



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: June 24th, 2014

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Mariluz Maldonado, City Planner *[Signature]*
Corinne Lajoie, AICP, Principal Planner, LEED GA *[Signature]*

SUBJECT: **SP-011-14:** The applicant, Eval Levy, on behalf of the property owner, Ofer Ben Shoshan, is requesting site plan approval for the property located at 4430 SW 32nd Avenue.

REQUEST

Site plan approval to construct 55 residential units with associated parking and amenities.

PROPERTY INFORMATION

ZONING: Multiple Family (16 du/ac) Residential District (RM-1)

LAND USE DESIGNATION: Irregular Residential Density (10 du/a)

SITE PLAN

The subject parcel is located north of Griffin Road and west of SW 30th Avenue and it is approximately 4.9 acres. As previously indicated, the applicant is proposing to construct a total of 55 residential units, ranging from townhouses to penthouses. The development will contain ten, 3-story buildings and amenities such as a clubhouse and pool. No variances are being requested for this development.

The site plan was reviewed by the Development Review Committee (DRC) and the following comments are outstanding:

Planning

1) Dedication of Park Land: Section 805-110 establishes the park land demand calculation based on the following formula: (3 acres/1,000 population x number of units (55) x number of estimated persons per dwelling unit (2.5) = 17,968.50 sq. ft. of required park land for this development. A minimum of 6% of total property must be provided as park land (net size of the property (217,500 sq. ft.) x 6% = 13,050 sq. ft.). Private open space may be credited towards the requirement and the development will provide both a pool (2,800 sq. ft.) and a playground (1,936.62 sq. ft.) for a total of 4,736.32 sq. ft. in park land credits. The applicant is required to provide 17,968.50 sq. ft. in park land minus the credits (4,736.32 sq. ft.), therefore, the total required would be 13,232.18 sq. ft. of land. Based on the appraisal date of May 26, 2014, the appraised value of the property is \$2,000,000.00; therefore, the required payment in lieu of dedication is \$121,675.22 (appraised value of land

(\$2,000,000.00 as per attached appraisal-Exhibit B) / net size of the property (217,500 sq. ft.) x required park land for the development (13,232.18 sq. ft.) = \$121,675.22), provided that the applicant has made a satisfactory demonstration of eligibility for credits for private open space or private recreation spaces. Prior to issuance of a building permit, Sec. 805-110 of the LDC must be satisfied by payment of a fee in lieu of land dedication in the amount of \$121,675.22. (Planning Division). [NOTE –Sec. 805-110 (F)(5) requires that “the facilities proposed for the park, open space and recreational use are in substantial accordance with the recreational needs of the future residents of the plat as determined by the city commission, the recommendation of the planning and zoning board and the appropriate city departments].

2) The Applicant is to provide a written agreement to the City Attorney establishing that the use of such private open space is restricted to park, open space and recreational purposes by recorded covenants which shall run with the land in favor of the current and future owners of property within the tract, which Covenants cannot be released or amended without the consent of the City Commission after public hearing. Private ownership and maintenance of the open space shall be established and such dedication or payment shall be completed before the issuance of building permits will be authorized by the City.

STAFF RECOMMENDATION

Approval of the site plan with the above conditions.

PROJECT DEVELOPMENT DATA
4430 SW 32nd Avenue, Dania Beach Florida 33312

H. Overall Building Statistics

Total Residential Net Floor Area (including garages)	135,141 sq.ft.	Total Common Space Gross Floor Area	15,842 sq.ft.	Total Gross Building Area	150,983 sq.ft.
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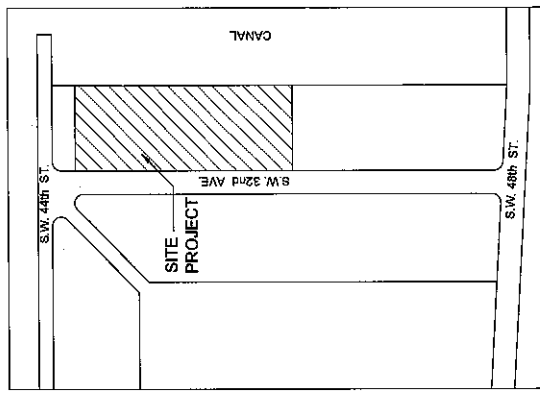
I. Parking Statistics

Total Residential Parking (55 units X 1.75)	97	Required	97	Provided	97
Total Residential Guest Parking (55 units / 5)	11	Required	11	Provided	13
Total Parking	108	Required	108	Provided	110

Note: 38 legal Parking Spaces are enclosed inside 38 private 2-Car Garages

NOTES:

- LIVE-A-BOARDS ARE PROHIBITED ON THIS SITE; DOCKS ARE FOR UPLAND OWNERS ONLY.
- BUILDING TO BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM
- CONSTRUCTION METHOD TO INCLUDE A NOISE PROOF SYSTEM IN ORDER TO REDUCE INTERIOR NOISE LEVEL AND PROTECT AGAINST NOISE CREATED AIRPORT TAKE-OFF AND LANDING WHICH IS NEARBY. SOUND INSULATION REQUIREMENTS WILL MEET STANDARD OF ARTICLE 221 AND THE PUBLIC FACILITIES REQUIREMENTS AS PER ARTICLE 805 IN THE DANIA BEACH LAND DEVELOPMENT CODE.
- Calculation for compliance with requirements of Section 805.110 Recreation and Open Space Level of Service as follows: 3/1000 standard from the code x 55 units x 2.5 = estimated persons per dwelling unit = 0.4125 acres or 0.003 x 55 x 2.5 = 0.4125



SCALE: 1" = 100'

DATE: 05.15.2014

SCALE

DATE

ADDRESS

TITLE

PROJECT

ARCHITECT

OWNER



A. Project: Multiple building project comprising of 55 Residential units, (38 Townhouses and 17 Penthouses)

B. Legal Description: LOT 2 THRU 11, IN BLOCK 1, OF CANAL GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

C. Zoning: Existing Zoning: RM-1

Proposed Setbacks:	Required	Provided
Front	25'-0"	25'-0"
Side (Right)	25'-0"	25'-0"
Side (Left)	25'-0"	30'-0"
Rear	30'-0"	

E. Parking Requirements:
Parking Requirements per City of Dania Beach, Off-street Parking article 265
Disabled parking as required by the Florida Building Code.

