

Owner	City of Fort Lauderdale	File No.	6-Ft. Lauderdale P & R
Property Address	1543 SW 32 Street		
City	Fort Lauderdale	County	Broward
		State	Florida
		Zip Code	33315
Client	City of Fort Lauderdale Parks & Recreation Administration		

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SUMMARY REPORT

File No.: 6-Ft. Lauderdale P & R

SUBJECT	Property Address: 1543 SW 32 Street		City: Fort Lauderdale		State: Florida Zip Code: 33315																																																																																																			
	County: Broward		Legal Description: S 1/2 OF E 50' of W 100' of Tract 32 of FA BARRETT'S SUB OF W 1/2 of Sect 21-50-42, PB 1-46																																																																																																					
	Assessor's Parcel #: 5042 21 01 0550		Tax Year: 2014		R.E. Taxes: \$ N/A Special Assessments: \$																																																																																																			
	Market Area Name: Edgewood		Map Reference: 50-42-21		Census Tract: south 0203.14																																																																																																			
ASSIGNMENT	Current Owner of Record: City of Fort Lauderdale		Borrower (if applicable): N/A																																																																																																					
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																																					
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable		If Yes, give a brief description:																																																																																																					
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																							
MARKET AREA DESCRIPTION	This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																							
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																							
	Intended Use: The intended use is to assist the City of Fort Lauderdale - Parks & Recreation Administration for their internal decision making purposes.																																																																																																							
	Intended User(s) (by name or type): City of Fort Lauderdale - Parks & Recreation Administration																																																																																																							
SITE DESCRIPTION	Client: City of Fort Lauderdale Parks & Recreation Administration		Address: 1350 W Broward Boulevard, Fort Lauderdale, FL 33312																																																																																																					
	Appraiser: G. Adrian Gonzalez, Jr., ASA		Address: 2040 Polk Street, Hollywood 33020																																																																																																					
	Characteristics Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		One-Unit Housing <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>PRICE \$ (000)</th> <th>AGE (yrs)</th> </tr> <tr> <td>100 Low 3</td> <td></td> </tr> <tr> <td>280 High 75</td> <td></td> </tr> <tr> <td>165 Pred 60</td> <td></td> </tr> </table>		PRICE \$ (000)	AGE (yrs)	100 Low 3		280 High 75		165 Pred 60		Present Land Use <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>One-Unit</th> <th>75 %</th> </tr> <tr> <td>2-4 Unit</td> <td>15 %</td> </tr> <tr> <td>Multi-Unit</td> <td>%</td> </tr> <tr> <td>Comm'l</td> <td>10 %</td> </tr> <tr> <td></td> <td>%</td> </tr> </table>		One-Unit	75 %	2-4 Unit	15 %	Multi-Unit	%	Comm'l	10 %		%																																																																														
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Market Area Comments: In the case of the subject neighborhood, man made and natural barriers comprise all the boundaries Sunrise Boulevard to the north, SR 84/Marina Mile Boulevard to the north, I-595/Fort Lauderdale-Hollywood International Airport to the south US 1 to the east and I-95 to the west. The subject is located in the southeasterly of the City of Fort Lauderdale in the Edgewood neighborhood of the city. The area is comprised of single and multi-family development as well as commercial and industrial development. There are schools and parks located within this area. This is an older portion of the city which appears to be experiencing redevelopment.																																																																																																								
SITE DESCRIPTION	Dimensions: 50 X 165+/-' Site Area: 8,228 Sq.Ft. Zoning Classification: RS-8 Residential Single Family Description: Low/Medium Density Residential Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements Uses allowed under current zoning: Uses allows single family residences, social service residential facilities and family day care home.																																																																																																							
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ ____ / ____ Comments: Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Single Family Residential Development																																																																																																							
	Actual Use as of Effective Date: Vacant Use as appraised in this report: Vacant Summary of Highest & Best Use: The subject is zoned RS-8, Single Family, which allows residential development. The site has sufficient physical attributes to be improved with residential development. Thus, the highest and best use is for residential, single family development.																																																																																																							
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>FP & L</td> <td>Street</td> <td>Asphalt</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Available</td> <td>Width</td> <td></td> <td></td> <td></td> <td>Level, at road grade</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipal</td> <td>Surface</td> <td></td> <td></td> <td></td> <td>Size</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipal</td> <td>Curb/Gutter</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>8,228 Sq.Ft.</td> </tr> <tr> <td>Storm Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Sidewalk</td> <td></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Shape</td> </tr> <tr> <td>Telephone</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Street Lights</td> <td>Electric</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Nearly Rectangular</td> </tr> <tr> <td>Multimedia</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Alley</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Appears Adequate</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>View</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Average</td> </tr> </table>						Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FP & L	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Width				Level, at road grade	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Surface				Size	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Curb/Gutter		<input type="checkbox"/>	<input type="checkbox"/>	8,228 Sq.Ft.	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nearly Rectangular	Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>	Drainage									Appears Adequate									View								
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Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone AE FEMA Map # 125105-0216F FEMA Map Date August 18, 1992 Site Comments: There are no apparent easements, encroachments, or special assessments which would adversely affect the subject property. In the appraiser's opinion, the highest and best use of the subject property is for residential development. No survey was provided to the appraiser. Site size was derived from the Broward County Property Appraiser's Office.																																																																																																								

