

FROM:
 MEACHAM & ASSOC. INC
 100 SE 12 STREET
 FT LAUDERDALE, FL 33316
 954-463-3091
 TAX ID 59-1798605

INVOICE 16-50353	DATE 02/18/2016	REFERENCE VACANT LAND
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T0:
 CITY OF FT LAUDERDALE
 100 N. ANDREWS AVENUE FT LAUDERDALE , FL 33

DESCRIPTION	AMOUNT
TWO APPRAISALS ON PROPERTY LOCATED AT 520 SW 31 AVENUE, FT LAUDERDALE, FL	600.00
Subtotal	\$ 600.00
PAID	\$
TOTAL	\$ 600.00





APPRAISAL OF REAL PROPERTY

LOCATED AT:

520 SW 31 AVENUE
MELROSE MANOR (40-32B) LOT 26 BLK 6
Fort Lauderdale, FL 33312

FOR:

CITY OF FT LAUDERDALE
100 N. ANDREWS AVENUE
FT LAUDERDALE, FL 33301

AS OF:

02/18/2016

BY:

ELIZABETH ANN SHERMAN
100 SE 12 STREET
FT LAUDERDALE, FL 33316
954-463-3091
mmeacham@bellsouth.net

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	520 SW 31st Ave
	Legal Description	MELROSE MANOR (40-32B) LOT 26 BLK 6
	City	Fort Lauderdale
	County	BROWARD
	State	FL
	Zip Code	33312
	Census Tract	0428.00
	Map Reference	50-42-08
SALES PRICE	Sale Price	\$
	Date of Sale	N/A
CLIENT	Client	CITY OF FT LAUDERDALE
	Owner	CITY OF FORT LAUDERDALE
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	N/A
	Price per Square Foot	\$
	Location	AVERAGE
	Age	N/A
	Condition	N/A
	Total Rooms	N/A
	Bedrooms	N/A
	Baths	N/A
APPRAISER	Appraiser	ELIZABETH ANN SHERMAN
	Date of Appraised Value	02/18/2016
VALUE	Opinion of Value	\$ 28,000

RESIDENTIAL APPRAISAL SUMMARY REPORT

VACANT LAND
File No.: 16-50353

SUBJECT	Property Address: 520 SW 31st Ave	City: Fort Lauderdale	State: FL	Zip Code: 33312	
	County: BROWARD		Legal Description: MELROSE MANOR (40-32B) LOT 26 BLK 6		
	Assessor's Parcel #: 50-42-08-17-1630	Tax Year: 2015	R.E. Taxes: \$	Special Assessments: \$ 0.00	
	Market Area Name: MELROSE MANOR	Map Reference: 50-42-08	Census Tract: 0428.00		
	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

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
	Intended Use: TO ESTABLISH CURRENT MARKET VALUE FOR POSSIBLE FUTURE SALE
Intended User(s) (by name or type): RYAN HENDERSON, CITY OF FT LAUDERDALE	
Client: CITY OF FT LAUDERDALE	Address: 100 N. ANDREWS AVENUE, FT LAUDERDALE, FL 33301
Appraiser: ELIZABETH ANN SHERMAN	Address: 3409 NW 9TH AVENUE, SUITE #1106, FT. LAUDERDALE, FL 33316

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 95 <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE \$ (000)	One-Unit 80 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		AGE (yrs)	2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		75 Low 10	Multi-Unit 5 %	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		300 High 70	Comm'l 10 %	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	150-250 Pred 30-40	%		
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		%		

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

Market Area Comments: NORTH BY BROWARD BLVD, ON THE EAST BY THE INTERSTATE 95, ON THE SOUTH DAVIE BLVD, ON THE WEST BY STATE ROAD 441. ALL MARKET PREFERRED RESIDENTIAL AMENITIES ARE CONVENIENT. MARKET APPEAL OF THE AREA IS GOOD. NO ADVERSE CONDITIONS WERE OBSERVED. MARKET CONDITIONS IN THE NEIGHBORHOOD ARE AVERAGE. THE AREA IS WELL LOCATED AND HAS GOOD MARKET APPEAL. THE CURRENT MARKET IS CONSIDERED TO BE STABLE.

