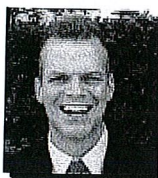


MARTY KIAR
BROWARD
COUNTY
PROPERTY
APPRAISER



| | | | |
|-----------------|---|---------|-----------------|
| Site Address | 2314 E SUNRISE BOULEVARD, FORT LAUDERDALE | ID # | 5042 01 32 0052 |
| Property Owner | KEYSTONE-FLORIDA PROPERTY HOLD % BURDINES TAX DEPT | Millage | 0312 |
| Mailing Address | 7 W 7 ST CINCINNATI OH 45202-2424 | Use | 13 |

| | |
|-------------------------------------|---|
| Abbreviated Legal Description | SUNRISE 28-42 B SUNRISE CENTER TRACT PT OF TR C DESC AS,S 375 OF N 440 OF W 259 OF E 437.67 OF SAID TR C AKA: BURDINES |
|-------------------------------------|---|

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values | | | | | |
|--|-------------|-------------|------------------------|-------------------------|--------------|
| Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill. | | | | | |
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2017 | \$2,719,500 | \$8,551,310 | \$11,270,810 | \$11,270,810 | |
| 2016 | \$2,719,500 | \$8,551,780 | \$11,271,280 | \$11,271,280 | \$262,151.33 |
| 2015 | \$2,719,500 | \$8,314,520 | \$11,034,020 | \$11,034,020 | \$256,989.14 |

| 2017 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|--------------|--------------|--------------|--------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$11,270,810 | \$11,270,810 | \$11,270,810 | \$11,270,810 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$11,270,810 | \$11,270,810 | \$11,270,810 | \$11,270,810 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$11,270,810 | \$11,270,810 | \$11,270,810 | \$11,270,810 |

| Sales History | | | |
|---------------|------|-------|------------------|
| Date | Type | Price | Book/Page or CIN |
| | | | 1597 / 535 |
| | | | |
| | | | |
| | | | |
| | | | |

| Land Calculations | | |
|--------------------------------|--------|--------|
| Price | Factor | Type |
| \$28.00 | 97,125 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 382273 |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | | | |
| S | | | | | | | | |
| 382273 | | | | | | | | |

MARTY KIAR
BROWARD
COUNTY
PROPERTY
APPRAISER



| | | | | | | | | |
|-----------------|---|---|------|-----------------|---------|------|-----|----|
| Site Address | 2300 NE 10 STREET, FORT LAUDERDALE | <table><tr><td>ID #</td><td>5042 01 32 0050</td></tr><tr><td>Millage</td><td>0312</td></tr><tr><td>Use</td><td>23</td></tr></table> | ID # | 5042 01 32 0050 | Millage | 0312 | Use | 23 |
| ID # | 5042 01 32 0050 | | | | | | | |
| Millage | 0312 | | | | | | | |
| Use | 23 | | | | | | | |
| Property Owner | KEYSTONE-FLORIDA PROPERTY HOLD % BANK OF AMERICA | | | | | | | |
| Mailing Address | 101 N TRYON ST CHARLOTTE NC 28255 | | | | | | | |

| | |
|-------------------------------------|--|
| Abbreviated Legal Description | SUNRISE 28-42 B SUNRISE CENTER TR PT TR C DESC AS COMM NW COR TR C,S 110 TO POB,E 175.41 M/L,S 285,W 150.41,N 185,W TO PT ON WLY/L TR C,NELY 101.33 TO POB |
|-------------------------------------|--|

