Borrower	N/A			File No	o. 9-Ft. Laud	derdale	
Property Address	13XX NW 1 Avenue						
City	Fort Lauderdale	County Broward	State	FL	Zip Code (33311	
Lender/Client	N/A						

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SUMMARY REPORT

\succeq	Property Address: 13XX NW 1 Avenue	City: Fort Lauderdale State: FL Zip Code: 33311
	County: Broward Legal Description:	Lot 17 Less S 15', Block 81, PROGRESSO, PB 2-18
lب	Assessor's Parcel #: 4942 34 02 6210	Tax Year: 2016 R.E. Taxes: \$ N/A Special Assessments: \$
IЩ	Market Area Name: South Middle River	Map Reference: 22744 Census Tract: 0410.00
SUBJECT	Current Owner of Record: City of Fort Lauderdale	Borrower (if applicable): N/A
lS.	Project Type (if applicable): PUD De Minimis PUD Other (c	(describe) HOA: \$ per year per month
	Are there any existing improvements to the property?	If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
		ii res, iiulicate current occupancy.
	If Yes, give a brief description:	
	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
닐	Property Rights Appraised: X Fee Simple Leasehold Leased	ed Fee Other (describe)
匰	Intended Use: The intended use is to assist the City of Fort Laude	erdale for their internal decision making purposes purposes
ASSIGNMENT	Z	gradie ist their members making purposes. Purposes.
lã	Intended User(s) (by name or type): The intended user is City of Fort	rt Lauderdale and/or their assigns.
SS	The interided door (a) (by hame or typo).	it Lauderdale and/or their assigns.
⋖		
		ress: 100 N. Andrews Avenue, Fort Lauderdale, FL 33301
		ress: 2040 Polk Street, Hollywood 33020
	I .	Predominant One-Unit Housing Present Land Use Change in Land Use
	Location: 🔀 Urban 🗌 Suburban 🔲 Rural	Occupancy PRICE AGE One-Unit 75 % Not Likely
	Built up:	Owner \$(000) (yrs) 2-4 Unit 15 % Likely * In Process *
		Tenant 55 Low 12 Multi-Unit % * To:
		Vacant (0-5%) 325 High 77 Comm'l 10 %
	Marketing time: Under 3 Mos. 3-6 Mos. Over 6 Mos.	% %
z	Fact	ctors Affecting Marketability
12	Good Average Fair Poor	
딢	Employment Stability	Adequacy of Utilities
ΙĶ	Convenience to Employment	Property Compatibility
S	Convenience to Shopping	Protection from Detrimental Conditions
固	Convenience to Schools	Police and Fire Protection
×	Adequacy of Public Transportation	General Appearance of Properties
	Recreational Facilities	Appeal to Market
1	Market Area Comments: In the case of the subject neighborhoo	od, man made and natural barriers comprise all the boundaries Oakland Park
Ш	Paulovard to the parth Cuprice Paulovard to the court. Andrew	ews Avenue to the east and I-95 to the west. The subject is located in the central
MARKET AREA DESCRIPTION	Boulevard to the north, Sumse Boulevard to the south, Andrew	·
È		Fort Lauderdale. It is located within the Central City CRA. The Central City CRA
		unded by NE 13th Street and NE 16th Street on the North, Sunrise Boulevard
		lorida East Coast railway on the east. The area encompasses 5.5± square
	miles and contains approximately 13,309± properties.	
	Di	01.4
	Dimensions: 35.03 X 135	Site Area: 4,729 Sq.Ft.
	Zoning Classification: RDS-15 Residential Single Family/Medium	m Density Description: Single Family Development-15 units per acre
		provements comply with existing zoning requirements?
	Uses allowed under current zoning: Uses allows single family resid	dences, social service residential facilities and family day care home.
	Are CC&Rs applicable?	ments been reviewed?
	Comments:	
	Highest & Best Use as improved: Present use, or Other use (expla	lain) N/A. The site is vacant.
	Actual Use as of Effective Date: Vacant	Use as appraised in this report: Vacant
		Residential Single Family/Medium Density District, which allows residential
lz		rding to the planning officials to be improved with single family residential
12	development. Thus, the highest and best use is for residential,	
ΙĒ	development. Thus, the highest and best use is for residential,	i, single family development.
윉	Utilities Public Other Provider/Description Off-site Improvemen	ents Type Public Private Frontage
S.	Utilities Public Other Provider/Description Off-site Improvemen	
ō	Electricity X FP&L Street Asph	
SITE DESCRIPTION	Gas Available Width	Size 4,729 Sq.Ft.
S		Shape Rectangular
		oc Curb Drainage Appears Adequate
		ocrete View Average
	Telephone Street Lights Elect	
	Multimedia	
		Underground Utilities Other (describe)
	FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X500	
		nents, or special assessments which would adversely affect the subject property.
		ject property is for residential development. No survey was provided to the
	appraiser. Site size was derived from the Broward County Pro	
	SEPTIMISM. SIZE WAS GOITED HOW HOW THE DIOWARD COUNTY FID	-p-1.1, 1. ppi ai coi i coi i coi.



