

## **APPRAISAL OF REAL PROPERTY**

### **Surplus Property 2**

Vacant Land

North Side of Southwest 2nd Terrace

Dania Beach, Broward County, Florida 33004



#### **PREPARED FOR:**

Mr. Nicholas Lupo  
Code Compliance Unit Manager  
City of Dania Beach  
100 West Dania Beach  
Dania Beach, FL 33004

#### **EFFECTIVE DATE OF THE APPRAISAL:**

October 18, 2011

#### **REPORT FORMAT:**

Summary

#### **IRR - MIAMI/PALM BEACH**

File Number: 123-2011-0508



**Surplus Property 2  
North Side of Southwest 2nd Terrace  
Dania Beach, Florida**

**IRR.**

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November 1, 2011

Mr. Nicholas Lupo  
Code Compliance Unit Manager  
City of Dania Beach  
100 West Dania Beach  
Dania Beach, FL 33004

SUBJECT: Market Value Appraisal  
Surplus Property 2  
North Side of Southwest 2nd Terrace  
Dania Beach, Broward County, Florida 33004  
Integra Miami/Palm Beach File No. 123-2011-0508

Dear Mr. Lupo:

Integra Realty Resources – Miami/Palm Beach is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. The client for the assignment is the City of Dania Beach, and the intended use is for property disposition.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignments results, we use the summary report option of Standards Rule 2-2 of USPAP. Accordingly, this report contains summary discussions of the data, reasoning, and analyses that are used in the appraisal process whereas supporting documentation is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

The subject is a parcel of vacant land containing an area of 0.22 acres or 9,738 square feet. The property is zoned I-R, Restricted Industrial, which permits industrial processing and assembly except those uses that adversely impact adjacent residential areas.



Mr. Nicholas Lupo  
City of Dania Beach  
November 1, 2011  
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Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	October 18, 2011	\$100,000

The appraisal is not subject to any extraordinary assumptions or hypothetical conditions.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

**INTEGRA REALTY RESOURCES - MIAMI/PALM BEACH**



Harry Newstreet, MAI  
Certified General Real Estate Appraiser  
Florida Certificate # RZ2278  
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**IRR.**

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## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Name	Surplus Property 2	
Address	North Side of Southwest 2nd Terrace Dania Beach, Florida 33004	
Property Type	Land - Residential	
Owner of Record	City of Dania Beach	
Tax ID	5142 03 38 0640	
Land Area	0.22 acres; 9,738 SF	
Zoning Designation	I-R, Restricted Industrial	
Highest and Best Use	Industrial use	
Exposure Time; Marketing Period	6 - 12 months; 6 - 12 months	
Effective Date of the Appraisal	October 18, 2011	
Date of the Report	November 1, 2011	
Property Interest Appraised	Fee Simple	
Sales Comparison Approach		
Number of Sales	3	
Range of Sale Dates	Jan 11 to May 11	
Range of Prices per SF (Unadjusted)	\$5.48 - \$13.27	
Market Value Conclusion	\$100,000	(\$10.27/SF)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Dania Beach may use or rely on the information, opinions, and conclusions contained in the report. The summary shown above is for the convenience of City of Dania Beach, and therefore it is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

## GENERAL INFORMATION

### IDENTIFICATION OF SUBJECT

The subject is a parcel of vacant land containing an area of 0.22 acres or 9,738 square feet. The property is zoned I-R, Restricted Industrial, which permits industrial processing and assembly except those uses that adversely impact adjacent residential areas.

PROPERTY IDENTIFICATION	
Property Name	Surplus Property 2
Address	North Side of Southwest 2nd Terrace Dania Beach, Florida 33004
Tax ID	5142 03 38 0640
Legal Description	Lot 7, 8, Block 4, Victory Heights (21-2)

### CURRENT OWNERSHIP AND SALES HISTORY

The owner of record is the City of Dania Beach. We were not able to find any deeds or recorded documents relating to this property. The property was formerly used for a water tower site.

To the best of our knowledge, no sale or transfer of ownership has occurred within the past three years, and as of the effective date of this appraisal, the property is not subject to an agreement of sale or option to buy, nor is it listed for sale.

### TYPE OF VALUE, PROPERTY RIGHTS AND EFFECTIVE DATE

The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property as of the effective date of the appraisal, October 18, 2011. The date of the report is November 1, 2011. The appraisal is valid only as of the stated effective date or dates.

### DEFINITION OF MARKET VALUE

Market value is defined as:

“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 and 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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;

- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g])*

### **DEFINITION OF PROPERTY RIGHTS APPRAISED**

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

*(Source: The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, Chicago, Illinois, 2010)*

### **CLIENT, INTENDED USER AND INTENDED USE**

The client and intended user is the City of Dania Beach. The intended use is for property disposition. The appraisal is not intended for any other use or user. No party or parties other than the City of Dania Beach may use or rely on the information, opinions, and conclusions contained in this report

### **APPLICABLE REQUIREMENTS**

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

USPAP requires appraisers to disclose to the client any services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no other 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.

### **SCOPE OF WORK**

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

### **VALUATION METHODOLOGY**

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and



income capitalization approach. Use of the approaches in this assignment is summarized as follows:

<b>APPROACHES TO VALUE</b>		
<b>Approach</b>	<b>Applicability to Subject</b>	<b>Use in Assignment</b>
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

#### **DATA RESEARCH AND ANALYSIS**

The process employed to collect, verify, and analyze relevant data is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make a concerted effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

#### **PROPERTY INSPECTION**

Harry Newstreet, MAI conducted an on-site inspection of the property on October 18, 2011.