Dimensions: 76.02 X 100 X 76.07 -134 SQUARE FOOT RADIUS CURVE	Site Area: 7,471 Sq.Ft.
Zoning Classification: RS-8	Description: RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements	
Uses allowed under current zoning: SINGLE FAMILY	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" 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) A NEW SINGLE FAMILY HOUSE	
Actual Use as of Effective Date: VACANT LAND	Use as appraised in this report: VACANT LAND
Summary of Highest & Best Use: AS IF VACANT THE PHYSICALLY POSSIBLE, LEGALLY PERMISSIBLE, FINANCIALLY FEASIBLE AND THE MAXIMALLY PRODUCTIVE HIGHEST AND BEST USE OF THE SITE WOULD BE THE CONSTRUCTION OF A NEW HOME.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type		Frontage	STREET
					Public	Private		
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FPL	Street	ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LEVEL
Gas	<input type="checkbox"/>	<input type="checkbox"/>	NONE	Width	70 FEET			TYPICAL FOR AREA
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MUNICIPAL	Surface	ASPHALT			RECTANGULAR
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MUNICIPAL	Curb/Gutter	NONE	<input type="checkbox"/>	<input type="checkbox"/>	ADEQUATE
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	NONE	Sidewalk	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RESIDENTIAL
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	PRIVATE	Street Lights	POLE MOUNTED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	PRIVATE	Alley	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X500 FEMA Map # 12011C0556H FEMA Map Date 08/18/2014								
Site Comments: NO APPARENT ADVERSE EASEMENTS, ENCROACHMENTS OR CONDITIONS WERE NOTED. SITE DIMENSIONS WERE TAKEN FROM THE RECORDED PLAT. SITE SIZE WAS CALCULATED BY THE APPRAISER. BOTH ARE SUBJECT TO VERIFICATION BY A SURVEYOR.								

RESIDENTIAL APPRAISAL SUMMARY REPORT

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): BCPA.NET

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>THERE WERE NO PRIOR SALES IN THE PAST 3 YEARS.</u>
Date:	
Price:	
Source(s): BCPA.NET	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	520 SW 31st Ave Fort Lauderdale, FL 33312	526 NW 15 WAY Fort Lauderdale, FL 33311	2537 NW 9 STREET Fort Lauderdale, FL 33311	3665 SW 12 PLACE Fort Lauderdale, FL 33312
Proximity to Subject		1.68 miles NE	1.52 miles NE	0.97 miles SW
Sale Price	\$	\$ 65,000	\$ 22,500	\$ 25,000
Price/ Sq.Ft.	\$	\$ 3.83	\$ 4.50	\$ 4.08
Data Source(s)	PUBLIC RECORDS	MLS #A2019050	MLS #A2092457	MLS #F1282698
Verification Source(s)	INSPECTION	PUB. RECORDS	PUB. RECORDS	PUB. RECORDS
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION
Sales or Financing	NONE	CASH		CASH
Concessions				
Date of Sale/Time	N/A	05/18/2015	03/06/2015	06/10/2014
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	AVERAGE	AVERAGE	AVERAGE	BETTER
Site Area (in Sq.Ft.)	7,471	16,950 S.F.	5,000 SF	6,122 S.F.
ZONING/DENSITY	RS-8	RS-8	RS-5	RS-8
ALLOWABLE UNITS	1	3	1	1
REQUIRES DEMO	NO	YES	NO	NO
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -34,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,600
Adjusted Sale Price (in \$)		Net 53.7 % Gross 53.7 % \$ 30,100	Net 32.9 % Gross 32.9 % \$ 29,900	Net 14.4 % Gross 34.4 % \$ 28,600