SUMMARY REPORT

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TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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): Public Records									
	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing: None							
	Date:									
SALES COMPARISON APPROACH	Price: N/A									
	Source(s): Public Records									
	2nd Prior Subject Sale/Transfer									
	Date:									
	Price:									
	Source(s):									
	FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address 1543 SW 32 Street Fort Lauderdale, Florida 33315		15XX SW 32 Street Fort Lauderdale, Florida 33315		1913 SW 11 Street Fort Lauderdale, Florida 33312		3067 SW 17 Street Fort Lauderdale, Florida 33312			
	Proximity to Subject		0.03 miles SE		1.64 miles N		1.72 miles NW			
	Sale Price		\$ N/A		\$ 55,100		\$ 24,000		\$ 43,000	
Price/ Sq. Ft.		\$		\$ 5.94		\$ 4.36		\$ 6.08		
Data Source(s)		Public Records		Public Records/MLXchange/Insp.		Public Records/MLXchange/Insp.		Public Records/MLXchange/Insp.		
Verification Source(s)		MLS								
VALUE ADJUSTMENT		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION		
Sales or Financing		N/A		Cash or Equivalent		Cash or Equivalent		Cash or Equivalent		
Concessions		N/A								
Date of Sale/Time		N/A		5/29/2015		9/4/2014		7/31/2013		
Rights Appraised		Fee Simple		Same		Same		Same		
Location		Average		Average		Average		Average		
Site Area (in Sq.Ft.)		8,228		9,283		5,500		7,076		
Topography		Level/At Rd Grade		Level/At Rd Grade		Level/At Rd Grade		Level/At Rd Grade		
Zoning		RS-8		RS-8		RD-15		RS-6.85B		
Other (Improvements)										
Net Adjustment (Total, in \$)				\$		\$		\$		
Net Adjustment (Total, in % of \$ / Sq.Ft.)				\$		\$		\$		
Adjusted Sale Price (in \$ / Sq.Ft.)				\$ 5.94		\$ 4.36		\$ 6.08		
<p>Summary of Sales Comparison Approach The appraiser searched the subject and adjacent neighborhoods for the most recent sales of residential sites to have occurred. The sales on the above grid and included in this report's Addenda were selected as having the greatest overall degree of similarity to the subject site from among the sales considered. See Addenda</p> <p>In the appraiser's opinion, a conclusion within the adjusted range provided by the sales, or approximately \$6.00/SF provides the best indication of the land value of the subject property. All of the sales were given consideration. However, more weight was given to Sale #1 since it is located on the same street.</p>										
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.									
	Legal Name of Project:									
	Describe common elements and recreational facilities:									
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 49,400									
	Final Reconciliation Based on \$/ SF of land area, the land value of the subject property is calculated as: \$6.00 per Square Foot x 8,228±SF = \$49,400, rounded.									
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions:									
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.									
ATTACH.	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 49,400, as of: August 6, 2015, 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 13 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions									
SIGNATURES	Client Contact: Ryan Henderson				Client Name: City of Fort Lauderdale Parks & Recreation Administration					
	E-Mail: RHenderson@fortlauderdale.gov				Address: 1350 W Broward Boulevard, Fort Lauderdale, FL 33312					
	APPRAISER				SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)					
										