F. Site Coverage Calculations:
Total Net Site Area: 217,500 sq. ft. or 4.9 AC
Gross Site Area: 243,750 sq. ft. or 5.5 AC
Number of units permitted by Zoning = 55 (10 units x Gross site area 5.5)
Number of units provided = 55 units
Building Footprint Area (Lot Coverage by Roofed Structures: 56,395 sq. ft. 38'-8"
Building Height: 28%
Site Coverage Percentage: 85,766 sq. ft. 39%
Previous Site Area (Landscape Area) Calculations for building separations (worse case: 60+60+38.6+36.6= 197.2 / 6 = 32.8') 40'-0" Min. separation required.
Recreation Space Requirement (55 units x 400 SF=22,000 SF) 28,013 sq. ft. Provided
Vehicle Use Area: 63,897 sq. ft. 28%
Sidewalk Area: 11,422 sq. ft. 5%

G. Residential Statistics - Floor Areas
NOTE: All floor areas are "Gross Floor Area" as defined by the Dania Beach Zoning Bylaw

Building Type	Number of Buildings	Number of Units per type	Area of Residential	Area of Private Garage	Area of Common Space	Total Area Per Building	Total Gross Area
Type 1	7	6	13,147 sq. ft.	1,859 sq. ft.	1,854 sq. ft.	16,860 sq. ft.	118,020 sq. ft.
Type 2	2	3	6,118 sq. ft.	1,402 sq. ft.	0 sq. ft.	7,520 sq. ft.	15,040 sq. ft.
Type 3	1	8	13,200 sq. ft.	1,859 sq. ft.	1,801 sq. ft.	16,860 sq. ft.	16,860 sq. ft.
Club House	1	0	0 sq. ft.	0 sq. ft.	1,063 sq. ft.	1,063 sq. ft.	1,063 sq. ft.
Total	11						150,983 sq. ft.

Unit Type	Number of Units	Unit Area Interior	Unit Area Garage	Unit Area Terraces	Total Unit Area (Interior + Garage)	Total Net Unit Area
Type A	10	2,045 sq. ft.	477 sq. ft.	76 sq. ft.	2,522 sq. ft.	25,220 sq. ft.
Type B	8	2,129 sq. ft.	224 sq. ft.	88 sq. ft.	2,353 sq. ft.	18,824 sq. ft.
Type C1	8	2,028 sq. ft.	224 sq. ft.	88 sq. ft.	2,252 sq. ft.	18,016 sq. ft.
Type C2	2	2,028 sq. ft.	448 sq. ft.	88 sq. ft.	2,476 sq. ft.	4,962 sq. ft.
Type D	10	2,045 sq. ft.	477 sq. ft.	76 sq. ft.	2,522 sq. ft.	25,220 sq. ft.
Type E	8	2,426 sq. ft.	227 sq. ft.	300 sq. ft.	2,653 sq. ft.	21,224 sq. ft.
Type F	7	2,473 sq. ft.	231 sq. ft.	300 sq. ft.	2,704 sq. ft.	18,928 sq. ft.
Type G	1	1,416 sq. ft.	231 sq. ft.	293 sq. ft.	1,647 sq. ft.	1,647 sq. ft.
Type H	1	1,110 sq. ft.	0 sq. ft.	67 sq. ft.	1,110 sq. ft.	1,110 sq. ft.
TOTAL	55					135,141 sq. ft.

Owner
B & H Dania Beach, LLC
260 NE 1st Street, PH 2
Aventura, FL 33120

Architect
DANIAN GROUP INC. - OLIVER DANIAN, AIA
530 Shady Grove, Suite 1050
Fort Lauderdale, Florida 33309
Tel: 954-577-0767 Fax: 954-577-0768
www.danianteam.com

Project
Aqua Bella Townhouses

Title
Project Data / Location Map

Address
4550 SW 32nd Avenue
Dania Beach, FL 33312 - Lots 2-11, Block 1

Date
05.15.2014

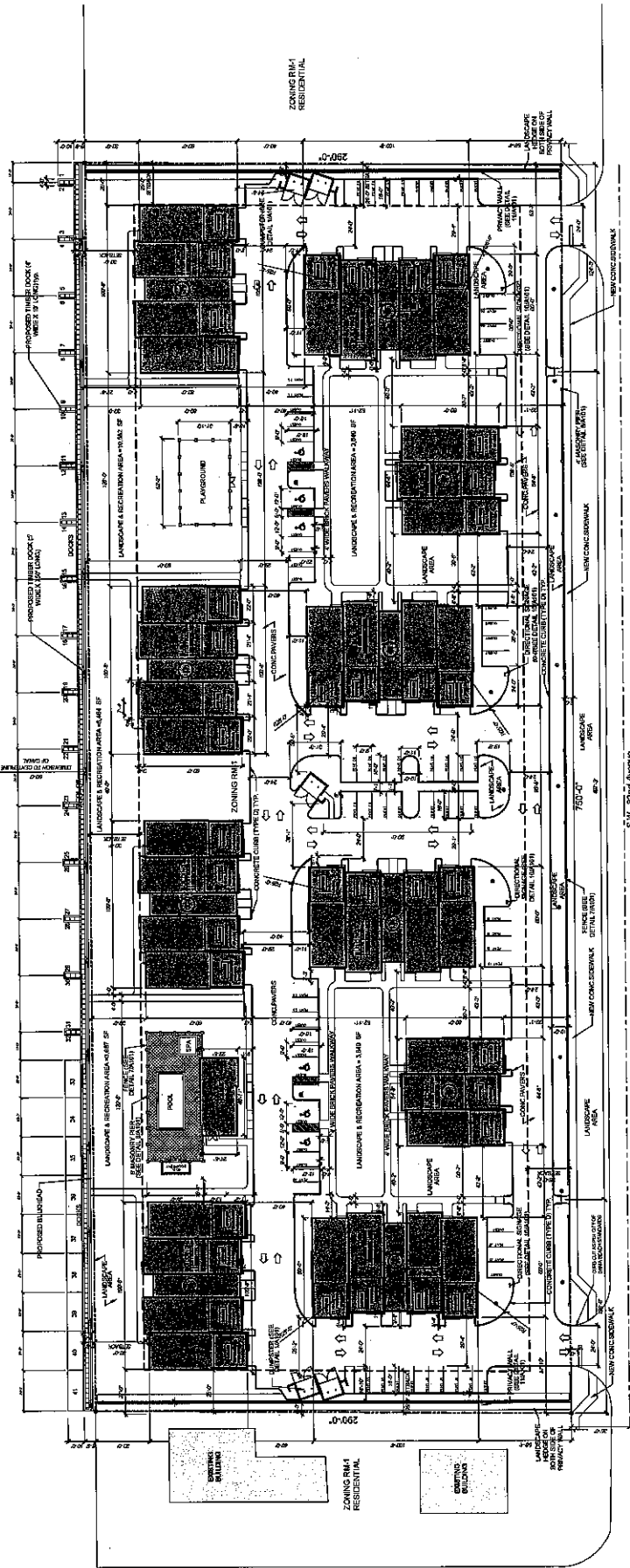
Scale

Sheet No.
A001

ZONING RS-6000 RESIDENTIAL (ACROSS CANAL)