Summary of Sales Comparison Approach ALL SALES ARE THE MOST COMPARABLE AND ALL SALES ARE IN THE SUBJECTS GENERAL NEIGHBORHOOD. THE SUBJECT AND THREE OF THE COMPARABLE SALES ARE ZONED SINGLE FAMILY. SALE 4 HAS A MULTIFAMILY RESIDENTIAL ZONING BUT IS ONLY LARGE ENOUGH TO BUILD ONE HOUSE. WE HAVE ADJUSTED THE SALES AT \$3.00/S.F. FOR THE DIFFERENCE IN SIZE. THREE OF THE SALES USED ARE VACANT SITES. SALE 1 IS CURRENTLY IMPROVED WITH A THREE SMALL BUILDINGS. WE HAVE THEREFORE ADJUSTED ALL THIS SALES AT -10% FOR BEING INFERIOR TO THE SUBJECT BY REQUIRING DEMOLITION. TIME ADJUSTMENTS WERE MADE TO THE TWO OLDER SALES AT +5% PER YEAR. SALE 3 IS CONSIDERED TO HAVE A BETTER LOCATION AND WAS ADJUSTED AT -10%.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A

Describe common elements and recreational facilities: N/A

Indicated Value by: Sales Comparison Approach \$ 28,000 or \$ 3.75 per Sq.Ft.

Final Reconciliation THE SALES COMPARISON APPROACH WAS THE ONLY APPROACH USED IN THIS APPRAISAL. THE INCOME APPROACH IS NOT APPLICABLE AS LAND IS NOT PURCHASED FOR THE ABILITY TO PROVIDE INCOME.

This appraisal is made "as is", or subject to the following conditions: THE SUBJECT IS BEING APPRAISED AS VACANT LAND.

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

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: \$ 28,000, as of: 02/18/2016, 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 19 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"/> Limiting Cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum	<input checked="" type="checkbox"/> Map Addenda
<input checked="" 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

Client Contact:	Client Name: <u>CITY OF FT LAUDERDALE</u>
E-Mail:	Address: <u>100 N. ANDREWS AVENUE, FT LAUDERDALE, FL 33301</u>
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	
Appraiser Name: <u>ELIZABETH ANN SHERMAN</u>	Supervisory or Co-Appraiser Name: <u>MICHAEL B. MEACHAM, MAI</u>
Company: <u>MEACHAM AND ASSOCIATES</u>	Company: <u>MEACHAM AND ASSOCIATES</u>
Phone: <u>(954) 463-3091</u> Fax: <u>(954) 463-8741</u>	Phone: <u>(954) 463-3091</u> Fax: <u>(954) 463-8741</u>
E-Mail: <u>mmeacham@bellsouth.net</u>	E-Mail: <u>mmeacham@bellsouth.net</u>
Date of Report (Signature): <u>02/18/2016</u>	Date of Report (Signature): <u>02/18/2016</u>
License or Certification #: <u>CERT RES RD6362</u> State: <u>FL</u>	License or Certification #: <u>CERT GEN Z824</u> State: <u>FL</u>
Designation:	Designation: <u>MAI</u>
Expiration Date of License or Certification: <u>11/30/2016</u>	Expiration Date of License or Certification: <u>11/30/2016</u>
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 checked="" type="checkbox"/> Did Not Inspect
Date of Inspection: <u>02/18/2016</u>	Date of Inspection:



Subject Photo Page

Client	CITY OF FT LAUDERDALE						
Property Address	520 SW 31st Ave						
City	Fort Lauderdale	County	BROWARD	State	FL	Zip Code	33312
Owner	CITY OF FORT LAUDERDALE						