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

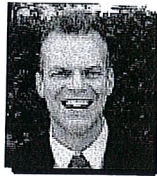
| Property Assessment Values | | | | | |
|--|-------------|-------------|---------------------|----------------------|-------------|
| Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill. | | | | | |
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2017 | \$1,286,010 | \$1,248,040 | \$2,534,050 | \$2,534,050 | |
| 2016 | \$1,286,010 | \$1,248,040 | \$2,534,050 | \$2,534,050 | \$50,345.48 |
| 2015 | \$1,286,010 | \$1,248,060 | \$2,534,070 | \$2,534,070 | \$51,419.10 |

| 2017 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$2,534,050 | \$2,534,050 | \$2,534,050 | \$2,534,050 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$2,534,050 | \$2,534,050 | \$2,534,050 | \$2,534,050 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$2,534,050 | \$2,534,050 | \$2,534,050 | \$2,534,050 |

[illegible]

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | | | |
| C | | | | | | | | |
| 5802 | | | | | | | | |

MARTY KIAR
BROWARD
COUNTY
PROPERTY
APPRAISER



| | | | |
|-------------------------------|--|---------|-----------------|
| Site Address | E SUNRISE BOULEVARD, FORT LAUDERDALE | ID # | 5042 01 32 0010 |
| Property Owner | KEYSTONE-FLORIDA PROPERTY HOLD | Millage | 0312 |
| Mailing Address | 2414 E SUNRISE BLVD FORT LAUDERDALE FL 33304 | Use | 10 |
| Abbreviated Legal Description | SUNRISE 28-42 B TR DESC AS SUNRISE CENTER TR A LESS OR 181/227 & LESS PT OR 3977/884 & LOTS 1 & 2 BLK 1 LESS P/P/A 129-8 B | | |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values | | | | | |
|--|-------------|----------|---------------------|----------------------|-------------|
| Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill. | | | | | |
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2017 | \$4,161,500 | \$99,290 | \$4,260,790 | \$4,148,460 | |
| 2016 | \$4,161,500 | \$99,290 | \$4,260,790 | \$3,771,330 | \$75,234.36 |
| 2015 | \$3,329,200 | \$99,290 | \$3,428,490 | \$3,428,490 | \$67,232.70 |

| 2017 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$4,260,790 | \$4,260,790 | \$4,260,790 | \$4,260,790 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$4,148,460 | \$4,260,790 | \$4,148,460 | \$4,148,460 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$4,148,460 | \$4,260,790 | \$4,148,460 | \$4,148,460 |

| Sales History | | | |
|---------------|------|-------|------------------|
| Date | Type | Price | Book/Page or CIN |
| | | | 1597 / 535 |
| | | | |
| | | | |
| | | | |
| | | | |

| Land Calculations | | |
|--------------------------------|---------|------|
| Price | Factor | Type |
| \$35.00 | 118,900 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | | | |
| L | | | | | | | | |
| 1 | | | | | | | | |

MARTY KIAR
BRUCE WARD
FLORIDA COUNTY
PROPERTY APPRAISER



| | | | |
|-----------------|--|---------|-----------------|
| Site Address | 2414 E SUNRISE BOULEVARD, FORT LAUDERDALE | ID # | 5042 01 32 0030 |
| Property Owner | KEYSTONE-FLORIDA PROPERTY HOLD | Millage | 0312 |
| Mailing Address | 2414 E SUNRISE BLVD FORT LAUDERDALE FL 33304 | Use | 15 |

| | |
|-------------------------------|--|
| Abbreviated Legal Description | SUNRISE 28-42 SUNRISE CENTER TRACT TR B LESS S 230 OF N 298 OF W 162 OF E 169 & LESS POR TR B K/A DILLARD DESC IN OR 21117/658, & LESS PT LEASED TO NEIMAN-MARCUS, LESS PT LEASED TO LORD & TAYLOR, LESS OR 21117/662, TR C LESS COMM NW COR TR C, S 110 TO POB, E 175.41, N 45, E 259, S 375, W 259, N 45, W 150, N 185, W TO PT ON WLY/L TR C, NLY 101.33 TO POB & LESS PT DESC IN OR 9676/688 FOR RD & TR E |
|-------------------------------|--|