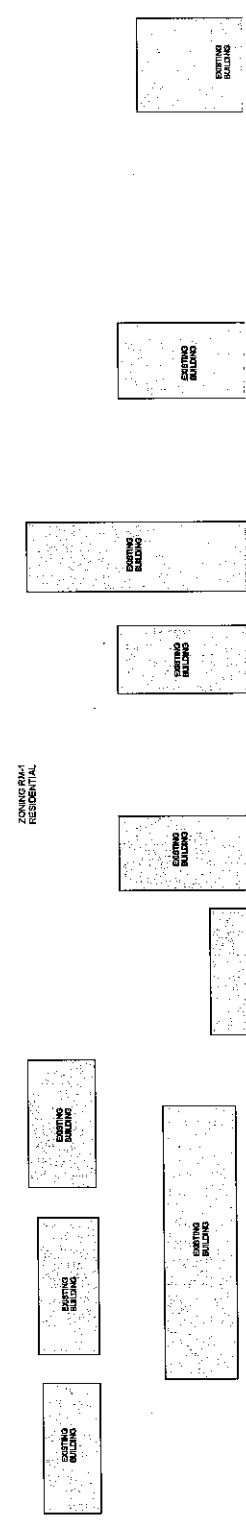
CANAL

41 BOAT SLIPS AS PER BROWARD COUNTY FACILITY
CONSTRUCTION PERMITS AND SEPARATE
SEPARATE PERMIT AND DESIGN BY MARINE ENGINEER.



S.W. 46th Street

S.W. 32nd Avenue



DANIA & DANIEL, AIA
ARCHITECTS LLC IN FLORIDA

Date 05.15.2014 Scale 1"=30'-0" Sheet No. A100

Address 4550 SW 32nd Avenue
Dania Beach, FL 33312 - Lots 2-11, Block 1

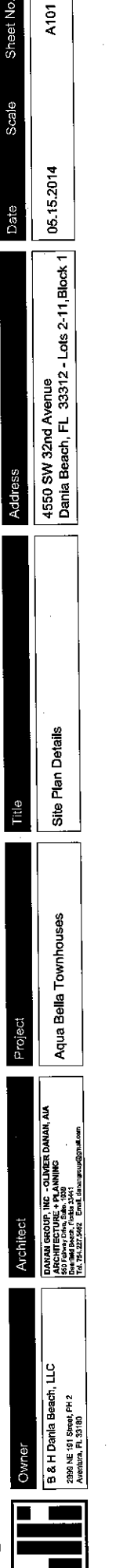
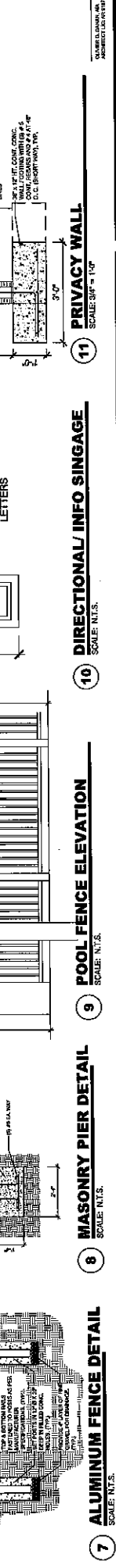
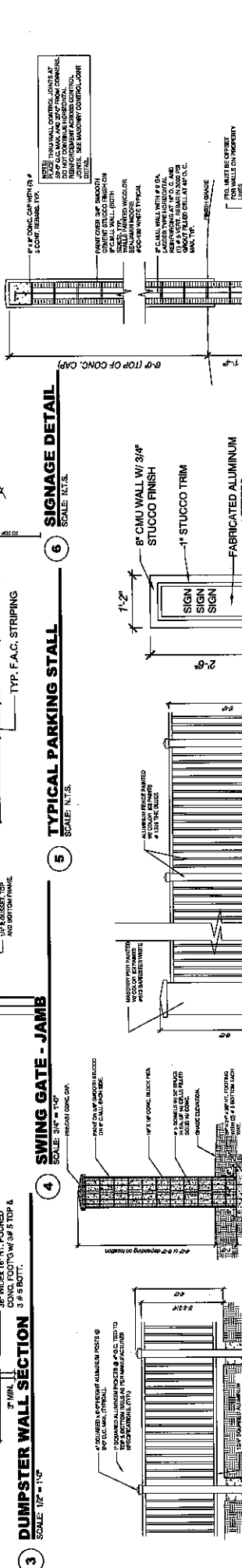
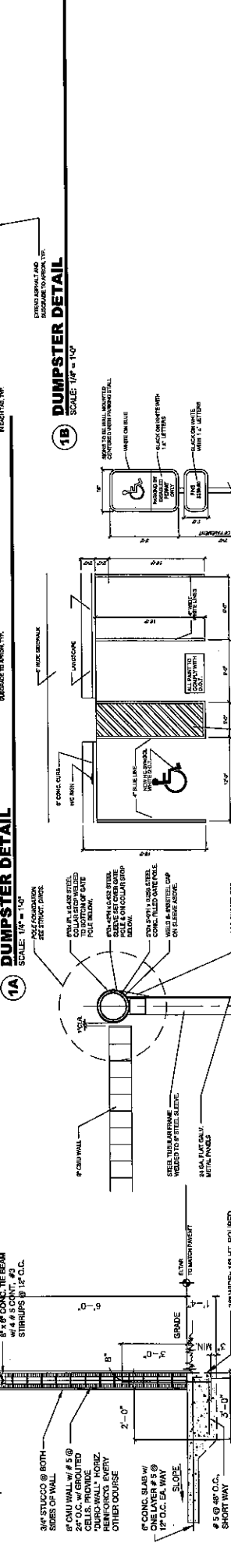
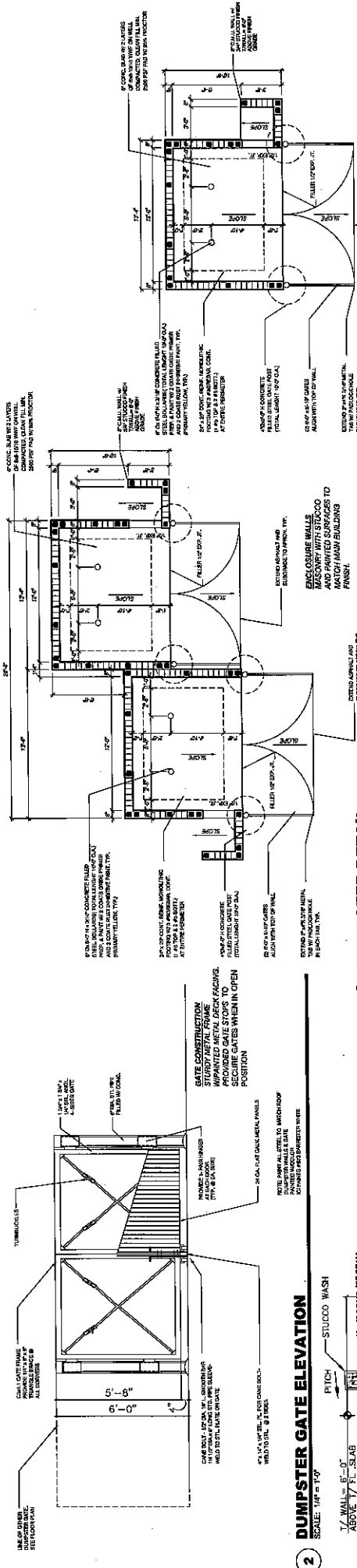
Title Site Plan