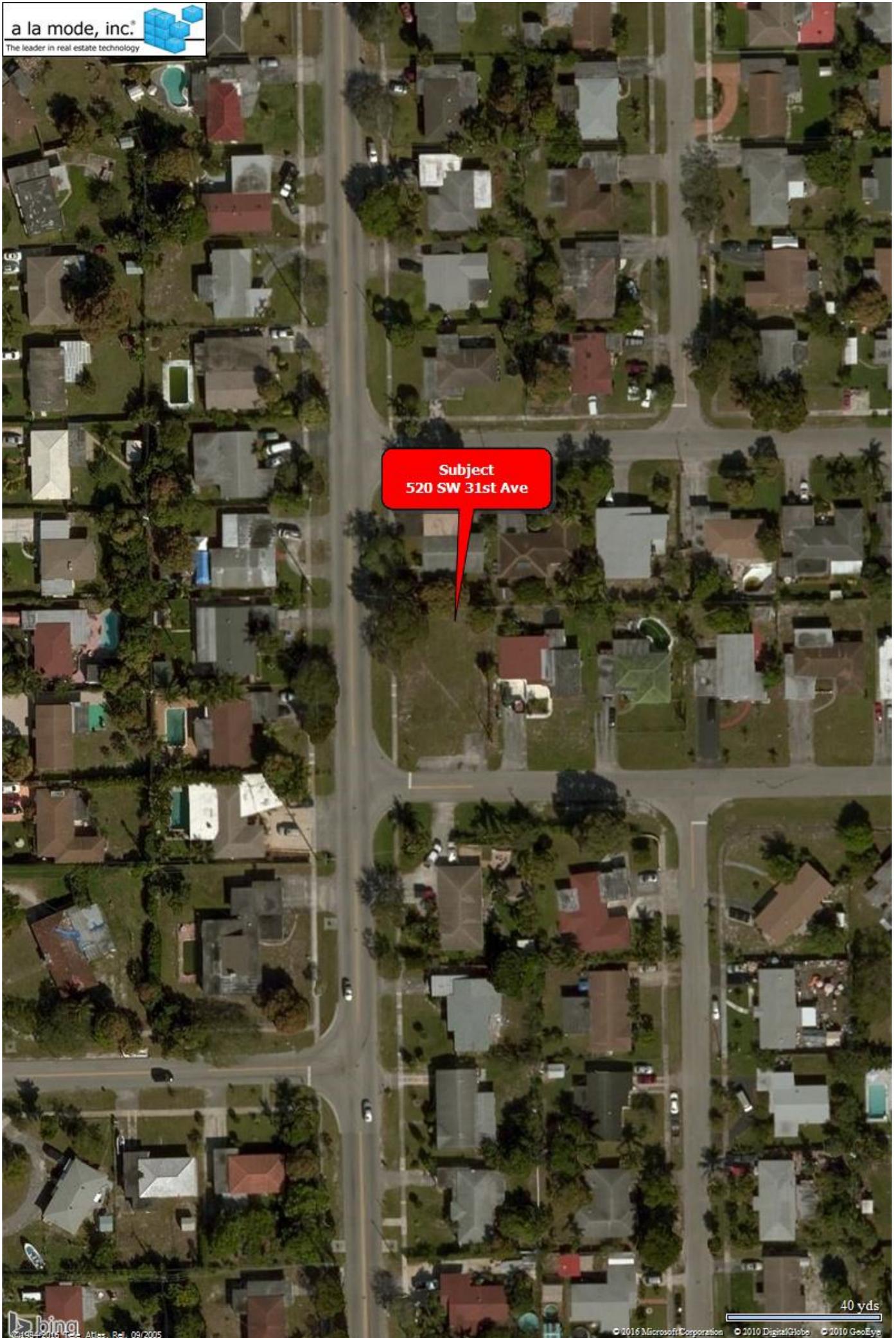
**Subject Front**

520 SW 31st Ave
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

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

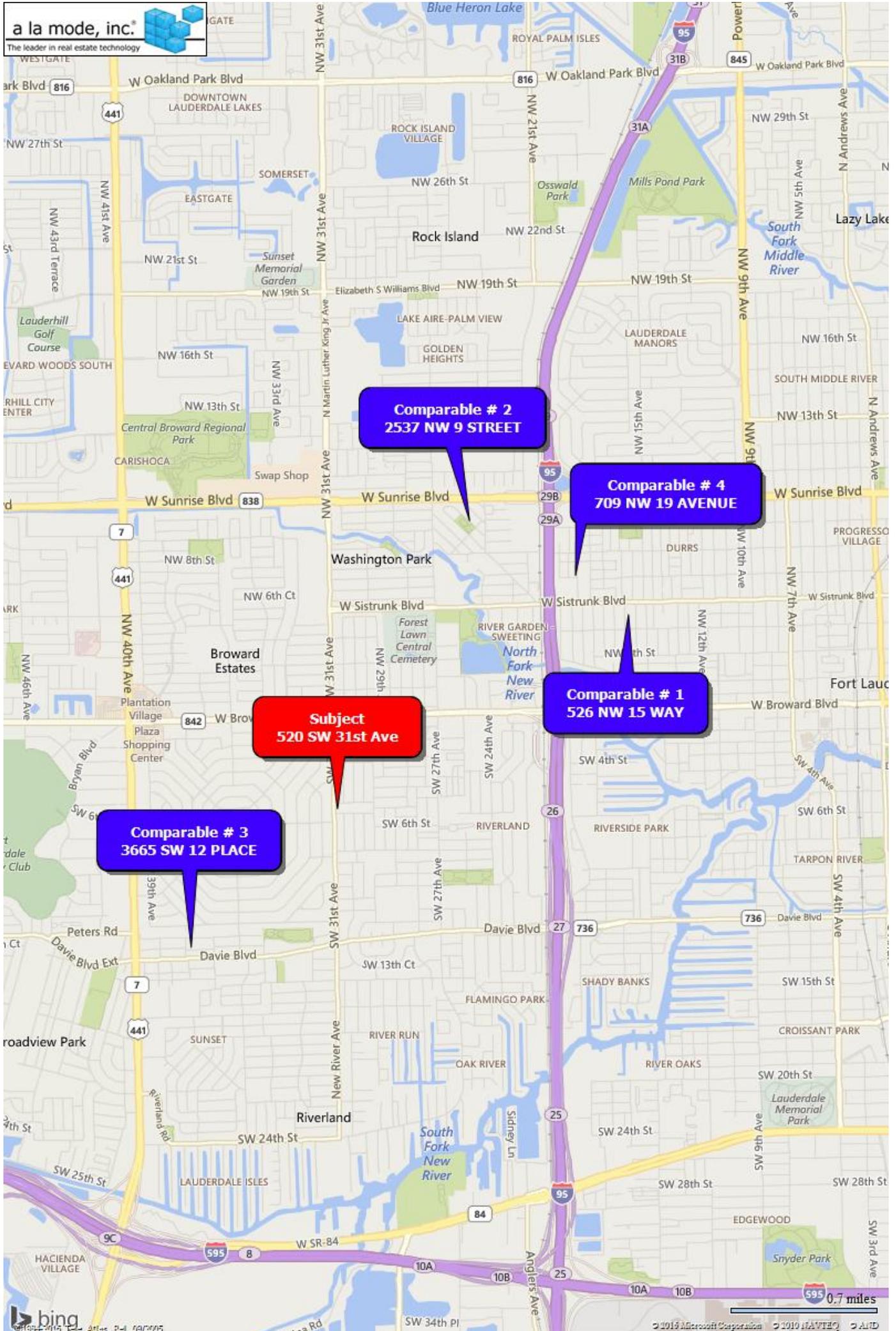
Aerial Map

Client	CITY OF FT LAUDERDALE						
Property Address	520 SW 31st Ave						
City	Fort Lauderdale	County	BROWARD	State	FL	Zip Code	33312
Owner	CITY OF FORT LAUDERDALE						



Comparable Sales Map

Client	CITY OF FT LAUDERDALE						
Property Address	520 SW 31st Ave						
City	Fort Lauderdale	County	BROWARD	State	FL	Zip Code	33312
Owner	CITY OF FORT LAUDERDALE						



Comparable Sales Map

Client	CITY OF FT LAUDERDALE						
Property Address	520 SW 31st Ave						
City	Fort Lauderdale	County	BROWARD	State	FL	Zip Code	33312
Owner	CITY OF FORT LAUDERDALE						



Comparable Photo Page

Client	CITY OF FT LAUDERDALE						
Property Address	520 SW 31st Ave						
City	Fort Lauderdale	County	BROWARD	State	FL	Zip Code	33312
Owner	CITY OF FORT LAUDERDALE						

**Comparable 1**

526 NW 15 WAY
 Prox. to Subject 1.68 miles NE
 Sales Price 65,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location AVERAGE
 View
 Site 16,950 S.F.
 Quality
 Age