	Appraiser Name: G. Adnan Gonzalez, Jr., ASA				Supervisory or Co-Appraiser Name:					
	Company: Adrian Gonzalez & Associates, P.A.				Company:					
	Phone: 954-916-3400 Fax: 954-239-5724				Phone: Fax:					
	E-Mail: agonzalezandassociates@gmail.com				E-Mail:					
	Date of Report (Signature): August 7, 2015				Date of Report (Signature):					
	License or Certification #: RZ 1555 State: FL				License or Certification #: State:					
Designation: ASA-REAL PROPERTY URBAN				Designation:						
Expiration Date of License or Certification: 11/30/2016				Expiration Date of License or Certification:						
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)				Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect						
Date of Inspection: August 6, 2015				Date of Inspection:						

Supplemental Addendum

File No. 6-Ft. Lauderdale P & R

Owner	City of Fort Lauderdale				
Property Address	1543 SW 32 Street				
City	Fort Lauderdale	County	Broward	State	Florida Zip Code 33315
Client	City of Fort Lauderdale Parks & Recreation Administration				

• **GP Land : Neighborhood Market Factors**

This neighborhood is located about two miles from downtown Fort Lauderdale and just north of the Fort Lauderdale-Hollywood International Airport. It is comprised of a majority of single-family homes, multi-family dwellings and commercial uses. Commercial development is predominately located along SR 84/Marina Mile and Federal Highway/US 1. This mixture of properties is common to the area and is not considered a detriment to value. The neighborhood is proximate to shopping, schools, employment centers, and other amenities. The majority of the properties are of fair to average maintenance and are in average condition.

• **Scope**

The appraiser has undertaken the appraisal assignment under the following scope:

The purpose of the appraisal is for internal decision making purposes;
 The subject property and comparables were inspected and photographed;
 The physical characteristics of the subject properties was considered;
 The various laws and governmental policies regulating the use of the subject property were considered;
 Review any information provided by the owner;
 An opinion of the subject property's Highest and Best Use was formulated;
 A search for sales in the general market area was conducted;
 The terms and conditions of market data discovered were verified;
 Market data was analyzed with respect to market trends and market values.
 All comparable sales used were confirmed with a principal in the transaction, either grantor or grantee or their representatives.
 Public records were utilized to check the recording of deeds and easements;
 The appropriate appraisal approaches to value was developed, in this case, only the Sales Comparison Approach to Value was considered;
 The current market value of the subject property was estimated.

COMMENTS ON SALES COMPARISON APPROACH

The appraiser located 3 sales of residentially zoned sites which transpired over the two years. The sales are located in close proximity of the subject and in the immediate area. These sales have an unadjusted range from \$4.63 to \$6.08 per square foot.

Property Rights - The subject property is appraised in fee simple interest. The property rights conveyed for all of the sales are also fee simple and an adjustment for property rights is not warranted.

Financing – All the sales involved conventional or private financing at market rates. Financing adjustments are not necessary to these sales, since there was no unusual favorable financing.

Conditions of Sale - Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. Depending on the conditions of sale, the sales price can be significantly affected. Each of the sales included in this analysis were verified to be arm's length transactions. They were all available for sale on the open market and there were no known unusual conditions. Adjustments for conditions of sale are not necessary.

Market Conditions - The sales occurred over a 23-month period from June 2013 to May 2015. During this time frame and to the date of value for this report, there is no evidence of appreciation in the subject's neighborhood and market area and the general tendency has been for stable land values. No time adjustment is warranted.

Location - All of the sales are located within similar residential location as the subject. Thus, no adjustment was warranted.

