

Client	City of Fort Lauderdale				File No.	10-Ft. Lauderdale	
Property Address	15XX NW 4 Avenue						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Appraiser	G. Adrian Gonzalez, Jr., ASA						

TABLE OF CONTENTS



Table of Contents	1
GP Land	2
General Text Addendum	4
Statement of Limiting Conditions	6
USPAP Identification	8
Subject Photos	9
Aerial Map	10
Location Map	11
Comparable Photos 1-3	12
AG Qualifications	13

SUMMARY REPORT

File No.: 10-Ft. Lauderdale

SUBJECT	Property Address: 15XX NW 4 Avenue		City: Fort Lauderdale		State: FL		Zip Code: 33311																																																																																																																							
	County: Broward		Legal Description: LOT 9,8 LESS N 35 BLK 30, PROGRESSO PLAT 2-18																																																																																																																											
	Assessor's Parcel #: 4942 34 01 5950		Tax Year: 2017		R.E. Taxes: \$ N/A		Special Assessments: \$																																																																																																																							
	Market Area Name: South Middle River		Map Reference: 22744		Census Tract: 0408.01																																																																																																																									
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:																																																																																																																													
MARKET AREA 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)																																																																																																																													
	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 for their internal decision making purposes.																																																																																																																													
SITE DESCRIPTION	Intended User(s) (by name or type): The intended user is City of Fort Lauderdale and/or their assigns.																																																																																																																													
	Client: City of Fort Lauderdale		Address: 100 N. Andrews Avenue, Fort Lauderdale, FL 33301																																																																																																																											
	Appraiser: G. Adrian Gonzalez, Jr., ASA		Address: 2040 Polk Street, Hollywood 33020																																																																																																																											
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4">Characteristics</th> <th>Predominant Occupancy</th> <th>One-Unit Housing</th> <th>Present Land Use</th> <th>Change in Land Use</th> </tr> <tr> <td>Location:</td> <td><input checked="" type="checkbox"/> Urban</td> <td><input type="checkbox"/> Suburban</td> <td><input type="checkbox"/> Rural</td> <td><input checked="" type="checkbox"/> Owner</td> <td>PRICE \$(000)</td> <td>AGE (yrs)</td> <td>One-Unit 85 %</td> <td><input checked="" type="checkbox"/> Not Likely</td> </tr> <tr> <td>Built up:</td> <td><input checked="" type="checkbox"/> Over 75%</td> <td><input type="checkbox"/> 25-75%</td> <td><input type="checkbox"/> Under 25%</td> <td><input type="checkbox"/> Tenant</td> <td>40</td> <td>Low 1</td> <td>2-4 Unit 10 %</td> <td><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Slow</td> <td><input checked="" type="checkbox"/> Vacant (0-5%)</td> <td>410</td> <td>High 72</td> <td>Multi-Unit %</td> <td>* To:</td> </tr> <tr> <td>Property values:</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> <td><input type="checkbox"/> Vacant (>5%)</td> <td>208</td> <td>Pred 60</td> <td>Comm'l 5 %</td> <td></td> </tr> <tr> <td>Demand/supply:</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Over Supply</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Marketing time:</td> <td><input type="checkbox"/> Under 3 Mos.</td> <td><input checked="" type="checkbox"/> 3-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								Characteristics				Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use	Location:	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner	PRICE \$(000)	AGE (yrs)	One-Unit 85 %	<input checked="" type="checkbox"/> Not Likely	Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/> Tenant	40	Low 1	2-4 Unit 10 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Vacant (0-5%)	410	High 72	Multi-Unit %	* To:	Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Vacant (>5%)	208	Pred 60	Comm'l 5 %		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.																																																													
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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 South, South Middle River to the north, Progresso Drive to the east and I-95 to the west. The subject is located in the central portion of the City of Fort Lauderdale in the South Middle River neighborhood of the city. The area is comprised of single and multi-family development as well as minor commercial development. There are schools and parks located within this area. This is an older portion of the city which appears to be experiencing some redevelopment.																																																																																																																														
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Dimensions: 65+/- X 135+/-</td> <td colspan="2">Site Area: 8,782 Sq.Ft.</td> </tr> <tr> <td>Zoning Classification: RDS-15 Residential Single Family/Medium Density District</td> <td colspan="2">Description: Residential Single Family and Duplex/Medium Density Development.</td> </tr> <tr> <td colspan="3">Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements</td> </tr> <tr> <td colspan="3">Uses allowed under current zoning: Uses allows residential dwellings, public purpose facilities, child day care facilities, and , accessory uses, buildings and structures.</td> </tr> <tr> <td colspan="3">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) \$ /</td> </tr> <tr> <td colspan="3">Comments:</td> </tr> <tr> <td colspan="3">Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) The site is zoned multi-family, but single family development is allowed.</td> </tr> <tr> <td colspan="3">Actual Use as of Effective Date: Vacant Use as appraised in this report: Vacant</td> </tr> <tr> <td colspan="3">Summary of Highest & Best Use: The subject is zoned RDS-15, Residential Single Family/Medium Density District, which allows residential development. 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Uses allowed under current zoning: Uses allows residential dwellings, public purpose facilities, child day care facilities, and , accessory uses, buildings and structures.																																																																																																																														
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) The site is zoned multi-family, but single family development is allowed.																																																																																																																														
Actual Use as of Effective Date: Vacant Use as appraised in this report: Vacant																																																																																																																														
Summary of Highest & Best Use: The subject is zoned RDS-15, Residential Single Family/Medium Density District, which allows residential development. The site has sufficient physical attributes, according to the planning officials to be improved with single family residential development. Thus, the highest and best use is for residential, single family development or duplex.																																																																																																																														
<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> <th>Adequate</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> <td>Level, at road grade</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>Size</td> <td>8,782 Sq.Ft.</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>Shape</td> <td>Rectangular</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>Drainage</td> <td>Appears Adequate</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 type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Average</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></td> <td></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></td> <td></td> </tr> </table>			Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Adequate	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FP&L	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level, at road grade	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Width				Size	8,782 Sq.Ft.	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Surface				Shape	Rectangular	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Curb/Gutter		<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk		<input type="checkbox"/>	<input type="checkbox"/>	View	Average	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>																																														
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Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<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 # 12011C0369H FEMA Map Date 8/18/2014																																																																																																																														
Site Comments: There are no apparent adverse easements and/or encroachments observed.																																																																																																																														