**Comparable 2**

2537 NW 9 STREET
 Prox. to Subject 1.52 miles NE
 Sales Price 22,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location AVERAGE
 View
 Site 5,000 SF
 Quality
 Age

**Comparable 3**

3665 SW 12 PLACE
 Prox. to Subject 0.97 miles SW
 Sales Price 25,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location BETTER
 View
 Site 6,122 S.F.
 Quality
 Age

Comparable Photo Page

Client	CITY OF FT LAUDERDALE			
Property Address	520 SW 31st Ave			
City	Fort Lauderdale	County	BROWARD	State FL Zip Code 33312
Owner	CITY OF FORT LAUDERDALE			



Comparable 4

709 NW 19 AVENUE
 Prox. to Subject 1.60 miles NE
 Sales Price 19,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location AVERAGE
 View
 Site 5,000 SF
 Quality
 Age

Comparable 5

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER

RZ824

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

MEACHAM, MICHAEL B
100 SE 12TH STREET
FORT LAUDERDALE FL 33316



ISSUED: 11/25/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1411250002282

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER

RD6362

The CERTIFIED RESIDENTIAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

SHERMAN, ELIZABETH ANN
100 SE 12TH STREET
FORT LAUDERDALE FL 33316



ISSUED: 11/30/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1411300002734

QUALIFICATIONS OF MICHAEL B. MEACHAM

Professional Memberships

MAI Designated Member of The Appraisal Institute (MAI designation number 9690)
 State-Certified General Real Estate Appraiser - Certificate No. RZ 824
 Registered Real Estate Broker with the Florida Board of Real Estate
 Realtor with the Fort Lauderdale Area Board of Realtors, Florida Association of Realtors,
 and the National Association of Realtors
 Member of Society of Commercial Realtors of Greater Fort Lauderdale
 All continuing education requirements for the MAI designation, state appraiser
 certification and Real Estate Brokers license have been met

Education

Bachelor of Science Degree - Business Administration Major - Real Estate, Florida
 Atlantic University, Boca Raton, 1980

Real Estate Appraisal Courses

Society of Real Estate Appraiser Course 101, "An Introduction to Appraising Real
 Property"
 American Institute of Real Estate Appraisers Course 1-A, "Basic Principles, Methods and
 Techniques of Real Estate Appraisal"
 American Institute of Real Estate Appraisers Course 1B-A, "Capitalization Theory and
 Techniques, Part A"
 American Institute of Real Estate Appraisers Course 1B-B, "Capitalization Theory and
 Techniques, Part B"
 American Institute of Real Estate Appraisers Course 2-1, "Case Studies in Real Estate
 Valuation"
 American Institute of Real Estate Appraisers Course SPP, "Standards of Professional
 Practice"
 Appraisal Institute Course 2-2, "Valuation Analysis and Report Writing"
 Appraisal Institute Course 11430, "Standards of Professional Practice, Page C"
 Attended various real estate seminars

Appraisal Experience

Real Property Appraiser for Meacham and Associates, 1976, 1978, 1979 part time,
 1980 to present full time

Qualified as expert witness in Broward County, Miami-Dade County and Palm Beach
 County Circuit Court, and in Broward County and Dade County Bankruptcy Court

QUALIFICATIONS OF MICHAEL B. MEACHAM
(Continued)