#### **REPORT FORMAT**

The report has been prepared under the summary report option of Standards Rule 2-2(b) of USPAP. As such, it contains summary discussions of the data, reasoning, and analyses that are used in the appraisal process whereas supporting documentation is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

## ECONOMIC ANALYSIS

### BROWARD COUNTY AREA ANALYSIS

Broward County is located in South Florida and is 1,205 square miles in size and has a population density of 1,456 persons per square mile. Broward County is part of the Miami-Fort Lauderdale-Pompano Beach-Homestead, FL Metropolitan Statistical Area, hereinafter called the Miami MSA, as defined by the U.S. Office of Management and Budget.

#### POPULATION

Broward County has an estimated 2010 population of 1,754,788, which represents an average annual 0.8% increase over the 2000 census of 1,623,018. Broward County added an average of 13,177 residents per year over the 2000-2010 period, but its annual growth rate lagged the State of Florida rate of 1.7%.

	POPULATION TRENDS				
	Population			Compound Ann. % Chng	
	2000 Census	2010 Est.	2015 Est.	2000 - 2010	2010 - 2015
Dania Beach	20,061	20,562	20,254	0.2%	-0.3%
Broward County	1,623,018	1,754,788	1,748,460	0.8%	-0.1%
Florida	15,982,378	18,917,612	19,720,776	1.7%	0.8%
Source: STDB/ ESRI					

Looking forward, Broward County's population is projected to decrease at a 0.1% annual rate from 2010-2015, equivalent to the loss of an average of 1,266 residents per year. Broward County's decline in population contrasts with Florida, which is projected to increase at a 0.8% rate.

#### EMPLOYMENT

Total employment in Broward County is currently estimated at 678,579 jobs. Between year end 2000 and the present, employment rose by 10,153 jobs, equivalent to a 1.5% increase over the entire period. Over the past decade, there were decreases in employment for four years out of ten.

Given the rise in employment over the last decade, Broward County fared better than Florida, which experienced a decline in employment of 3.4% or 247,234 jobs over this period. Trends in employment are a key indicator of economic health and strongly correlate with real estate demand.

<b>EMPLOYMENT TRENDS</b>						
Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Broward County	% Change	Florida	% Change	Broward County	Florida
2000	668,426		7,290,652		3.7%	3.8%
2001	672,286	0.6%	7,258,632	-0.4%	4.5%	4.7%
2002	693,909	3.2%	7,364,382	1.5%	5.8%	5.7%
2003	694,904	0.1%	7,453,831	1.2%	5.4%	5.3%
2004	716,849	3.2%	7,726,652	3.7%	4.5%	4.6%
2005	751,889	4.9%	7,990,613	3.4%	3.6%	3.8%
2006	762,870	1.5%	8,126,237	1.7%	3.1%	3.4%
2007	759,920	-0.4%	8,014,408	-1.4%	3.5%	4.1%
2008	727,529	-4.3%	7,585,913	-5.3%	5.3%	6.3%
2009	688,627	-5.3%	7,209,010	-5.0%	9.2%	10.5%
2010*	678,579	-1.5%	7,043,418	-2.3%	10.4%	11.9%
Overall Change 2000-2010	10,153	1.5%	-247,234	-3.4%		
Avg Unemp. Rate 2000-2010					5.4%	5.8%
Unemployment Rate - August 2011					9.5%	10.9%

\*Total employment data is as of June 2010; unemployment rate data reflects the average of 12 months of 2010.  
Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Quarterly Census of Employment and Wages (QCEW).  
Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Unemployment rate trends are another way of gauging an area's economic health. Over the past decade, the Broward County unemployment rate has been generally lower than that of Florida, with an average unemployment rate of 5.4% in comparison to a 5.8% rate for Florida. This is another indication of the strength of the Broward County economy over the longer term.

At the current time, the Broward County unemployment rate is 9.5% in comparison to a 10.9% rate for Florida, a sign that the Broward County job market has been less severely impacted by the recent downturn.

Major employers in Broward County are shown in the table below.

<b>MAJOR EMPLOYERS</b>	
<b>Broward County</b>	
Name	Number of Employees
1 American Express	4,846
2 Nova Southeastern University	3,919
3 PRC	3,000
4 Kaplan Higher Education	3,000
5 The Answer Group	2,800
6 Motorola	1,700
7 Interbond Corp. of America dba BrandsMart U.S.A.	1,700
8 JM Family Enterprises	1,500
9 Spirit Airlines	1,466
10 Citrix Systems	1,428

Source: Enterprise Florida

## GROSS DOMESTIC PRODUCT

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area. Although GDP figures are not available at the county level, data reported for the Miami MSA is considered meaningful

when compared to the nation overall, as Broward County is part of the MSA and subject to its influence.

Economic growth, as measured by annual changes in GDP, has been similar in the Miami MSA and the United States overall during the past eight years. The Miami MSA has grown at a 1.6% average annual rate while the United States has grown at a 1.6% rate. The area appears to be harder hit in the recent downturn, as the Miami MSA's GDP declined by 4.5% in 2009 while the United States GDP declined by 2.1%.

The Miami MSA has a per capita GDP of \$41,502, which is 1% less than the United States GDP of \$42,031. This means that Miami MSA industries and employers are adding relatively less value to the economy than their counterparts in the United States overall.