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

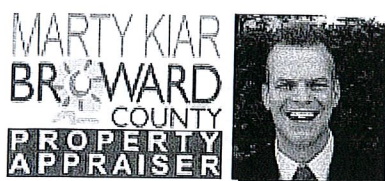
| Property Assessment Values | | | | | |
|--|--------------|--------------|---------------------|----------------------|----------------|
| Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill. | | | | | |
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2017 | \$10,967,830 | \$89,350,730 | \$100,318,560 | \$100,318,560 | |
| 2016 | \$10,967,830 | \$89,350,730 | \$100,318,560 | \$100,318,560 | \$2,068,088.40 |
| 2015 | \$10,967,830 | \$86,557,470 | \$97,525,300 | \$97,525,300 | \$2,045,468.13 |

| 2017 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|---------------|---------------|---------------|---------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$100,318,560 | \$100,318,560 | \$100,318,560 | \$100,318,560 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$100,318,560 | \$100,318,560 | \$100,318,560 | \$100,318,560 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$100,318,560 | \$100,318,560 | \$100,318,560 | \$100,318,560 |

| Sales History | | | |
|---------------|------|-------|------------------|
| Date | Type | Price | Book/Page or CIN |
| | | | 1597 / 535 |
| | | | |
| | | | |
| | | | |
| | | | |

| Land Calculations | | |
|--------------------------------|-----------|---------|
| Price | Factor | Type |
| \$10.25 | 1,070,032 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 1726840 |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | | | |
| S | | | | | | | | |



| | | | |
|-----------------|--|---------|-----------------|
| Site Address | 2414 E SUNRISE BOULEVARD, FORT LAUDERDALE | ID # | 5042 01 32 0030 |
| Property Owner | KEYSTONE-FLORIDA PROPERTY HOLD | Millage | 0312 |
| Mailing Address | 2414 E SUNRISE BLVD FORT LAUDERDALE FL 33304 | Use | 15 |

| | |
|-------------------------------------|---|
| Abbreviated Legal Description | SUNRISE 28-42 SUNRISE CENTER TRACT TR B LESS S 230 OF N 298 OF W 162 OF E 169 & LESS POR TR B K/A DILLARD DESC IN OR 21117/658,& LESS PT LEASED TO NEIMAN-MARCUS, LESS PT LEASED TO LORD & TAYLOR, LESS OR 21117/662, TR C LESS COMM NW COR TR C, S 110 TO POB, E 175.41, N 45, E 259, S 375, W 259, N 45, W 150, N 185, W TO PT ON WLY/L TR C, NLY 101.33 TO POB & LESS PT DESC IN OR 9676/688 FOR RD & TR E |
|-------------------------------------|---|

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values | | | | | |
|--|--------------|--------------|---------------------|----------------------|----------------|
| Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill. | | | | | |
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2017 | \$10,967,830 | \$89,350,730 | \$100,318,560 | \$100,318,560 | |
| 2016 | \$10,967,830 | \$89,350,730 | \$100,318,560 | \$100,318,560 | \$2,068,088.40 |
| 2015 | \$10,967,830 | \$86,557,470 | \$97,525,300 | \$97,525,300 | \$2,045,468.13 |

| 2017 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|---------------|---------------|---------------|---------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$100,318,560 | \$100,318,560 | \$100,318,560 | \$100,318,560 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$100,318,560 | \$100,318,560 | \$100,318,560 | \$100,318,560 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$100,318,560 | \$100,318,560 | \$100,318,560 | \$100,318,560 |

| Sales History | | | |
|---------------|------|-------|------------------|
| Date | Type | Price | Book/Page or CIN |
| | | | 1597 / 535 |
| | | | |
| | | | |
| | | | |
| | | | |

| Land Calculations | | |
|---------------------------------------|-----------|----------------|
| Price | Factor | Type |
| \$10.25 | 1,070,032 | SF |
| | | |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 1726840 |

[illegible]