Partial List of Appraisal Clients

American National Bank	Gibraltar Private Bank
BAC Florida Bank	Huizenga Holdings
BB&T Bank	Iberia Bank
Banco Popular	Intercredit Bank
Banesco Bank	Intervest Bank
Bank of America	Ironstone Bank
Bank United	Katz Baskies
Brinkley Morgan P.A.	Kirschbaum, Birnbaum, Lippman &
Broward Bank of Commerce	Gregoire
Brydger and Perras	Landmark Bank
Bunnell Wolfe	Legacy Bank of Florida
CNL Bank	Lydian Bank
CT Capital	M&T Bank
Camp & Camp P.A.	Marcus & Millichap
Capital Bank	Morgan Carrett and O'Connor
Catholic Housing Management	NAT Bank
Citibank N.A.	Niles, Dobbin, Meeks P.A.
City of Deerfield Beach	Northern Trust Bank
City of Fort Lauderdale	Palm Beach Community Bank
City of Hollywood	Paradise Bank
City of Miramar	Regent Bank
City of Plantation	Regions Bank
City of Pompano Beach	Rogers Morris and Zeigler
City of Sunrise	Ruden McClosky, P.A.
City of Tamarac	So. Florida Water Management District
Coconut Grove Bank	Sterling Bank
Comerica Bank	Stonegate Bank
Continental National Bank	SunTrust Bank
Cushman and Wakefield	TD Bank
Euro Bank	Total Bank
Federal Deposit Insurance Corp.	U.S. General Services Administration
First Citizens Bank	U.S. Postal Service
First National Bank of Florida	USAmeribancorp Inc.
First Southern Bank	Valuation Administrators
First United Bank	Wells Fargo Bank
Florida Bond and Mortgage	
Florida Dept. of Environmental Protection	
Florida Dept. of Governmental Protection	
Florida Dept. of Transportation	
Florida Shores Bank	
Great Eastern Bank	
Greenberg Traurig P.A.	

QUALIFICATIONS OF MICHAEL B. MEACHAM
(Continued)

Various Types of Property Appraised

Airplane Hangar Facilities	Leased Fee & Leasehold Interests
Apartment Buildings	Marinas
Asphalt Plants	Medical Offices
Automobile Dealerships	Mini Bay Warehouses
Automobile Rental Facilities	Office Buildings
Automobile Service Facilities	Planned Office/Industrial Parks
Branch Bank Facilities	Planned Unit Developments
Churches	Preschool Facilities
Condominium Apartments	Residences
Condominium Projects	Restaurants
Co-operative Apartments	Retail Stores
Easements	Service Stations
Eminent Domain	Shopping Centers
Funeral Homes	Shopping Malls
Golf Courses	Subdivisions
Hospitals	Townhouse Projects
Hotels	Vacant Land
Industrial Properties	Warehouses

QUALIFICATIONS OF ELIZABETH ANN SHERMANEducation

Florida International University 2001- B.S. Degree

Professional Affiliations

State Certified Residential Appraiser
License No. RD6362

Professional Courses

AB1 Fundamentals of Real Estate Appraisal, 2001

Appraisal Institute - National USPAP Update Course, 2004

Appraisal Institute - Computer Concepts & Effective E-Mail Communications for
Real Estate Appraisers

Appraisal Institute - Florida State Law for Real Estate Appraisers, 2004

Appraisal Institute - Listen, the Underwriter Says You Need to Send Us Over
Another Couple of Comps, 2004

Appraisal Institute - Assessment Appeals in Florida - What You Need to Know,
2004

AB2 Mastering Real Estate Appraisal, 2005

Appraisal Institute - The Professional's Guide to the Uniform Residential
Appraisal Report, 2005

Appraisal Institute - National USPAP - 2005

Gold Coast Professional Schools, Inc. - Florida Appraisal Law Update - 2006

Gold Coast Professional Schools, Inc. - Florida Real Estate Appraisal Law and
Rules - 2008

Gold Coast Professional Schools, Inc. - Introduction To Commercial Appraisal -
2008

Gold Coast Professional Schools, Inc. - Supervisor/Trainee Roles &
Relationships - 2008

Gold Coast Professional Schools, Inc. - Mortgage Fraud - 2008

Gold Coast Professional Schools, Inc. - FHA & VA Appraisal Basic - 2008

Gold Coast Professional Schools, Inc. - National USPAP - 2008

Appraisal Institute - The New Residential Market Conditions Form - 2009

Experience

Meacham and Associates, Inc., Fort Lauderdale, FL - March 2003 to Present

QUALIFICATIONS OF ELIZABETH ANN SHERMAN
(Continued)

Types of Property Appraised

Single Family Residences
Condominium Units
Estate Appraisals
Vacant Land
Residential Income Properties
Multi-million Dollar Residences

Duties/ Job Description

Real Estate appraising, research and data analysis concentrating on residential properties.