<b>GROSS DOMESTIC PRODUCT</b>				
Year	(\$ Mil) Miami MSA	% Change	(\$ Mil) US	% Change
2002	205,973		11,560,300	
2003	213,056	3.4%	11,807,800	2.1%
2004	223,360	4.8%	12,212,600	3.4%
2005	237,147	6.2%	12,554,500	2.8%
2006	245,877	3.7%	12,895,900	2.7%
2007	248,601	1.1%	13,162,800	2.1%
2008	241,032	-3.0%	13,181,900	0.1%
2009	230,213	-4.5%	12,903,800	-2.1%
Compound % Chg (2002-2009)		1.6%		1.6%
GDP Per Capita 2009	\$41,502		\$42,031	

Source: Bureau of Economic Analysis and Economy.com

The figures in the table above represent inflation adjusted “real” GDP stated in 2005 dollars.

### INCOME, EDUCATION AND AGE

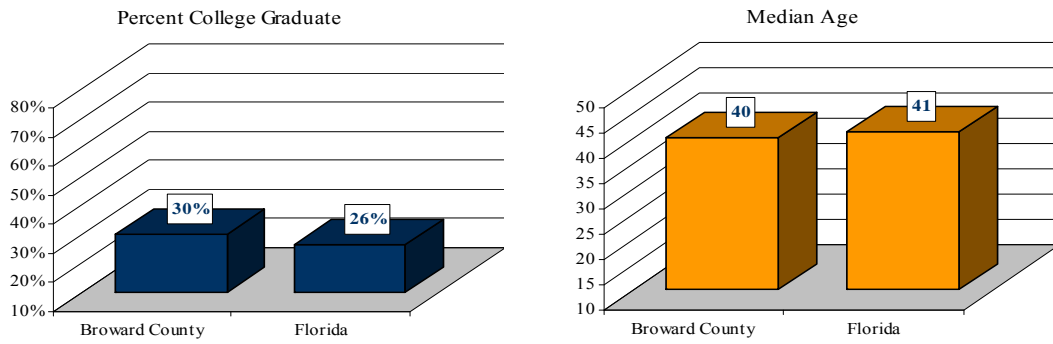
Broward County has a higher level of household income than Florida. Median household income for Broward County is \$54,548, which is 9.3% greater than the corresponding figure for Florida.

<b>MEDIAN HOUSEHOLD INCOME - 2010</b>	
Broward County	\$54,548
Florida	\$49,910
Comparison of Broward County to Florida	▲ 9.3%

Source: STDB/ ESRI

Residents of Broward County have a higher level of educational attainment than those of Florida. An estimated 30% of Broward County residents are college graduates with four year degrees, versus 26% of Florida residents. People in Broward County are slightly younger than their Florida counterparts. The median age for Broward County is 40 years, while the median age for Florida is 41 years.