Project Aqua Bella Townhouses

Architect DANIA LESKUP, AIA - GUYLER DANIEL, AIA
DANIEL & DANIEL ARCHITECTURE PLANNING
250 Parkway Drive, Suite 1000
Dania Beach, FL 33312
Tel: 954.277.2482 Email: dania@danial.com

Owner B & H Dania Beach, LLC
2969 NE 91st Street, PH2
Aventura, FL 33150





2 DUMPSTER GATE ELEVATION
 SCALE: 1/8" = 1'-0"

1A DUMPSTER DETAIL
 SCALE: 1/8" = 1'-0"

3 DUMPSTER WALL SECTION
 SCALE: 1/2" = 1'-0"

4 SWING GATE - JAMB
 SCALE: 3/8" = 1'-0"

5 TYPICAL PARKING STALL
 SCALE: N.T.S.

6 SIGNAGE DETAIL
 SCALE: N.T.S.

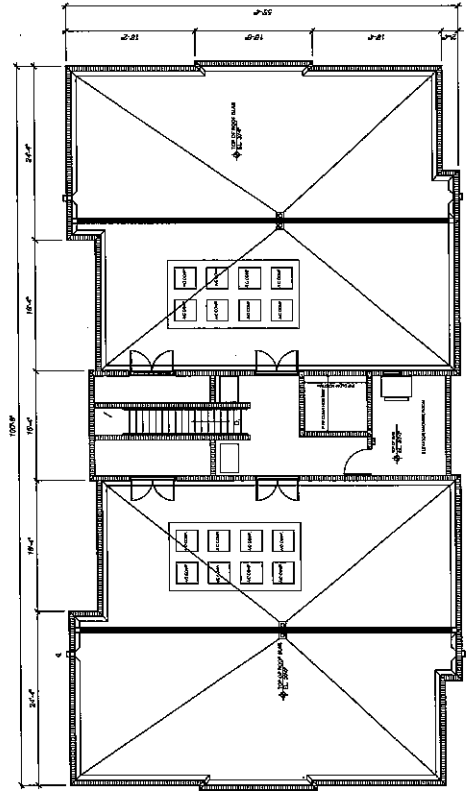
7 ALUMINUM FENCE DETAIL
 SCALE: N.T.S.

8 MASONRY PIER DETAIL
 SCALE: N.T.S.

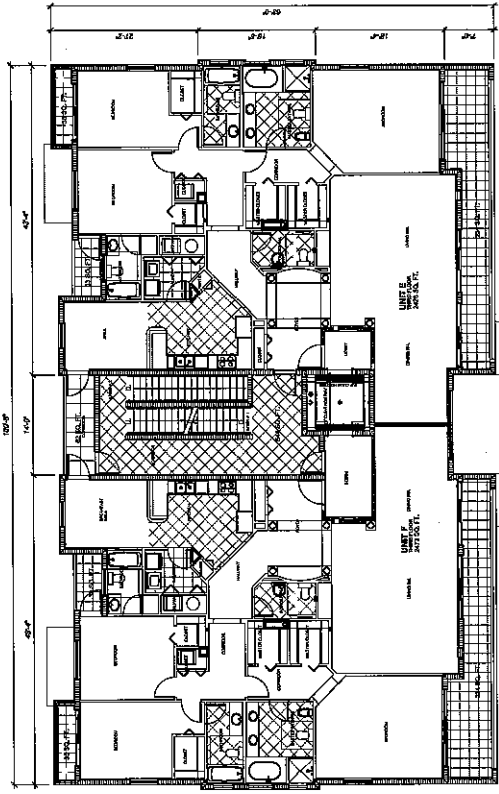
9 POOL FENCE ELEVATION
 SCALE: N.T.S.

10 DIRECTIONAL/ INFO SINGAGE
 SCALE: N.T.S.

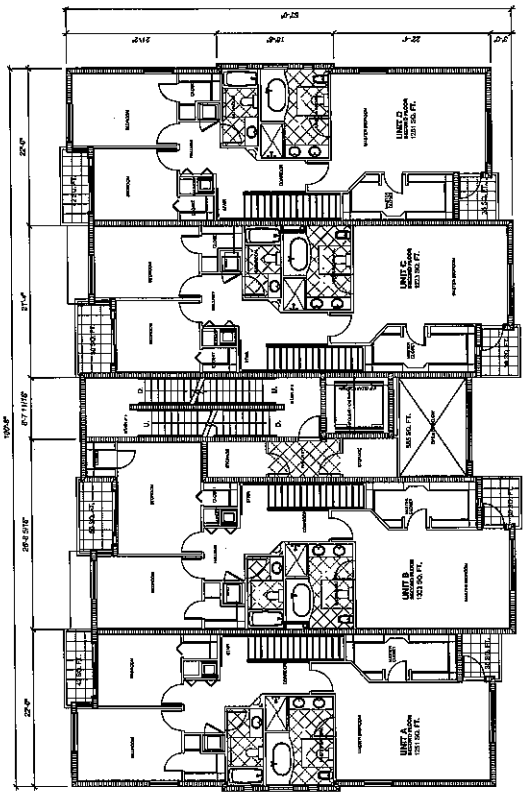
11 PRIVACY WALL
 SCALE: 3/8" = 1'-0"



