Living Area	986 sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.		
Utilities Included											

Summary of Income Approach (including support for market rent and GRM): The income approach was not developed as it was deemed unnecessary in determining a credible opinion of market value.

Opinion of Monthly Market Rent \$ X Gross Rent Multiplier = \$          Indicated Value by Income Approach

**COST APPROACH TO VALUE (if developed)**  The Cost Approach was not developed for this appraisal.

Summary of Cost Approach: The cost approach was not developed as it is not applicable for condominium units.

Indicated Value by: Sales Comparison Approach \$ 190,000 Cost Approach (if developed) \$          Income Approach (if developed) \$         

Final Reconciliation Total reliance of the final estimated value was placed on the sales comparison approach due to the reliability of the available market data. The cost approach and income approach were not developed as they were deemed unnecessary, inappropriate and/or not applicable in determining a credible opinion of value.

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed,  subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

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

Based on the degree of inspection of the subject property, as indicated below, 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: \$ 190,000, as of: 3/3/2014, 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 46 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.

- Attached Exhibits:
- Scope of Work
  - Map Addenda
  - Extraordinary Assumptions
  - Limiting Cond./Certifications
  - Additional Sales
  - Budget Analysis
  - Supplemental Addendum
  - Additional Rentals
  - Listings
  - Photograph Addenda
  - Flood Map
  - Lien Information
  - Sketch Addendum
  - Hypothetical Conditions

Client Contact: \_\_\_\_\_ Client Name: Bill Feinberg

E-Mail: \_\_\_\_\_ Address: \_\_\_\_\_

<p>APPRaiser: <u>www.SureDocs.com/validate</u></p> <p>Appraiser Name: <u>John Thomas Herring</u></p> <p>Company: <u>Absolute Appraisals, LLC</u></p> <p>Phone: _____</p> <p>E-Mail: <u>absoluteapp@gmail.com</u></p> <p>Date of Report (Signature): <u>03/06/2014</u></p> <p>License or Certification #: <u>St.Cert.Res.REA#RD5195</u> State: <u>FL</u></p> <p>Designation: <u>State Certified Residential Real Estate Appraiser</u></p> <p>Expiration Date of License or Certification: <u>11/30/2014</u></p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: <u>3/3/2014</u></p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>
--	---

### Market Conditions Addendum to the Appraisal Report

File No. 14022801

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 2901 NE 33rd Ave Apt 2C City Fort Lauderdale State FL ZIP Code 33308

Borrower N/A

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	5	1	0	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	.83	.33	N/A	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	N/A	N/A	5	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	N/A	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	200,000	300,000	N/A	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	113	183	N/A	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	N/A	295,000	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable Listings Days on Market	N/A	N/A	N/A	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	96.99	85.71	N/A	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Sellers concessions are present on a limited basis in the market. An analysis of this market indicates that the sellers concessions have remained consistent for the past 12 months. The typical sellers concessions in this market range from 3% to 6%.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties). Roughly 17% of the most competitive sales in the market in the past 12 months have been REO/Short Sales. Roughly 14% of the most competitive active listings/pending sales are REO/Short Sales.

Cite data sources for above information. The data utilized in this report was obtained from MLS. Note: Some fields were marked N/A as the local MLS is not capable of retrieving the data needed to complete these fields.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. See the "Supplemental Addendum" for additional information on the subject's market.

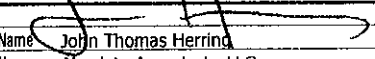
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Taryton Condo

	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	0	0	0	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	N/A	N/A	N/A	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)	N/A	N/A	N/A	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. There has not been a single closed MLS sale in the past 24 months from inside the subject's project. Due to the limited amount of comparable sales, the information in this section (including the noted trends) is deemed to be unreliable. Additionally, there are not enough listings/sales in the project to determine if foreclosures are a factor. It should be noted that the subject is currently listed for sale as a "short sale" and is the only listing in the project.