EDUCATION AND AGE - 2010



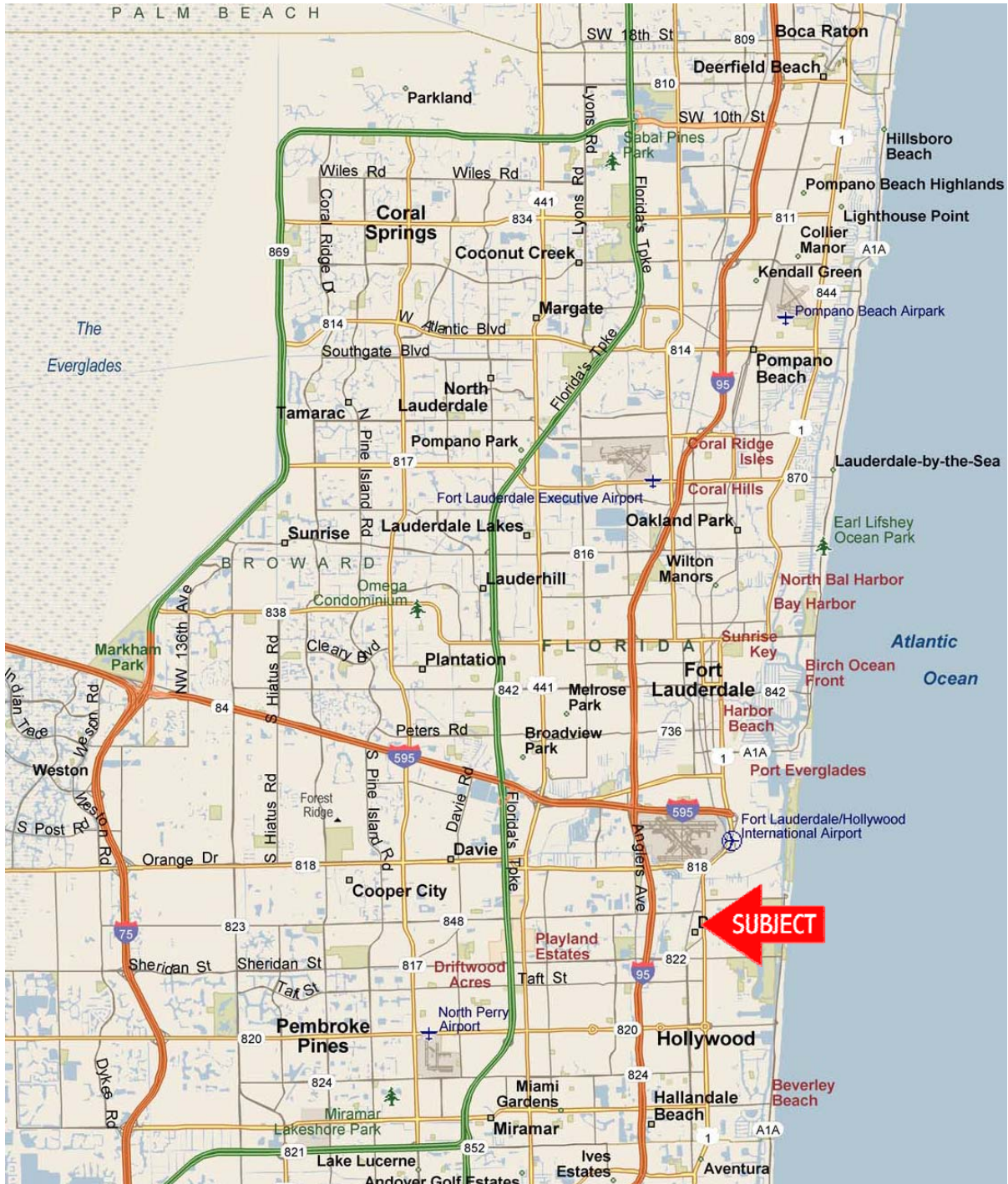
Source: STDB/ ESRI

CONCLUSION

The recent downturn in the national economy has had a greater impact in Broward County than in many areas of the country.

Over the long term, Broward County will be affected by a flat to declining population base and higher income and education levels. Broward County experienced growth in the number of jobs and has maintained a generally lower unemployment rate than Florida over the past decade. Based on these factors, we anticipate that the Broward County economy will recover and employment growth will resume, strengthening the demand for real estate.

AREA MAP



## PROPERTY ANALYSIS

### LAND DESCRIPTION AND ANALYSIS

<b>LAND DESCRIPTION</b>	
Land Area	0.22 acres; 9,738 SF
Source of Land Area	Public Records
Primary Street Frontage	Southwest 2nd Terrace - 90 feet
Shape	Trapezoidal
Corner	No
Topography	Level
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	12011C0309F
Date	Current
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
<b>ZONING; OTHER REGULATIONS</b>	
Zoning Jurisdiction	City of Dania Beach
Zoning Designation	I-R
Description	Restricted Industrial
Legally Conforming?	Yes
Zoning Change Likely?	No
Permitted Uses	Industrial processing and assembly except those uses that adversely impact adjacent residential areas
Other Land Use Regulations	None
<b>UTILITIES</b>	
Service	Provider
Water	Dania Beach
Sewer	Dania Beach
Electricity	FPL
Natural Gas	None
Local Phone	Bellsouth

**EASEMENTS, ENCROACHMENTS AND RESTRICTIONS**

We were not provided a current title report to review. We are not aware of any easements, encumbrances, or restrictions that would adversely affect value. Our valuation assumes no adverse easements, encroachments or restrictions and that the subject has a clear and marketable title.

**CONCLUSION OF LAND ANALYSIS**

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. There are no other particular restrictions on development noted in the analysis.



**Photograph of the Subject**



Photograph of the subject looking north  
Photograph taken on October 18, 2011 by Harry C. Newstreet



Photograph of Southwest 2<sup>nd</sup> Terrace looking west  
Photograph taken on October 18, 2011 by Harry C. Newstreet

AERIAL PHOTOGRAPH



Aerial photograph downloaded from the Broward County Property Appraiser

**REAL ESTATE TAX ANALYSIS**

Real estate taxes and assessments for the current tax year are shown in the following table.

<b>TAXES AND ASSESSMENTS - 2011</b>							
Tax ID	Assessed Value			Tax Rate	Taxes and Assessments		
	Land	Improvements	Total		Ad Valorem Taxes	Direct Assessments	Total
5142 03 38 0640	\$111,190	\$1,950	\$113,140	0.209214%	\$0	\$28	\$28

Based on the concluded market value of the subject, the assessed value appears reasonable.

## HIGHEST AND BEST USE ANALYSIS

### AS VACANT

#### Legally Permissible

The only permitted use under zoning that is consistent with prevailing land use patterns in the area is industrial use.

#### Physically Possible

There are no physical limitations that would prohibit development of an industrial use on the site.

#### Financially Feasible

Based on our analysis of the market, there is limited demand for additional industrial development at the current time. It appears that a newly developed industrial use on the site would not have a value commensurate with its cost; therefore industrial use is not considered to be financially feasible. Nevertheless, we expect an eventual recovery of the market accompanied by a rise in property values to a level that will justify the cost of new construction. Thus, it is anticipated that industrial development will become financially feasible in the future.

#### Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than holding the property for future development of an industrial use. Accordingly, it is our opinion that holding the property for future industrial use, based on the normal market density level permitted by zoning, is the maximally productive use of the property.

#### Conclusion

Holding the property for future development of an industrial use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as vacant.

#### MOST PROBABLE BUYER

The most probable buyer is an owner/user.

## VALUATION ANALYSIS

### VALUATION METHODOLOGY

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

APPROACHES TO VALUE		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

## SALES COMPARISON APPROACH

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

Our sales research focused on transactions most relevant to the subject in terms of location, size, highest and best use, and transaction date. A sales data sheet is included in the Addendum for each of the sales.

For this analysis, we use price per square foot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis.