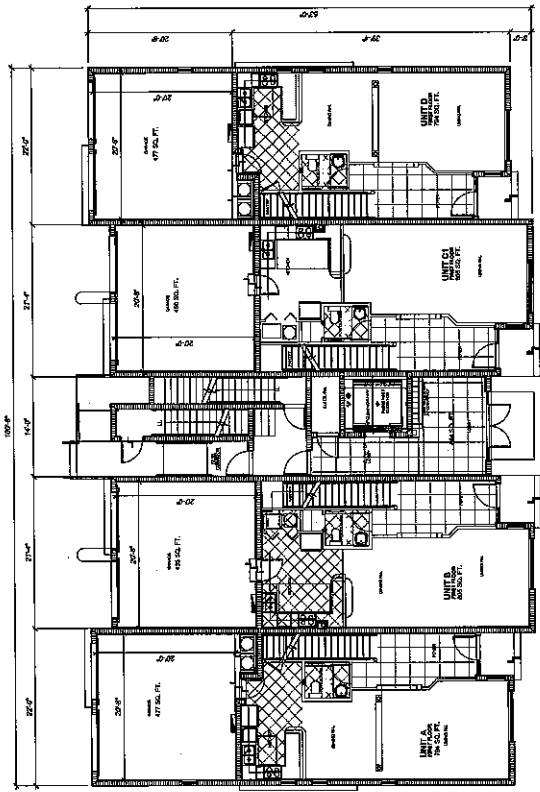
Roof Plan



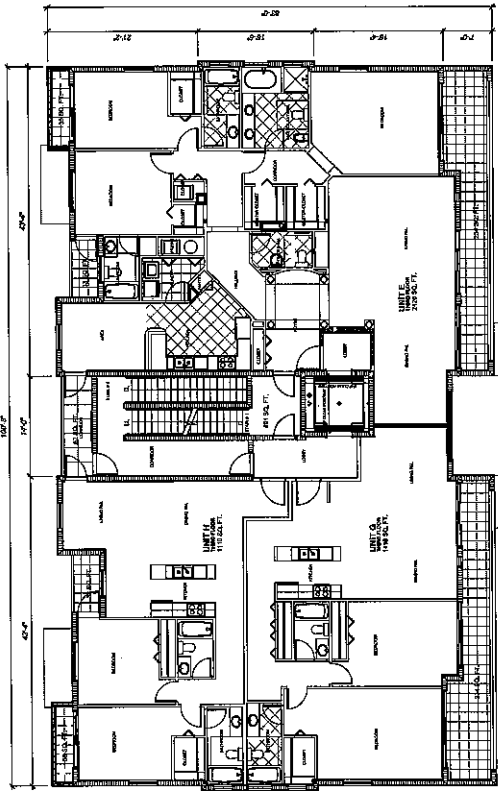
3rd Floor Plan



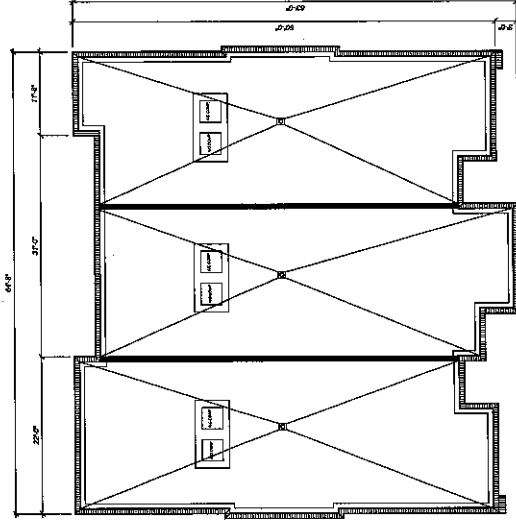
2nd Floor Plan



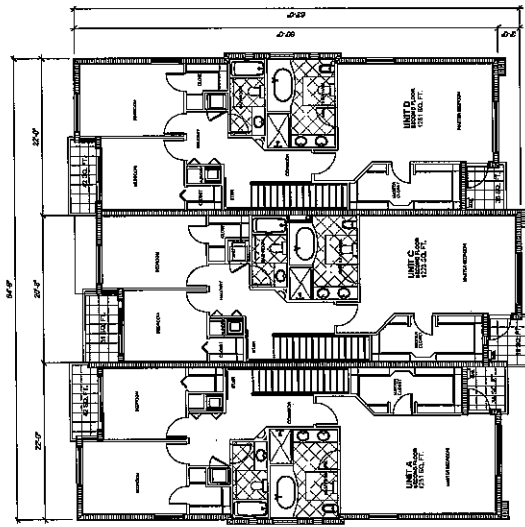
1st Floor Plan



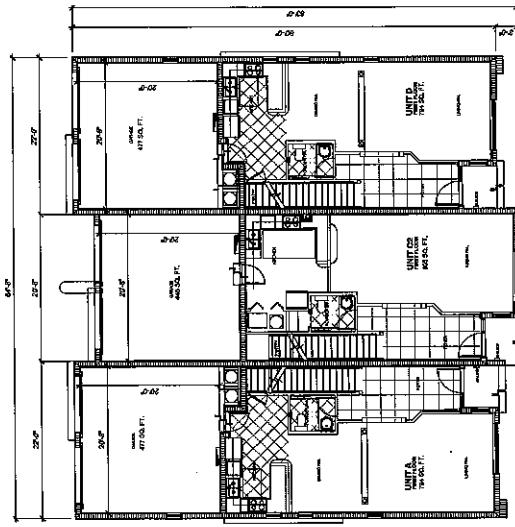
3rd Floor Plan (BLDG Type 3) - one building only



Roof Plan (BLDG Type 2)



2nd Floor Plan (BLDG Type 2)



1st Floor Plan (BLDG Type 2)