Summarize the above trends and address the impact on the subject unit and project. Due to the limited amount of comparable sales, the information in this section (including the noted trends) is deemed to be unreliable.

[www.SureDocs.com/validate](http://www.SureDocs.com/validate)

Signature		Signature	
Appraiser Name	John Thomas Herring	Supervisory Appraiser Name	
Company Name	Absolute Appraisals, LLC	Company Name	
Company Address	2914 NE 4th Ct, Hollywood, FL 33009	Company Address	
State License/Certification #	Serial #: E5294D84	State License/Certification #	State
Email Address	absoluteapp@gmail.com	Email Address	

**Assumptions, Limiting Conditions & Scope of Work**

File No.: 14022801

Address: 2901 NE 33 Avenue Unit #: 2C City: Fort Lauderdale State: FL Zip Code: 33308  
 Client: Bill Feinberg Address:  
 Appraiser: John Thomas Herring Address: 214 NE 4th Ct, Hallandale Beach, FL 33009

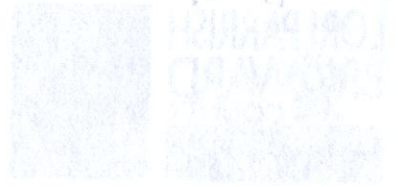
**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS:**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject unit 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, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

**SCOPE OF WORK:**

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.

Information about the subject property was obtained from public records, using the County's websites, and, if a reasonably recent listing of the property was detected, from Multiple Listing data. This information included the age of the improvements, the last date of sale, the tax account number and legal description contained in these records, physical characteristics, including square foot information and room count, the assessed valuation of the land and the improvements, current real estate taxes and zoning information. Maps showing the subject site and the subject market area were examined and prepared for inclusion in the appraisal report. A physical inspection of the subject property was made, including both the exterior and interior of the subject dwelling, and an analysis was made of the neighborhood, site and improvements. This inspection and analysis included the consideration of any known factors that could be expected to have an impact on the value of the subject property. Although due diligence was exercised, the appraiser is not an expert in matters such as pest control, structural engineering, hazardous substances or environmental hazards, and no warranty is given as to these elements. The subject improvements were measured and sketched, and the pertinent square foot areas of the improvements were calculated. Personal property was not included within the estimate of value. An analysis was made of the subject real estate market and of available market/sales data, utilizing public records and Multiple Listing data. Those sales considered to provide the best indication of the market value of the subject property were selected and compared to the subject in the Quantitative Sales Comparison Analysis. Typically, only an exterior inspection from the street is made of the comparable properties. Information about the comparables was verified, including pertinent financing information relating to the transaction, using the sources named above. Dollar adjustments were made to each of the comparable properties, reflecting estimated market reaction to those items of significant variation between the subject and comparable properties. If a significant item in a comparable property was superior to, or more favorable than the subject property, a minus (-) adjustment was made to the comparable, thus, reducing the indicated value of the subject in comparison to that comparable; if a significant item in a comparable was inferior to, or less favorable than the subject, a plus (+) adjustment was made, thus, increasing the indicated value of the subject. Further analysis was made, considering such factors as the comparables' relative proximity to the subject property, recentness of sale and overall similarity to the subject property, in order to reconcile to the final estimate of the value of the subject property by the Sales Comparison Approach to value. The income approach and cost approach were not developed as they were deemed unreliable, inappropriate, and/or unnecessary in determining a credible opinion of value. The appraisal report was prepared, together with attached exhibits, and the completed appraisal report was delivered to the client, which constituted completion of the assignment.



Site Address	2001 NE 25 AVENUE, O WING LANE ROW 2
Property Owner	WING LANE ROW 2
Mailing Address	2001 NE 25 AVENUE, O WING LANE ROW 2
APN	031
Parcel No.	031

The following displayed items were not in compliance with Sec. 183.017, Fla. Stat., and include a reduction for a net zero and other adjustments required by Sec. 183.017 (9).