## ANALYSIS AND ADJUSTMENT OF SALES

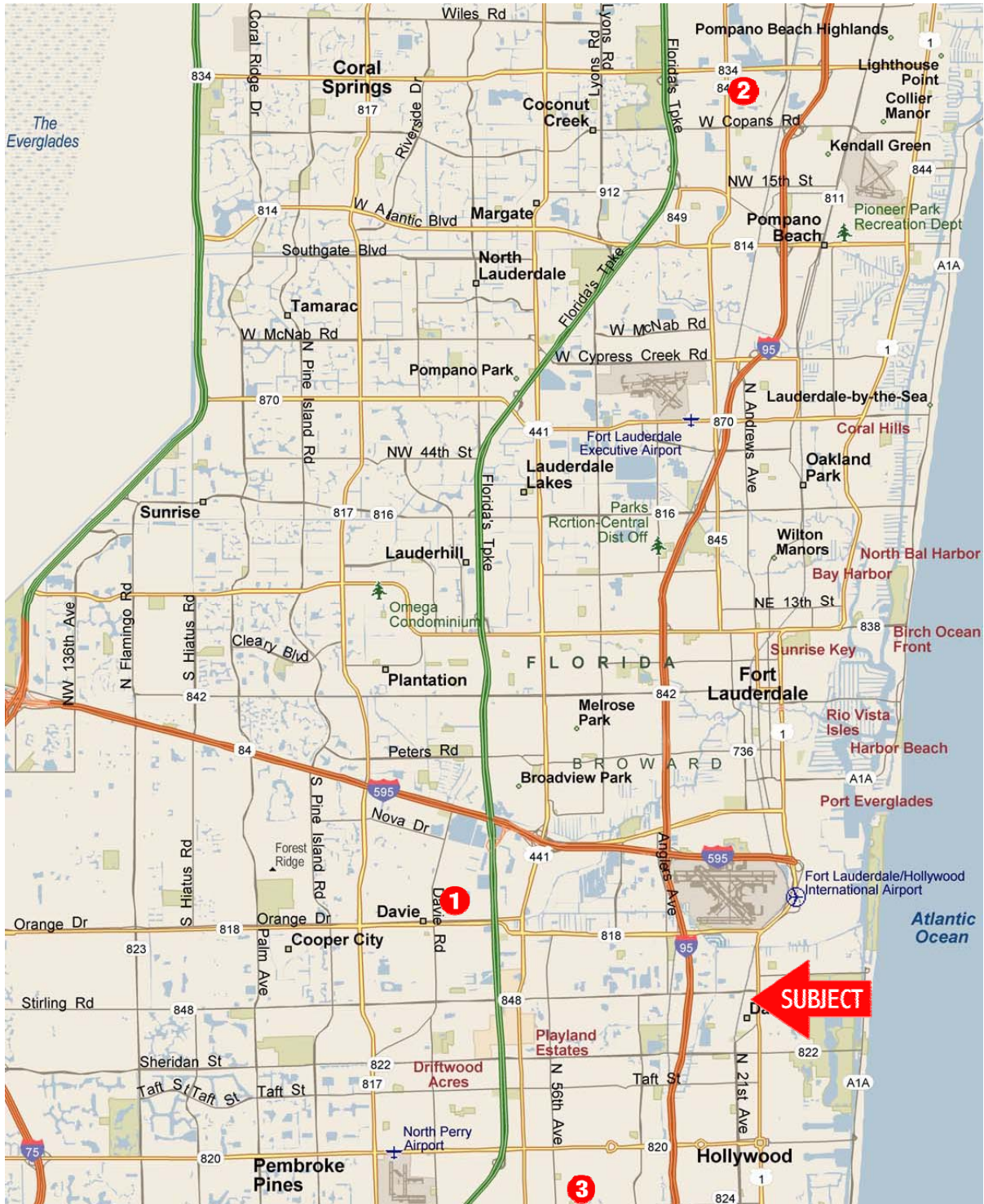
The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

<b>ADJUSTMENT FACTORS</b>	
Effective Sale Price	Accounts for atypical economics of a transaction, such as demolition cost, expenditures by the buyer at time of purchase, or other similar factors. Usually applied directly to sale price on a lump sum basis.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale, related parties transaction.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Location	Market or submarket area influences on sale price; surrounding land use influences.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility from main thoroughfares; traffic counts.
Size	Inverse relationship that often exists between parcel size and unit value.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.

The following table summarizes the sales.

<b>LAND SALES ADJUSTMENT GRID</b>				
	Subject	Comparable 1	Comparable 2	Comparable 3
Name	Surplus Property 2	Davie Industrial Land	Di Maria Plat	West Hollywood Hills Plat
Address	North Side of Southwest 2nd Terrace	4450 SW. 59th Ave.	1220 NW. 33rd St.	2209 SW. 57th Way
City	Dania Beach	Davie	Pompano Beach	West Park
County	Broward	Broward	Broward	Broward
State	Florida	FL	FL	FL
Sale Date		Jan-11	Mar-11	May-11
Sale Status		Closed	Closed	Closed
Sale Price		\$198,000	\$175,000	\$135,000
Price Adjustment				
Description of Adjustment				
Effective Sale Price		\$198,000	\$175,000	\$135,000
Square Feet	9,738	36,155	13,185	11,835
Acres	0.22	0.83	0.30	0.27
<b>Price per Square Foot</b>		<b>\$5.48</b>	<b>\$13.27</b>	<b>\$11.41</b>
<b>PROPERTY RIGHTS</b>		Fee Simple	Fee Simple	Fee Simple
% ADJUSTMENT		0%	0%	0%
<b>FINANCING TERMS</b>		Cash to seller	Cash to seller	Cash to seller
% ADJUSTMENT		0%	0%	0%
<b>CONDITIONS OF SALE</b>				
% ADJUSTMENT		0%	0%	0%
<b>MARKET CONDITIONS</b>	10/18/2011	Jan-11	Mar-11	May-11
		0%	0%	0%
<b>CUMULATIVE ADJUSTED PRICE</b>		<b>\$5.48</b>	<b>\$13.27</b>	<b>\$11.41</b>
<b>LOCATION</b>		Similar	Superior	Similar
<b>ACCESS/EXPOSURE</b>		Similar	Similar	Similar
<b>SIZE</b>		Inferior	Similar	Similar
<b>SHAPE AND TOPOGRAPHY</b>		Similar	Similar	Similar
<b>ZONING</b>		Similar	Similar	Superior
<b>ENTITLEMENTS</b>		Similar	Similar	Similar
<b>Overall Adjustment</b>		<b>Inferior</b>	<b>Superior</b>	<b>Superior</b>