CAM #17-1391

File No.: 10-Ft. Lauderdale

acknowledged and credited.

Supplemental Addendum

File No. 10-Ft. Lauderdale

Client	City of Fort Lauderdale					
Property Address	15XX NW 4 Avenue					
City	Fort Lauderdale	County	Broward	State	FL	Zip Code 33311
Appraiser	G. Adrian Gonzalez, Jr., ASA					

• GP Land : Neighborhood Market Factors

This neighborhood is located about one and a half mile from downtown Fort Lauderdale and 4+ miles 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 Sunrise Boulevard 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 in 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 within the past year. The sales are located in close proximity of the subject and in the immediate area. These sales have an unadjusted range from \$26,000 to \$72,000 per site or \$7.11 to \$9.43 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 cash, 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. Sale No. 1 was an REO sale. Although this sale was marketed, it was on the market for only four (4) days.

Market Conditions - The sales occurred over an 11-month period from December 2016 to May 2017. 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 and same neighborhood as the subject. Thus, no adjustment was warranted.

Supplemental Addendum

File No. 10-Ft. Lauderdale

Client	City of Fort Lauderdale					
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Appraiser	G. Adrian Gonzalez, Jr., ASA					

Site Size - Utilizing the area provided in Public Records, the subject contains 8,782 square feet. The sales range in size from 3,375 to 10,143 square feet. It appears from current sales and listings, that differences do not appear to be a factor in determining the sale price. No adjustment has been made for lot size. Although Sale No. 2 is considered the smallest, its overall development potential may be diminished and will be considered in the reconciliation of value.

Zoning - All of have single family/duplex residential zoning. In the appraiser's opinion, all of the sales have residential zoning classifications, thus, no adjustment is warranted.

Other Items - None.

Opinion of Land Value

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. Additional consideration was given to a Pending Sale located at the southeast corner of NW 4th Avenue and NW 15th Street which has a listing price of \$49,900 or \$7.39/SF which has liens and violations the broker indicated that the contract was for something less than the listing price. Equal weight was given to all of the sales.

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:

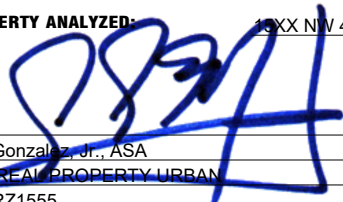
1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it 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.
11. 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.
12. 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.