<u>S</u>		REPORT		iont property for the	no thron was a minute	tha cf		ile No.: 9-Ft. Laude	erdale
٢.	Data Source(s): Publi	did not reveal any prior of Records	sales of transfers of the sub	oject property for th	ue triree years prior to	ırıe eff	ective date of this a	appraisal.	
HISTORY	1st Prior Subject	Sale/Transfer Ana	alysis of sale/transfer history	y and/or any currer	nt agreement of sale/li	sting:	None		
HIS	Date: Price: N/A								
FER	Source(s): Public Rec								
TRANSFER	2nd Prior Subject Date:	Sale/Transfer							
TR/	Price:								
	Source(s):				1				
	FEATURE Address 13XX NW 1	SUBJECT PROPERTY	COMPARABL	E NO. 1	COMPA 1615 NW 8th A		E NO. 2	COMPARA 1061 NW 23rd Te	
		lale, FL 33311	Fort Lauderdale, FL	_ 33311	Fort Lauderdal		33311	Fort Lauderdale,	
	Proximity to Subject		1.20 miles W		0.65 miles NW			1.72 miles W	•
	Sale Price Price/ Sq.Ft.	\$ N/A	\$ 2.22	18,500	\$ 2.6	\$	17,800	\$ 2.84	\$ 17,30
	Data Source(s)	Public Records	Public Records/ML	Xchange/Insp			Xchange/Insp.		ILXchange/Ins
	Verification Source(s)		MLS						
	VALUE ADJUSTMENT Sales or Financing	DESCRIPTION N/A	DESCRIPTION Cook or	+ (-) % Adjust	DESCRIPTION Cash or		+ (-) % Adjust	DESCRIPTION Cash or	+ (-) % Adjus
_	Concessions	N/A N/A	Cash or Equivalent		Equivalent			Equivalent	
APPROACH	Date of Sale/Time	N/A	9/21/2016		8/3/2016			8/1/2016	
RO	Rights Appraised	Fee Simple	Same		Same			Same	
APF	Location Site Area (in Sq.Ft.)	Average 4,729	Average 8,350	-10	Average 0 6,747		-10	Average 6,102	
ON	Topography	Level/At Rd Grade	Level/At Rd Grade		Level/At Rd Gr	ade		Level/At Rd Grad	
\RIS	Zoning	RDS-15	RS-8		RDS-15			RS-8	
MPA	Other (Improvements)								
ES COMPARISON			_						
	Net Adjustment (Total, in S		<u> </u>	-1,854		- \$	-1,781		
SAL	Net Adjustment (Total, in Adjusted Sale Price (in \$		\$	(-10 % of \$/Sq.Ft	2	\$	(-10 % of \$/Sq.Ft.) 2.38		(-10 % of \$/Sq. \$ 2.5
	Summary of Sales Compa		ne appraiser searche	d the subject a	and adjacent nei	7			•
		nave occurred. The s milarity to the subjec						,,	.,
	In the appraiser's o	pinion, a conclusion	within the adjusted ra	ange provided	by the sales, or	аррі	roximately \$2.3	30/SF provides the	best
	indication of the lan	d value of the subjec	ct property. All of the	sales were giv	<u>/en consideratio</u>	n whi	ich are all rece	nt in time.	
	PROJECT INFORMATION	FOR PUDs (if applicable) The Subject	is part of a Planne	ed Unit Development.				