COMPARABLE LAND SALES MAP





**LAND VALUE CONCLUSION**

The three comparable sales range in price per square foot from \$5.48 to \$13.27. Sale 1, which set the low end of the range, was the largest sale considered. Overall, this sale was considered inferior to the subject. Sale 2, which set the high end of the range, was considered to have a superior location as compared to the subject. We have placed equal weight on all three sales, and arrive at a land value conclusion as follows:

<b>LAND VALUE CONCLUSION</b>	
Indicated Value per Square Foot	\$10.00
Subject Square Feet	9,738
Indicated Value	\$97,380
Rounded	\$100,000

**RECONCILIATION AND CONCLUSION OF VALUE**

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

<b>VALUE CONCLUSION</b>			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	October 18, 2011	\$100,000

**EXPOSURE AND MARKETING TIMES**

Our estimates of exposure and marketing times are as follows:

<b>EXPOSURE TIME AND MARKETING PERIOD</b>	
Exposure Time (Months)	6 - 12
Marketing Period (Months)	6 - 12

## CERTIFICATION

We certify that, to the best of our knowledge and belief:

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 our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We 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. We have performed no other 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. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our 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. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Harry Newstreet, MAI made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Harry Newstreet, MAI has completed the continuing education program of the Appraisal Institute.

A handwritten signature in blue ink, appearing to read "H. Newstreet".

Harry Newstreet, MAI  
Certified General Real Estate Appraiser  
Florida Certificate # RZ2278

## ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal is subject to the following limiting conditions, except as otherwise noted in the report.

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual

- results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
  19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
  20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
  21. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
  22. Integra Realty Resources – Miami/Palm Beach is not a building or environmental inspector. Integra Miami/Palm Beach does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
  23. The appraisal report and value conclusion for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
  24. It is expressly acknowledged that in any action which may be brought against Integra Realty Resources – Miami/Palm Beach, Integra Realty Resources, Inc. or their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with

- gross negligence. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – Miami/Palm Beach, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the General Information section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Integra Realty Resources, Inc. and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.



**ADDENDUM A**  
**APPRAISER QUALIFICATIONS**

# Professional Qualifications

## Harry Newstreet, MAI

### Experience

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Mr. Newstreet takes pride in his recognition for prompt preparation and timely delivery of well-documented appraisals. His commitment to excellence ensures in his clients the confidence that their unique requirements will be handled in an expeditious, professional and accurate manner.

Mr. Newstreet can perform a wide variety of real estate services that cover the entire spectrum of the real estate appraisal field including property appraisal, acquisition, feasibility, development and counseling, as well as in specialized areas such as expert witness testimony in condemnation for right-of-way, valuation, tax problems, professional standards and other real estate matters. Mr. Newstreet has testified in a wide variety of real estate matters and has been qualified as an expert witness in both state and federal courts.

Mr. Newstreet has completed both form and narrative appraisals of nearly every variety of residential and commercial property.

### Licenses

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Florida, State Certified General, RZ2278, Expires November 2012

### Education

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- Florida State University – Bachelor of Science, December 1989
- Numerous appraisal related seminars and classes
- Certified by the Appraisal Institute for Continuing Education

### Articles and Publications

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Smoothing Wrinkles in the Spread: Special Assessment Issues Appraisal Journal April 2000

### Qualified Before Courts & Administrative Bodies

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#### Instructor

- Former Adjunct Professor: Florida Atlantic University, College of Business, Real Estate Section

#### Professional Associations

- Member of the Appraisal Institute (MAI) No. 12441
- Association of Eminent Domain Professionals

#### Lectures

- The Development Timeline – SFWMD Seminar, May 2004
- Appraisal Issues in CRA's – FAR Convention, September 2004

#### Expert Witness

- Qualified as an Expert Witness in Federal and State Courts

#### Experience

- 1993/1994 – Pederson & Trask
- 1995 Rex Consulting
- 1996-1998 – Real Property Analysts, Inc.
- 1998-2004 – Newstreet-Miller & Associates
- 2005 – Present – Harry C. Newstreet & Associates
- 2011 – Present – Integra Realty Resources

AC# 5361043

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

SEQ# L10113003629

DATE	BATCH NUMBER	LICENSE NBR
11/30/2010	108135205	RZ22278

the CERTIFIED GENERAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 2012

NEWSTREET, HARRY C  
879 SOUTHWEST 17TH STREET  
BOCA RATON FL 33436



CHARLIE CRIST  
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM  
SECRETARY

## INTEGRA REALTY RESOURCES, INC. CORPORATE PROFILE

Integra Realty Resources, Inc. offers the most comprehensive property valuation and counseling coverage in the United States with 59 independently owned and operated offices in 33 states. Integra was created for the purpose of combining the intimate knowledge of well-established local firms with the powerful resources and capabilities of a national company. Integra offers integrated technology, national data and information systems, as well as standardized valuation models and report formats for ease of client review and analysis. Integra's local offices have an average of 25 years of service in the local market, and each is headed by a Managing Director who is an MAI member of the Appraisal Institute.