Item	Land	Building	Other	Assessed Value	Market Value	Assessed Value
1	25,000	150,000	0	175,000	175,000	175,000
2	25,000	150,000	0	175,000	175,000	175,000
3	25,000	150,000	0	175,000	175,000	175,000
4	25,000	150,000	0	175,000	175,000	175,000
5	25,000	150,000	0	175,000	175,000	175,000
6	25,000	150,000	0	175,000	175,000	175,000
7	25,000	150,000	0	175,000	175,000	175,000
8	25,000	150,000	0	175,000	175,000	175,000
9	25,000	150,000	0	175,000	175,000	175,000
10	25,000	150,000	0	175,000	175,000	175,000

Even the  
County TAX  
Records  
Had the  
Wrong SQ. Feet.

Item	Area	Type	Value	Assessed Value	Market Value	Assessed Value
1	10,000	Garage	10,000	10,000	10,000	10,000
2	10,000	Garage	10,000	10,000	10,000	10,000
3	10,000	Garage	10,000	10,000	10,000	10,000
4	10,000	Garage	10,000	10,000	10,000	10,000
5	10,000	Garage	10,000	10,000	10,000	10,000
6	10,000	Garage	10,000	10,000	10,000	10,000
7	10,000	Garage	10,000	10,000	10,000	10,000
8	10,000	Garage	10,000	10,000	10,000	10,000
9	10,000	Garage	10,000	10,000	10,000	10,000
10	10,000	Garage	10,000	10,000	10,000	10,000

Item	Area	Type	Value	Assessed Value	Market Value	Assessed Value
1	10,000	Garage	10,000	10,000	10,000	10,000
2	10,000	Garage	10,000	10,000	10,000	10,000
3	10,000	Garage	10,000	10,000	10,000	10,000
4	10,000	Garage	10,000	10,000	10,000	10,000
5	10,000	Garage	10,000	10,000	10,000	10,000
6	10,000	Garage	10,000	10,000	10,000	10,000
7	10,000	Garage	10,000	10,000	10,000	10,000
8	10,000	Garage	10,000	10,000	10,000	10,000
9	10,000	Garage	10,000	10,000	10,000	10,000
10	10,000	Garage	10,000	10,000	10,000	10,000



**Bill Feinberg**

**Subject:** Appraisal report for 2901 NE 33 Ave, #2C  
**Attachments:** 14022801.pdf

**From:** Bill Feinberg  
**Sent:** Thursday, June 19, 2014 2:09 PM  
**To:** Daniel Carusi Atty (dcarusi@bellsouth.net)  
**Subject:** Appraisal report for 2901 NE 33 Ave, #2C

Dan

See below.

Just found this.

And on page 13.....

**DISCREPANCIES IN GLA / SKETCH COMMENTS:** County Records indicated that the subject has 1,348 sf of GLA; however, the appraiser measured the subject, and revealed that the subject actually has 986 sf of GLA. It should be noted that discrepancies in GLA are common in this area, and the appraisers measurements are considered to be more reliable than County Records. County Records appears to have included the porch/patio area and may have taken measurements from the outside. For appraisal practices, this would be inappropriate as Condo's are supposed to be measured from the inside "wall to wall."

**From:** Bill Feinberg [mailto:bill@alliedkitchenandbath.com]  
**Sent:** Thursday, March 06, 2014 10:34 AM  
**To:** james swain; Marchitto, Bibi 2012 (bmarchitto71@gmail.com)  
**Subject:** Appraisal report for 2901 NE 33 Ave, #2C

**From:** Absolute Appraisals, LLC [mailto:absoluteapp@gmail.com]  
**Sent:** Thursday, March 06, 2014 9:59 AM  
**To:** Bill Feinberg  
**Subject:** Completed appraisal report for 2901 NE 33 Ave, #2C

Good morning Bill,

I have attached the completed appraisal report to this email. If you have any questions or concerns, feel free to contact me. Please confirm receipt of this email.

Thank you,

**John Herring**  
Owner / Appraiser

*Square Footage NOT correct AS ADVERTISED or SOLD TO ME*

*\* ONLY 986  $\square$  NOT 1348*