ח	Legal Name of Project:								
PUD	Describe common elemen	ts and recreational facilities:	·						
		s Comparison Approach	.0,000	or\$		Sq.Ft.			
_		ased on \$/ SF of land	area, the land value	of the subject	property is calc	ulate	d as: \$2.30 pe	r Square Foot x 4,	729 ±SF =
TIO	\$10,900, rounded. This appraisal is made	X "as is", or □ sub	ject to the following condition	ons:					
I		_ , ,							
SNC	This ranget is also	aubicot to other threath-	atical Conditions and/ar 5	introordings As	motiono oo cassifis	4 : '	the attended and		
RECONCILIATION	_	subject to other Hypothe							ser's Certification
~	my (our) Opinion of	the Market Value (or	other specified value	type), as defi	ned herein, of th	e rea	al property that	is the subject of	this report is:
	\$ 10,9 If indicated above, this	900 s Opinion of Value is s	as of: subject to Hypothetical	November Conditions and	10, 2016 'or Extraordinary A	ssum	, which inptions included	is the effective date in this report. See	of this appraisa
Ξ	A true and complete c	opy of this report conta	ins <u>12</u> pages, includ	ing exhibits whic	h are considered a	n inte	gral part of the	report. This appraisal	report may not b
АТТАСН.		nout reference to the info				-			
A	Limiting Cond./Ceri Additional Sales		e Addendum dendum	Photograph Ac Flood Addendu	_		tch Addendum iuf. House Addendi	Map Add Hypotheti	enda cal Conditions
	Client Contact: Ryan	Henderson	us.iwaiii L	Client N			_auderdale		- Continuono
	E-Mail: rhenderson@	ofortlauderdale.gov			0 N. Andrews A				
	APPRAISER	$\neg (\boldsymbol{\beta})$	//		UPERVISORY AI · CO-APPRAISEI		, .	red)	
	(//	01	OU-AFFRAISEI	1 (11	appiicavit)		
(0	\	1 1		0.	pervisory or				
RES		drian Gonzalez, Jr.,		Co	Pervisory or Appraiser Name:				
SIGNATURES		onzalez & Associate		_	mpany:			Four	
GN	Phone: 954-916-340	0F a dassociates@gmail.c	© 954-239-5724		one: Mail:			Fax:	
S	Date of Report (Signature)				ite of Report (Signatur	e):			
	License or Certification #:	RZ1555	Stat	e: <u>FL</u> Lie	cense or Certification				State:
	Designation: ASA-F Expiration Date of License	REAL PROPERTY U			signation: piration Date of Licens	ea or C	Partification:		
	Inspection of Subject:	Did Inspect	/30/2018 Did Not Inspect (Deskto		piration Date of Licens spection of Subject:	ou ui C	Did Inspect	Did Not Inspect	
		lovember 10, 2016			te of Inspection:				