Site Size - The subject property contains 8,228 square feet and the sales range in size from 5,500 to 9,283 square feet. It appears from current sales and listings, that differences do not

Supplemental Addendum

File No. 6-Ft. Lauderdale P & R

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appear to be a factor in determining the sale price. No adjustment has been made for lot size.

Zoning - The subject, Sale 1 and 3 have single family residential zoning. Sale 2 is residentially zoned allowing duplexes, but was subsequently improved with a single family residence. In the appraiser's opinion, all of the sales have residential zoning classifications, thus, no adjustment is warranted.

Other Items - None.

In correlating the sales into an estimate of the subject's value, a conclusion within the range in adjusted sales prices provides the best indication of value. Consideration has been given to each sale in estimating a final value for the subject. More weight was given to the most recent sale.

• **Statement of Limiting Conditions : Other Limiting Conditions**

11. In reference to Items #9 & #10, it should be noted that this appraisal is not for mortgage purposes. The intended use is to determine market value for internal decision making purposes.

12. The use of this report is subject to the requirements of the American Society of Appraisers and to review by its duly authorized representatives. In addition, the report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Board.

13. As of the date of this report G. Adrian Gonzalez, Jr. has completed the requirements of the continuing education program of the American Society of Appraisers. The undersigned appraiser currently holds the appropriate state certification (State-Certified General Real Estate Appraiser #RZ 1555, expiration date November 30, 2016) allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.

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

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.


See attached addenda.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 1543 SW 32 Street, Fort Lauderdale, Florida 33315

APPRAISER:

Signature: 
 Name: G. Adrian Gonzalez, Jr., ASA
 Title: ASA-REAL PROPERTY URBAN
 State Certification #: RZ 1555
 or State License #:
 State: FL Expiration Date of Certification or License: 11/30/2016
 Date Signed: August 7, 2015

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
☐ Did ☐ Did Not Inspect Property

Owner	City of Fort Lauderdale		File No. 6-Ft. Lauderdale P & R	
Property Address	1543 SW 32 Street			
City	Fort Lauderdale	County	Broward	State Florida Zip Code 33315
Client	City of Fort Lauderdale Parks & Recreation Administration			

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☒ **Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ **Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

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


Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 6 to 12 months**Comments on Appraisal and Report Identification**

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

APPRAISER:

Signature: 

Name: G. Adrian Gonzalez, Jr., ASA

ASA-REAL PROPERTY URBAN

State Certification #: RZ 1555

or State License #:

State: FL Expiration Date of Certification or License: 11/30/2016

Date of Signature and Report: August 7, 2015

Effective Date of Appraisal: August 6, 2015

Inspection of Subject: ☐ None ☒ Interior and Exterior ☒ Exterior-Only

Date of Inspection (if applicable): August 6, 2015

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): _____

Subject Photo Page

Owner	City of Fort Lauderdale				
Property Address	1543 SW 32 Street				
City	Fort Lauderdale	County	Broward	State	Florida Zip Code 33315
Client	City of Fort Lauderdale Parks & Recreation Administration				



View N-Subject Front

1543 SW 32 Street
Sales Price N/A
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View Average
Site 8,228
Quality
Age