	Owner	B & H Dania Beach, LLC 2859 NE 101 Street, PH 2 Aventura, FL 33160	Architect	DANAR GROUP, INC - OLIVIER DAMMI, AIA ARCHITECTURE & PLANNING Dania Beach, Florida 33141 TEL: 754-227-7822 EMAIL: danargroup@bhd.com	Project	Aqua Bella Townhouses	Title	Floor Plans Building Type 2 & 3	Address	4550 SW 32nd Avenue Dania Beach, FL 33312 - Lots 2-11, Block 1	Date	05.15.2014	Scale	1/8"=1'-0"	Sheet No.	A201
	<p>ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.</p>															



EAST ELEVATION (WATERWAY)



WEST ELEVATION (ORANGE DRIVE)




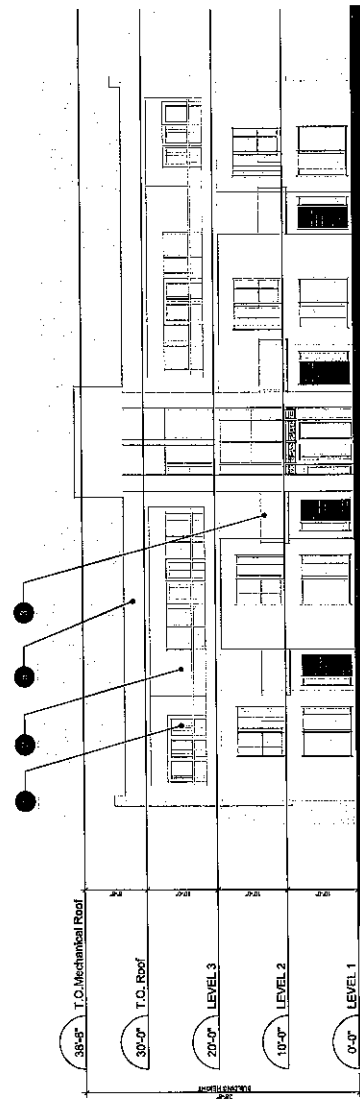
SOUTH ELEVATION



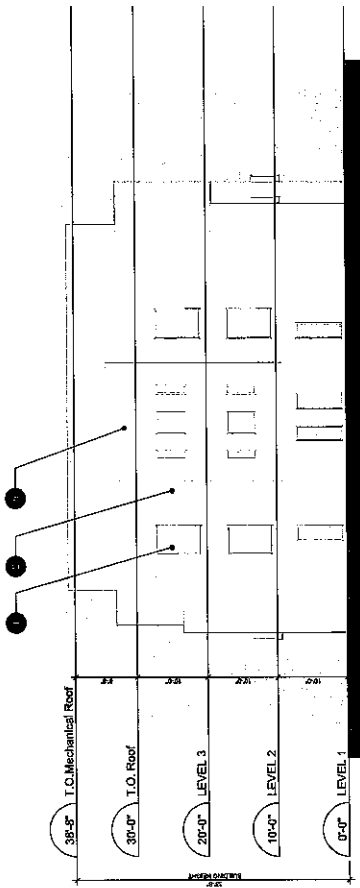
NORTH ELEVATION

DANAN GROUP, INC.
REGISTERED ARCHITECTS

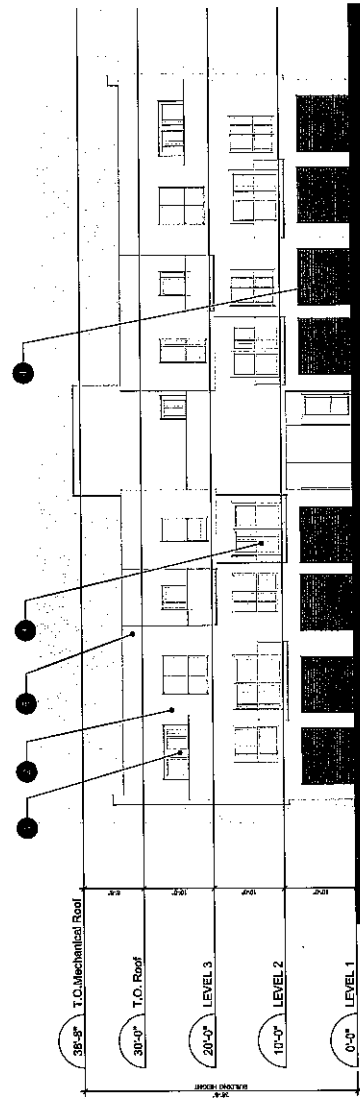
	Owner B & H Dania Beach, LLC 2819 NE 1st Street, PH 2 Aventura, FL 33160	Architect DANAN GROUP, INC. - OLIVIER DANAN, AIA ARCHITECTURE + PLANNING 4650 SW 32nd Avenue, Suite 301 Dania Beach, FL 33312 Tel: 754.927.2486 Email: danan@danangroup.com	Project Aqua Bella Townhouses	Title Elevations - Entire Site	Address 4650 SW 32nd Avenue Dania Beach, FL 33312 - Lots 2-11, Block 1	Date 05.15.2014	Scale 1" = 25'-0"	Sheet No. A300
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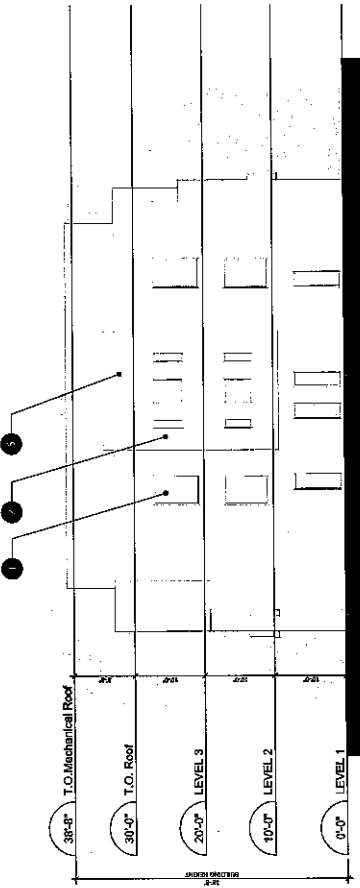
FRONT ELEVATION



SIDE 1 ELEVATION



REAR ELEVATION



SIDE 2 ELEVATION



Owner
 B & H Dania Beach, LLC
 2599 NE 81st Street, PH 2
 Aventura, FL 33180

Architect
 DANAM GROUP, INC. - OLIVER DANAN, AIA
 ARCHITECTURE + PLANNING
 3000 NE 13th Street, Suite 300
 Coral Gables, FL 33134
 Tel. 785.227.8166 Email: danamgroup@aol.com