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 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 4 Avenue, Fort Lauderdale, FL 33311

APPRAISER:

Signature: 
 Name: G. Adrian Gonzalez, Jr., ASA
 Title: ASA REAL PROPERTY URBAN
 State Certification #: RZ1555
 or State License #: _____
 State: FL Expiration Date of Certification or License: 11/30/2018
 Date Signed: October 4, 2017

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

Client	City of Fort Lauderdale		File No.	10-Ft. Lauderdale	
Property Address	15XX NW 4 Avenue				
City	Fort Lauderdale	County	Broward	State	FL Zip Code 33311
Appraiser	G. Adrian Gonzalez, Jr., ASA				

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:

60-90 DAYS

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 #: RZ1555

or State License #:

State: FL Expiration Date of Certification or License: 11/30/2018

Date of Signature and Report: October 4, 2017

Effective Date of Appraisal: September 30, 2017

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

Date of Inspection (if applicable): September 30, 2017

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):

CAM #17-1391

Exhibit 3

Subject Photo Page

Client	City of Fort Lauderdale					
Property Address	15XX NW 4 Avenue					
City	Fort Lauderdale	County	Broward	State	FL	Zip Code 33311
Appraiser	G. Adrian Gonzalez, Jr., ASA					



View NW-Subject Front

15XX NW 4 Avenue

Sales Price N/A

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location Average

View Average

Site 8,782

Quality

Age



VIEW SW NEAR NEC OF LOT



STREET VIEW SOUTH-NW 4 AVE

CAM #17-1391

Exhibit 3

Page 9 of 13

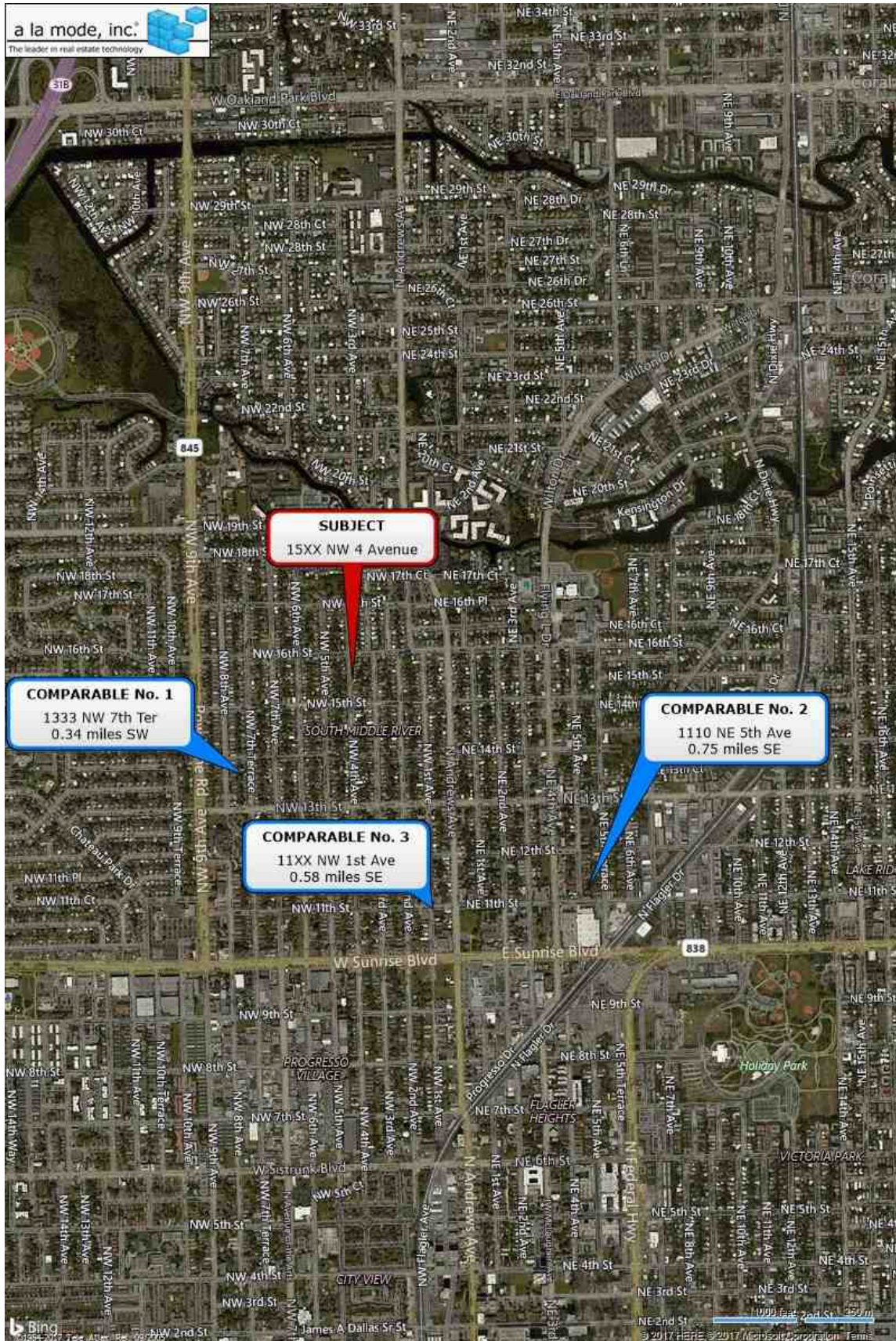
Aerial Map

Client	City of Fort Lauderdale					
Property Address	15XX NW 4 Avenue					