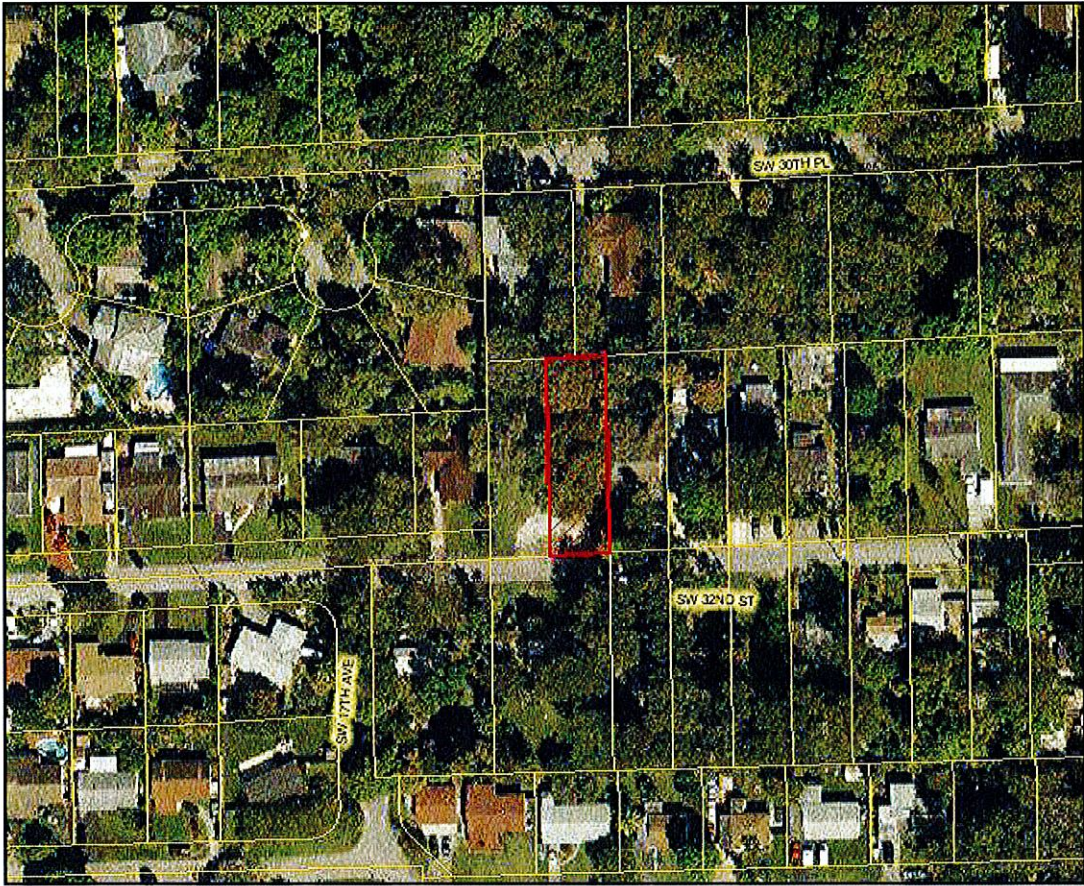
View S-From Rear Portion of Lot



Street View East-SW Street

Aerial Map

Owner	City of Fort Lauderdale		
Property Address	1543 SW 32 Street		
City	Fort Lauderdale	County	Broward State Florida Zip Code 33315
Client	City of Fort Lauderdale Parks & Recreation Administration		



Subject Location Map

Owner	City of Fort Lauderdale				
Property Address	1543 SW 32 Street				
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Exhibit 3
CAM 15-1123
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Sales Location Map

Owner	City of Fort Lauderdale		
Property Address	1543 SW 32 Street		
City	Fort Lauderdale	County	Broward
		State	Florida
		Zip Code	33315
Client	City of Fort Lauderdale Parks & Recreation Administration		