Project
 Elevations - Building Type 1 & 3

Title
 Elevations - Building Type 1 & 3

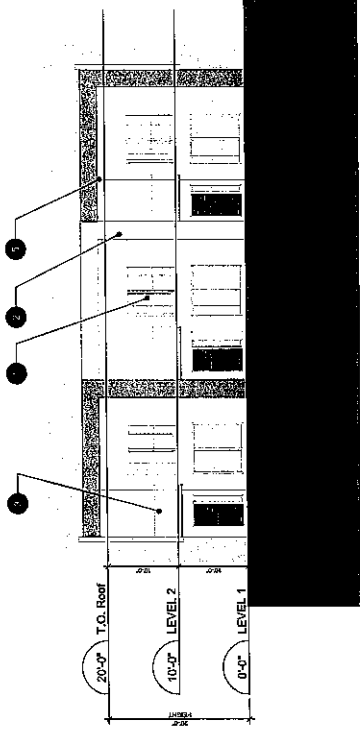
Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date 05.15.2014
Scale 1/8" = 1'-0"
Sheet No. A301

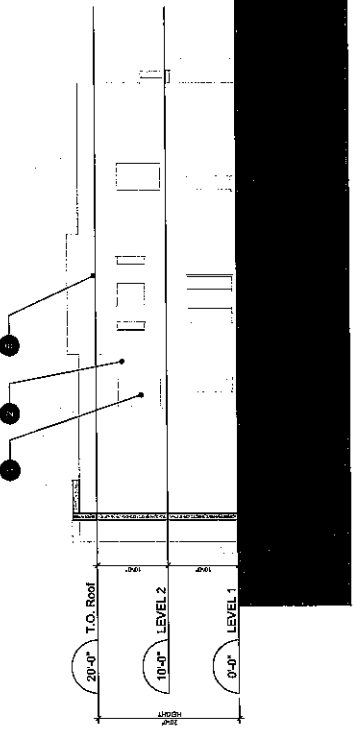
- 1. Window and Glass Details
- 2. Wall and Mechanical Details
- 3. Floor and Ceiling Details
- 4. Stair and Mechanical Details
- 5. Roof and Mechanical Details

DATE PLOTTED: 05/15/2014
 PLOT SCALE: 1/8" = 1'-0"

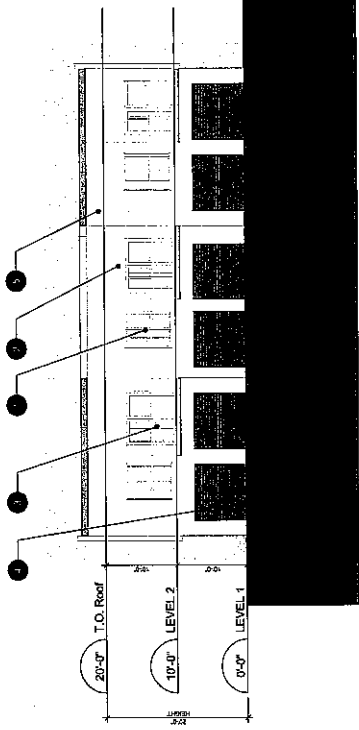
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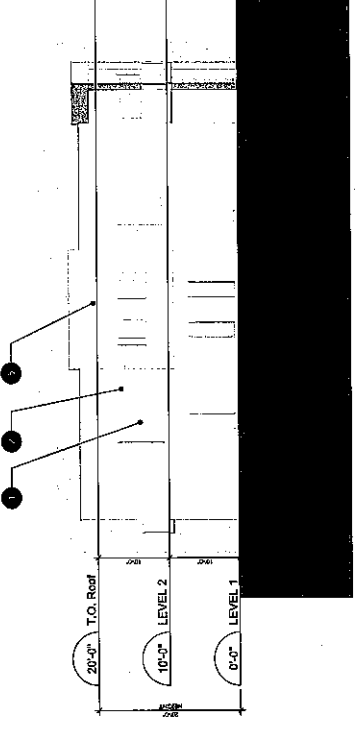
FRONT ELEVATION



SIDE 1 ELEVATION



REAR ELEVATION



SIDE 2 ELEVATION



Owner
 B & H Dania Beach, LLC
 200 NE 85th Street PH2
 Arlington, FL 33190

Architect
 DANIAN COSGROVE INC. - OLIVER DANIAN, AIA
 ARCHITECTURE & PLANNING
 500 Parkway Drive, Suite 1000
 Fort Lauderdale, FL 33304
 Tel: 954.227.2424 Email: danian@danian.com

Project
 Aqua Bella Townhouses

Title
 Elevations - Building Type 2

Address
 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Date 05.15.2014
Scale 1/8" = 1'-0"
Sheet No. A302

DANIAN COSGROVE, AIA
 REGISTERED ARCHITECT



OLIVER DANNAI, INC.
ARCHITECTURE + PLANNING

Sheet No. A600
Date 05.15.2014
Scale NTS

Address
4560 SW 32nd Avenue
Dania Beach, FL 33312 - Lots 2-11, Block 1

Title
3D View

Project
Aqua Bella Townhouses

Architect
DANNAI GROUP, INC. • OLIVER DANNAI, AIA
ARCHITECTURE + PLANNING
3300 NE 13th Street, Suite 301
Coral Gables, FL 33134
Tel: 754.277.6448 Email: oliver@dannaigroup.com

Owner
B & H Dania Beach, LLC
2989 NE 91 Street, PH 2
Aventura, FL 33180





STATE OF FLORIDA
REGISTERED PROFESSIONAL ARCHITECT

Date: 05.15.2014 Scale: NTS Sheet No.: A601

Address: 4550 SW 32nd Avenue
Dania Beach, FL 33312 - Lots 2-11, Block 1

Title: 3D View

Project: Aqua Bella Townhouses

Architect: DAMAN GROUP, INC. - OLIVER DAMAN, AIA
ARCHITECTURE + PLANNING
5200 Palmetto Drive, Suite 4033
Dania Beach, FL 33312
Tel: 954.227.2442 Email: dan@damangroup.com

Owner: B & H Dania Beach, LLC
2819 NE 93rd Street, PH2
Aventura, FL 33160






DATE PLOTTED: 05/15/2014
 PROJECT: AQUA BELLA TOWNHOUSES

Date	Scale	Sheet No.
05.15.2014	NTS	A602

Address	Title
4550 SW 32nd Avenue Dania Beach, FL 33312 - Lots 2-11, Block 1	3D View