City	Fort Lauderdale	County	Broward	State	FL	Zip Code 33311
Appraiser	G. Adrian Gonzalez, Jr., ASA					



Location Map

Client	City of Fort Lauderdale					
Property Address	15XX NW 4 Avenue					
City	Fort Lauderdale	County	Broward	State	FL	Zip Code 33311
Appraiser	G. Adrian Gonzalez, Jr., ASA					



CAM #17-1391

Exhibit 3

Page 11 of 13

Comparable Photo Page

Client	City of Fort Lauderdale					
Property Address	15XX NW 4 Avenue					
City	Fort Lauderdale	County	Broward	State	FL	Zip Code 33311
Appraiser	G. Adrian Gonzalez, Jr., ASA					



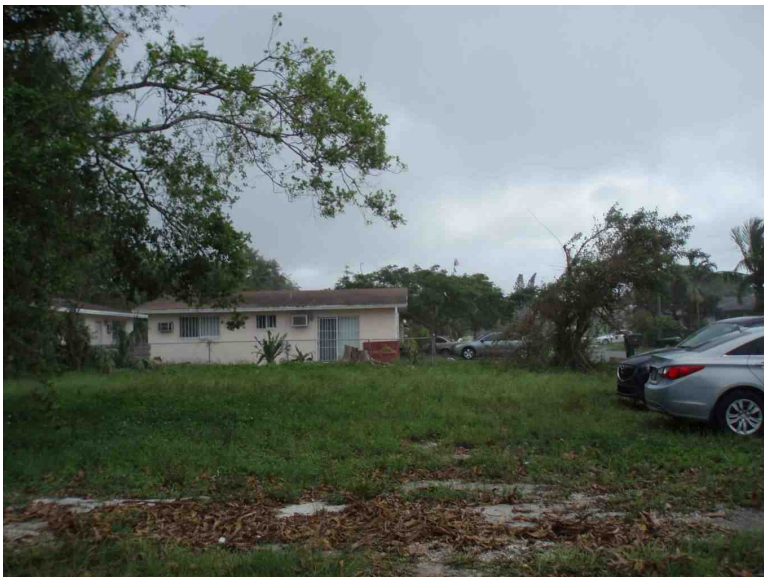
Comparable 1

1333 NW 7th Ter
Prox. to Subject 0.34 miles SW
Sale Price 63,700
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View Average
Site 6,756
Quality
Age



Comparable 2

1110 NE 5th Ave
Prox. to Subject 0.75 miles SE
Sale Price 26,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View Average
Site 3,376
Quality
Age



Comparable 3

11XX NW 1st Ave
Prox. to Subject 0.58 miles SE
Sale Price 72,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View Average
Site 10,131
Quality
Age

**APPRAISAL QUALIFICATIONS OF
G. ADRIAN GONZALEZ, JR., ASA**

2040 Polk Street, Hollywood, Florida 33020
(954)916-3400 FAX (954)-239-5724 &
1031 Ives Dairy Road, #228, Miami Florida 33179
(786)664-8510 FAX (954)-239-5724
Email: agonzalezandassociates@gmail.com

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)

Professional Affiliations: 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, 2017
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
Regional Governor - American Society of Appraisers – Region 2- 2017-2021

Appraisal Experience:

Adrian Gonzalez has over thirty-four 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.