IISupplemental Addendum

File No	. 9-Ft.	Lauderdale
---------	---------	------------

Borrower	N/A							
Property Address	13XX NW 1 Avenue							
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311	
Lender/Client	NI/A							

GP Land : Neighborhood Market Factors

This neighborhood is located near downtown Fort Lauderdale. It is comprised of a majority of single-family homes, multi-family dwellings and commercial uses. Commercial development is predominately located along Broward Boulevard, Sunrise Boulevard and Oakland Park Boulevard. 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 be 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 past three months. The sales are located in close proximity of the subject and in the immediate area. These sales have an unadjusted range from \$2.22 to \$2.84 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 2-month period from August to September 2016. 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.

IlSunnlemental Addendum

		IISupplemental Addendum	File	No. 9-Ft. Lauderdale	
Borrower	N/A				
Property Address	13XX NW 1 Avenue				
City	Fort Lauderdale	County Broward	State FL	Zip Code 33311	
Lender/Client	N/A				

Site Size - The subject property contains 4,729 square feet and the sales range in size from 6,102 to 8,350 square feet. Although it appears from current sales and listings, that differences do not appear to be a factor in determining the sale price, it is logical to assume that the size of building that could be constructed on the subject would be smaller than those on all three sales. Thus, it is the appraiser's opinion that a 10% downward adjustment to all of the sales is warranted for size.

The subject and 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. Equal weight has been given to all of he sales since they are recent in time.

• 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 #RZ1555, expiration date November 30, 2018) 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.
- 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.

 $\begin{tabular}{ll} \textbf{CERTIFICATION:} & The appraiser certifies and agrees that: \\ \end{tabular}$

- 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 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: 10XX NW 1 Ave	Avenue, Fort Lauderdale, FL 33311		
APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):		
Signature:	Signature:		
Name: G. Adrian Gonzalez, Jr., ASA	Name:		
Title: ASA-REAL PROPERTY URBAN			
State Certification #: RZ1555	State Certification #:		
or State License #:	or State License #:		
State: FL Expiration Date of Certification or License: 11/30/2018	State: Expiration Date of Certification or License:		
Date Signed: November 17, 2016	Date Signed:		
·	Did Not Inspect Property		

Borrower	N/A		File No. 9-Ft. Lauderdale
Property Address	13XX NW 1 Avenue		
ender/Client	Fort Lauderdale N/A	County Br	oward State FL Zip Code 33311
	SAL AND REPORT	IDENTIFICATION	
	is one of the following types		
Apprais:	al Report (A written report pi		2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restrict Appraisa		repared under Standards Rule ted intended use by the specified	2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, client or intended user.)
	nts on Standards		
- The statement - The reported a analyses, opinic - Unless otherw - Unless otherw period immediat - I have no bias - My engageme - My compensa client, the amou - My analyses, were in effect at - Unless otherw - Unless otherw	ns, and conclusions. ise indicated, I have no present or p ise indicated, I have performed no s ely preceding acceptance of this ass with respect to the property that is nt in this assignment was not contii tion for completing this assignment nt of the value opinion, the attainment opinions, and conclusions were devi	e true and correct. are limited only by the reported assur rospective interest in the property that ervices, as an appraiser or in any othe signment. the subject of this report or the parties ngent upon developing or reporting pr is not contingent upon the developme nt of a stipulated result, or the occurre eloped, and this report has been prepara	edetermined results. Int or reporting of a predetermined value or direction in value that favors the cause of the nice of a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event directly related to the intended use of this appraisal. In a subsequent event event event directly related to the intended use of this appraisal. In a subsequent event even
appraised wou		et prior to the hypothetical consum	Fime as the estimated length of time that the property interest being smation of a sale at market value on the effective date of the appraisal.) market value stated in this report is: 6 to 12 months
	- -	nd Report Identific iring disclosure and any sta	eation te mandated requirements:
ASA-I State Certification or State License State: FL	rian Gonzalez Jr., ASA REAL PROPERTY URBAN 1.#: RZ1555		SUPERVISORY or CO-APPRAISER (if applicable): Signature: Name: State Certification #: or State License #: State: Expiration Date of Certification or License: Date of Signature:
Effective Date of Inspection of Sul	Appraisal: November 10, 20	16	Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection			Date of Inspection (if applicable):

Subject Photo Page

Borrower	N/A			
Property Address	13XX NW 1 Avenue			
City	Fort Lauderdale	County Broward	State FL	Zip Code 33311
Lender/Client	N/A			



Subject Front

13XX NW 1 Avenue
Sales Price N/A
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms

Location Average
View Average
Site 4,729

Quality Age





Street View West-NW 13 Street



Aerial Map

Borrower	N/A			
Property Address	13XX NW 1 Avenue			
City	Fort Lauderdale	County Broward	State FL	Zip Code 33311
Lender/Client	N/A			