A listing of IRR's local offices and their Managing Directors follows:

ATLANTA, GA - Sherry L. Watkins, MAI, MRICS  
AUSTIN, TX - Randy A. Williams, MAI, SR/WA, FRICS  
BALTIMORE, MD - G. Edward Kerr, MAI, MRICS  
BOISE, ID - Bradford T. Knipe, MAI, ARA, CCIM, CRE, FRICS  
BOSTON, MA - David L. Cary, MAI, MRICS  
CHARLOTTE, NC - Fitzhugh L. Stout, MAI, CRE, FRICS  
CHICAGO, IL - Gary K. DeClark, MAI, CRE, FRICS  
CHICAGO, IL - Eric L. Enloe, MAI, MRICS  
CINCINNATI, OH - Gary S. Wright, MAI, SRA, FRICS  
CLEVELAND, OH - Douglas P. Sloan, MAI  
COLUMBIA, SC - Michael B. Dodds, MAI, CCIM, MRICS  
COLUMBUS, OH - Bruce A. Daubner, MAI, FRICS  
DALLAS, TX - Mark R. Lamb, MAI, CPA, MRICS  
DAYTON, OH - Gary S. Wright, MAI, SRA, FRICS  
DENVER, CO - Brad A. Weiman, MAI, MRICS  
DETROIT, MI - Anthony Sanna, MAI, CRE, FRICS  
FORT WORTH, TX - Donald J. Sherwood, MAI, SR/WA, FRICS  
GREENVILLE, SC - Michael B. Dodds, MAI, CCIM, MRICS  
HARTFORD, CT - Mark F. Bates, MAI, CRE, FRICS  
HOUSTON, TX - David R. Dominy, MAI, CRE, FRICS  
INDIANAPOLIS, IN - Michael C. Lady, MAI, SRA, CCIM, MRICS  
KANSAS CITY, MO/KS - Kenneth Jagers, MAI, FRICS  
LAS VEGAS, NV - Shelli L. Lowe, MAI, SRA, MRICS  
LOS ANGELES, CA - John G. Ellis, MAI, CRE, FRICS  
LOS ANGELES, CA - Matthew J. Swanson, MAI  
LOUISVILLE, KY - George M. Chapman, MAI, SRA, CRE, FRICS  
MEMPHIS, TN - J. Walter Allen, MAI, MRICS  
MIAMI/PALM BEACH, FL - Scott M. Powell, MAI  
MILWAUKEE, WI - Gary K. DeClark, MAI, CRE, FRICS  
MINNEAPOLIS, MN - Michael Amundson, MAI, CCIM, MRICS

NAPLES, FL - Carlton J. Lloyd, MAI  
NASHVILLE, TN - R. Paul Perutelli, MAI, SRA, MRICS  
NEW JERSEY COASTAL - Anthony Graziano, MAI, CRE, FRICS  
NEW JERSEY NORTHERN - Barry J. Krauser, MAI, CRE, FRICS  
NEW YORK, NY - Raymond T. Cirz, MAI, CRE, FRICS  
ORANGE COUNTY, CA - Larry D. Webb, MAI, FRICS  
ORLANDO, FL - Charles J. Lentz, MAI, MRICS  
PHILADELPHIA, PA - Joseph Pasquarella, MAI, CRE, FRICS  
PHOENIX, AZ - Walter Winus, Jr., MAI, CRE, FRICS  
PITTSBURGH, PA - Paul D. Griffith, MAI, MRICS  
PORTLAND, OR - Brian A. Glanville, MAI, CRE, FRICS  
PROVIDENCE, RI - Gerard H. McDonough, MAI  
RALEIGH, NC - Chris R. Morris, MAI, MRICS  
RICHMOND, VA - Kenneth L. Brown, MAI, CCIM, MRICS  
SACRAMENTO, CA - Scott Beebe, MAI, FRICS  
ST. LOUIS, MO - Kenneth Jagers, MAI, FRICS  
SALT LAKE CITY, UT - Darrin Liddell, MAI, CCIM, MRICS  
SAN ANTONIO, TX - Martyn C. Glen, MAI, CRE, FRICS  
SAN DIEGO, CA - Jeff Greenwald, MAI, SRA, FRICS  
SAN FRANCISCO, CA - Jan Kleczewski, MAI, FRICS  
SARASOTA, FL - Carlton J. Lloyd, MAI  
SARASOTA, FL - Craig L. Smith, MAI, MRICS  
SAVANNAH, GA - J. Carl Schultz, Jr., MAI, SRA, CRE, FRICS  
SEATTLE, WA - Allen N. Safer, MAI, MRICS  
SYRACUSE, NY - William J. Kimball, MAI, FRICS  
TAMPA, FL - Bradford L. Johnson, MAI, MRICS  
TULSA, OK - Robert E. Gray, MAI, FRICS  
WASHINGTON, DC - Patrick C. Kerr, MAI, SRA, FRICS  
WILMINGTON, DE - Douglas L. Nickel, MAI, FRICS  
IRR de MEXICO - Oscar J. Franck Terrazas, MRICS

### Corporate Office

1133 Avenue of the Americas, 27<sup>th</sup> Floor, New York, New York 10036  
Telephone: (212) 255-7858; Fax: (646) 424-1869; E-mail [info@irr.com](mailto:info@irr.com)  
Website: [www.irr.com](http://www.irr.com)

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**ADDENDUM B**  
**PROPERTY INFORMATION**