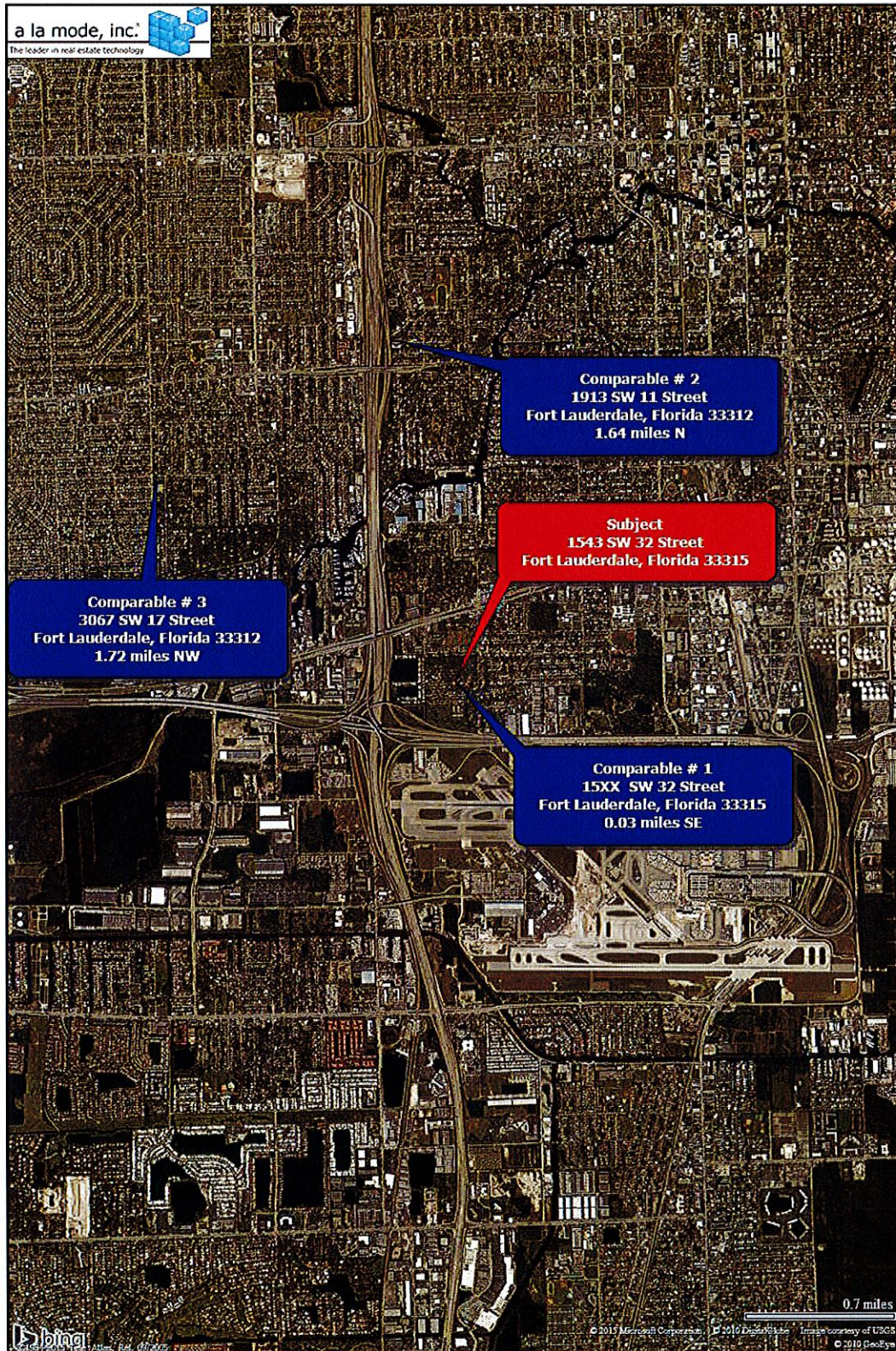


Exhibit 3
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Comparable Photo Page

Owner	City of Fort Lauderdale				
Property Address	1543 SW 32 Street				
City	Fort Lauderdale	County	Broward	State	Florida Zip Code 33315
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**Comparable 1**

15XX SW 32 Street
 Prox. to Subject 0.03 miles SE
 Sale Price 55,100
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average
 View Average
 Site 9,283
 Quality
 Age



**Comparable 2**

1913 SW 11 Street
 Prox. to Subject 1.64 miles N
 Sale Price 24,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average
 View Average
 Site 5,500
 Quality
 Age

**Comparable 3**

3067 SW 17 Street
 Prox. to Subject 1.72 miles NW
 Sale Price 43,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Average
 View Average
 Site 7,076
 Quality
 Age

AG Certification

RICK SCOTT, GOVERNOR	KEN LAWSON, SECRETARY	
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION FLORIDA REAL ESTATE APPRAISAL BD		
LICENSE NUMBER		
RZ1555		
<p>The CERTIFIED GENERAL APPRAISER Named below IS CERTIFIED Under the provisions of Chapter 475 FS. Expiration date: NOV 30, 2016</p>		
<p>GONZALEZ, G ADRIAN JR 2040 POLK STREET HOLLYWOOD FL 33020</p>		
 		
ISSUED: 11/25/2014	DISPLAY AS REQUIRED BY LAW	SEQ # L1411250002254