Location Map

Borrower	N/A			
Property Address	13XX NW 1 Avenue			
City	Fort Lauderdale	County Broward	State FL	Zip Code 33311
Lender/Client	NI/A			



Comparable Photo Page

Borrower	N/A			
Property Address	13XX NW 1 Avenue			
City	Fort Lauderdale	County Broward	State FL	Zip Code 33311
Lender/Client	N/A			



Comparable 1

1600 NW 11th Ct

Prox. to Subject 1.20 miles W

Sale Price 18,500

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Average View Average Site 8,350

Quality Age



Comparable 2

1615 NW 8th Ave

Prox. to Subject 0.65 miles NW

Sale Price 17,800

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Average View Average Site 6,747

Quality Age



Comparable 3

1061 NW 23rd Ter

Prox. to Subject 1.72 miles W Sale Price 17,300

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Average View Average Site 6,102

Quality Age APPRAISAL QUALIFICATIONS OF G. ADRIAN GONZALEZ, JR., ASA

2040 Polk Street, Hollywood, Florida 33020 (954)916-3400 FAX (954)-239-5724 & 4021 lyes Dairy Bood, #228 Mismi Florida 224

Email: agonzalezandassociates@gmail.com

1031 Ives Dairy Road, #228, Miami Florida 33179

(786)664-8510 FAX (954)-239-5724

Education: B.S. Degree - 1980 - University of Florida, Gainesville, Florida;

Business Administration with major in Real Estate and Urban Analysis

Continuing Education:

Sample of additional Courses and Seminars provided by the Appraisal Institute and/or Others:

Uniform Standards for Federal Land Acquisition Seminar – 2003

Eminent Domain Super Conference Seminar – 2003

Appraisal Project Management – 2012

Methodology and Applications of the Sales Comparison Approach – 2014

FHA Property Analysis - 2016

Uniform Standards of Professional Appraisal Practice (USPAP) Update & Law – 2016

Licenses and Certifications:

1981 to 1984: Licensed Florida Real Estate Salesperson

1984 to Present: Licensed Florida Broker, License No. BK 353263 & CQ1022847

1992 to Present: State-certified general real estate appraiser, License No. RZ1555 (FL)

<u>Professional Affiliations:</u> Rho Epsilon Real Estate Fraternity

Senior Member, American Society of Appraisers

International Right of Way Association

National and Florida Associations of Realtors

Professional Other:

Qualified as an Expert Witness in Broward, Glades, Hendry, Miami Dade & Palm Beach Counties Circuit Courts

Qualified as an Expert Witness in Wilkinson County (MS) Circuit Court

Special Magistrate for Broward County Value Adjustment Board – 1994 – 2015

Special Magistrate for Miami-Dade County Value Adjustment Board – 2004 – Present

Special Magistrate for Palm Beach County Value Adjustment Board – 2009 – 2012

State of Florida Notary Public- Commission Number CC675135

Certified DBE-Florida Department of Transportation

Certified MBE-State of Florida

Certified SBE/MBE-Broward County

Professional Offices Held:

Director - American Society of Appraisers South Florida-Atlantic Chapter 1993-1994 Secretary - American Society of Appraisers South Florida-Atlantic Chapter 1994-1995 V P - American Society of Appraisers South Florida-Atlantic Chapter 1995-1996, 2013 President - American Society of Appraisers-Atlantic Chapter-#82, 1996-1997/2013-2016

Appraisal Experience:

Adrian Gonzalez has over thirty years of real estate experience with an emphasis in preparing and reviewing appraisal reports for governmental/condemning authorities and private property owners. Presently, he is a Fee Appraiser and President of Adrian Gonzalez & Associates, P.A. based in South Florida. His responsibilities revolve around all aspects of the appraisal function including the preparation of individual real estate appraisal reports which conform to the stringent Federal Uniform Act, State of Florida requirements, Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisition requirements. Also, he is involved in the management and administration of appraisal assignments and other appraisal/review functions for the firm. Additional duties include appraisal review of contract and staff appraisers. Adrian is experienced in providing real estate appraisal and consulting services throughout the State of Florida and other states.