## SURPLUS PROPERTY 2

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Broward County Property Appraiser's Network

11/9/11 10:33 AM

Fire	Garbage	Light	Drainage	Improvement	Safe
04			DS		
L			DS		
1			.7		

[http://www.bcpa.net/ReclInfo.asp?URL\\_Folio=514203380640](http://www.bcpa.net/ReclInfo.asp?URL_Folio=514203380640)

Page 2 of 2

**ADDENDUM C**  
**COMPARABLE DATA**



## Location & Property Identification

Property Name: Davie Industrial Land  
 Sub-Property Type: Land: Industrial  
 Address: 4450 SW. 59th Ave.  
 City/State/Zip: Davie, FL 33314  
 County: Broward

Market Orientation: Urban  
 Property Location: East side of SW 59th Avenue at junction of Silver Oak Drive



Lat./Long.: 26.066690/-80.225155 IRR Event ID ( 499201 )

## Sale Information

Sale Price: \$198,000  
 Eff. R.E. Sale Price: \$198,000  
 Sale Date: 01/03/2011  
 Sale Status: Closed  
 \$/Acre(Gross): \$238,554  
 \$/Land SF(Gross): \$5.48  
 \$/Acre(Usable): \$238,554  
 \$/Land SF(Usable): \$5.48  
 Case Study Type: none  
 Grantor/Seller: Patricia J Lawson & Lawson Family Trust  
 Grantee/Buyer: JD Backhoe Associates, Inc.  
 Property Rights: Fee Simple  
 % of Interest Conveyed: 100.00  
 Document Type: Warranty Deed  
 Recording No.: 47622/1326  
 Verification Type: Secondary Verification

Zoning Code: RAC-ND4  
 Zoning Desc.: RAC-Neighborhood District  
 Source of Land Info.: Public Records

## Improvement and Site Data

MSA: Miami-Fort Lauderdale-Miami Beach, FL Metropolitan Statistical Area  
 Legal/Tax/Parcel ID: 5041-26-02-0242  
 Acres(Usable/Gross): 0.83/0.83  
 Land-SF(Usable/Gross): 36,154/36,154  
 Usable/Gross Ratio: 1.00

**Davie Industrial Land**

**Location & Property Identification**

Property Name: Di Maria Plat  
 Sub-Property Type: Land: Industrial  
 Address: 1220 NW. 33rd St.  
 City/State/Zip: Pompano Beach, FL 33064  
 County: Broward  
 Market Orientation: Suburban  
 Property Location: South side of NW 33rd Street east of NW 14th Avenue



Lat./Long.: 26.271160/-80.138958 IRR Event ID ( 499210 )

**Sale Information**

Sale Price: \$175,000  
 Eff. R.E. Sale Price: \$175,000  
 Sale Date: 03/26/2011  
 Sale Status: Closed  
 \$/Acre(Gross): \$583,333  
 \$/Land SF(Gross): \$13.27  
 \$/Acre(Usable): \$583,333  
 \$/Land SF(Usable): \$13.27  
 Case Study Type: none  
 Grantor/Seller: Jeanne Akerblom  
 Grantee/Buyer: Gerald P. Fitzgerald & Patricia M. Fitzgerald  
 Property Rights: Fee Simple  
 % of Interest Conveyed: 100.00  
 Document Type: Warranty Deed  
 Recording No.: 46985/552  
 Verification Type: Secondary Verification

Zoning Code: I-1  
 Zoning Desc.: General Industrial  
 Source of Land Info.: Public Records

**Improvement and Site Data**

MSA: Miami-Fort Lauderdale-Miami Beach, FL Metropolitan Statistical Area  
 Legal/Tax/Parcel ID: 4842-22-45-0020  
 Acres(Usable/Gross): 0.30/0.30  
 Land-SF(Usable/Gross): 13,185/13,185  
 Usable/Gross Ratio: 1.00

**Location & Property Identification**

Property Name: West Hollywood Hills Plat  
 Sub-Property Type: Land: Industrial  
 Address: 2209 SW. 57th Way  
 City/State/Zip: West Park, FL 33023  
 County: Broward

Market Orientation: Urban  
 Property Location: Northeast corner of SW 57th Way and SW 23rd Street



Lat./Long.: 25.990559/-80.201953 IRR Event ID ( 499245 )

**Sale Information**

Sale Price: \$135,000  
 Eff. R.E. Sale Price: \$135,000  
 Sale Date: 05/11/2011  
 Sale Status: Closed  
 \$/Acre(Gross): \$500,000  
 \$/Land SF(Gross): \$11.41  
 \$/Acre(Usable): \$500,000  
 \$/Land SF(Usable): \$11.41  
 Case Study Type: none  
 Grantor/Seller: Michael Domanico  
 Grantee/Buyer: Berto Alvarez & Eddie Alvarez  
 Property Rights: Fee Simple  
 % of Interest Conveyed: 100.00  
 Document Type: Warranty Deed  
 Recording No.: 47911/595  
 Verification Type: Secondary Verification

Zoning Desc.: Heavy Industrial  
 Source of Land Info.: Public Records

**Improvement and Site Data**

MSA: Miami-Fort Lauderdale-Miami Beach, FL Metropolitan Statistical Area  
 Legal/Tax/Parcel ID: 5141-24-03-1020  
 Acres(Usable/Gross): 0.27/0.27  
 Land-SF(Usable/Gross): 11,835/11,835  
 Usable/Gross Ratio: 1.00  
 Zoning Code: M-2

**West Hollywood Hills Plat**