Project	Architect
Aqua Bella Townhouses	PARAGON GROUP, INC. • OLIVER DAMIAN, AIA 350 SW 17th Street, Suite 103 Doral, FL 33126 Tel: 754-227-9941, Fax: 754-227-9942, Email: info@paragonaia.com

Owner
B & H Dania Beach, LLC 2580 NE 8th Street, PH 2 Ft. Lauderdale, FL 33304





DANIEL DANAN, AIA
REGISTERED ARCHITECT

Date: 05.15.2014 Scale: NTS Sheet No.: A603

Address: 4550 SW 32nd Avenue
Dania Beach, FL 33312 - Lots 2-11, Block 1

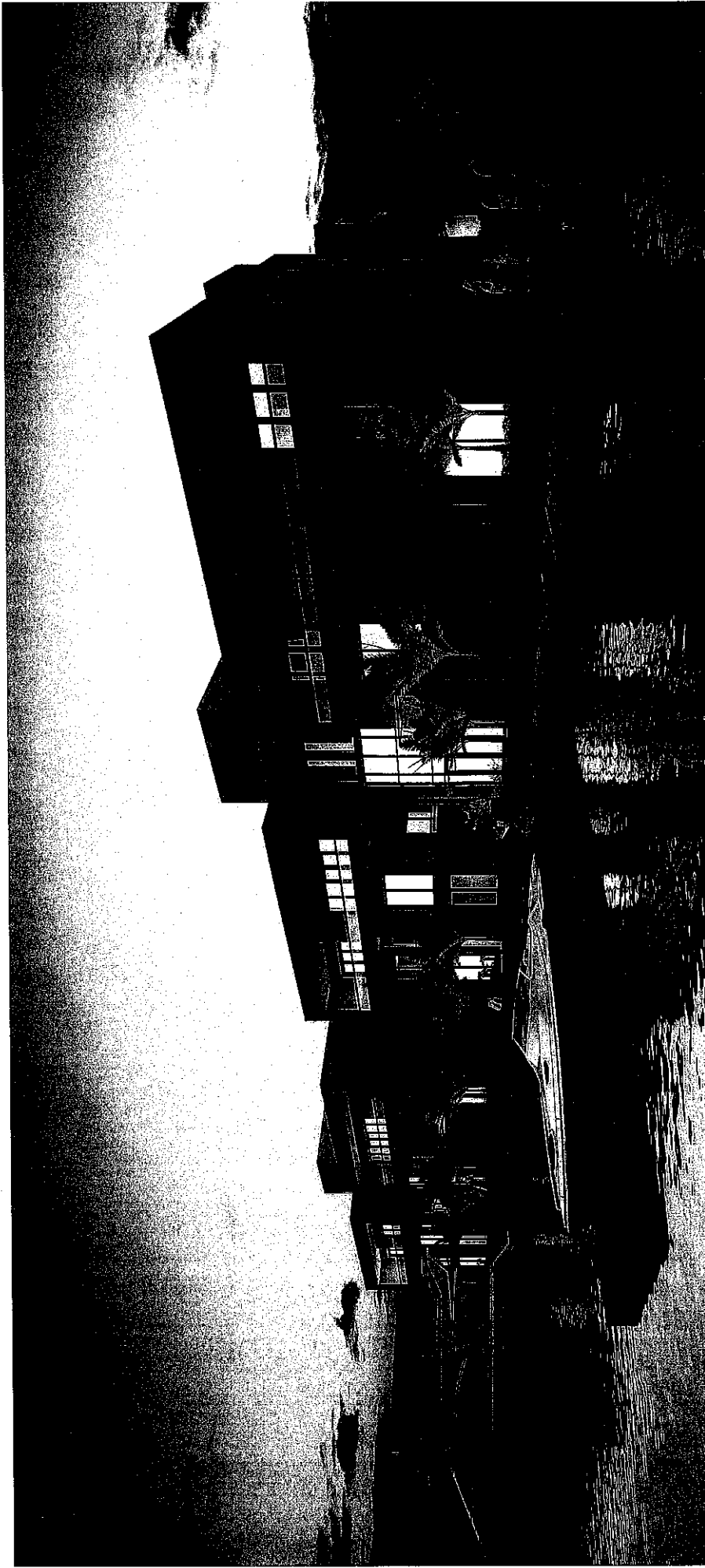
Title: 3D View

Project: Aqua Bella Townhouses

Architect: DANAN GROUP, INC. • OLIVER DANAN, AIA
ARCHITECTURE + PLANNING
4550 SW 32nd Avenue
Dania Beach, FL 33312
Tel: 754.277.2142 Email: danan@danangroup.com

Owner: B & H Dania Beach, LLC
2569 NE 191 Street, PH 2
Aventura, FL 33160





DANIEL LAMON, INC.
ARCHITECTURE

Date: 05.15.2014
Scale: NTS
Sheet No.: A604

Address: 4550 SW 32nd Avenue
Danla Beach, FL 33312 - Lots 2-11, Block 1

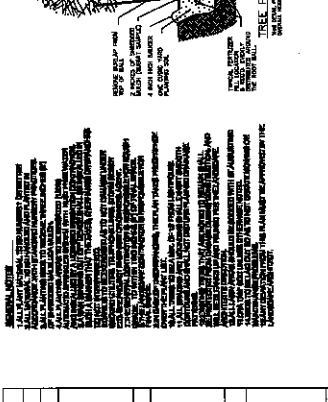
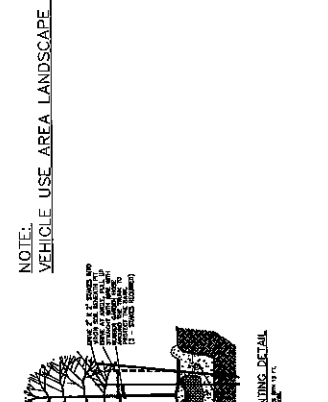
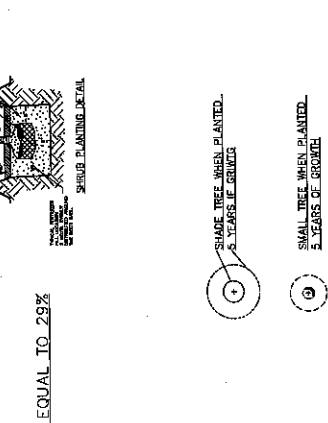
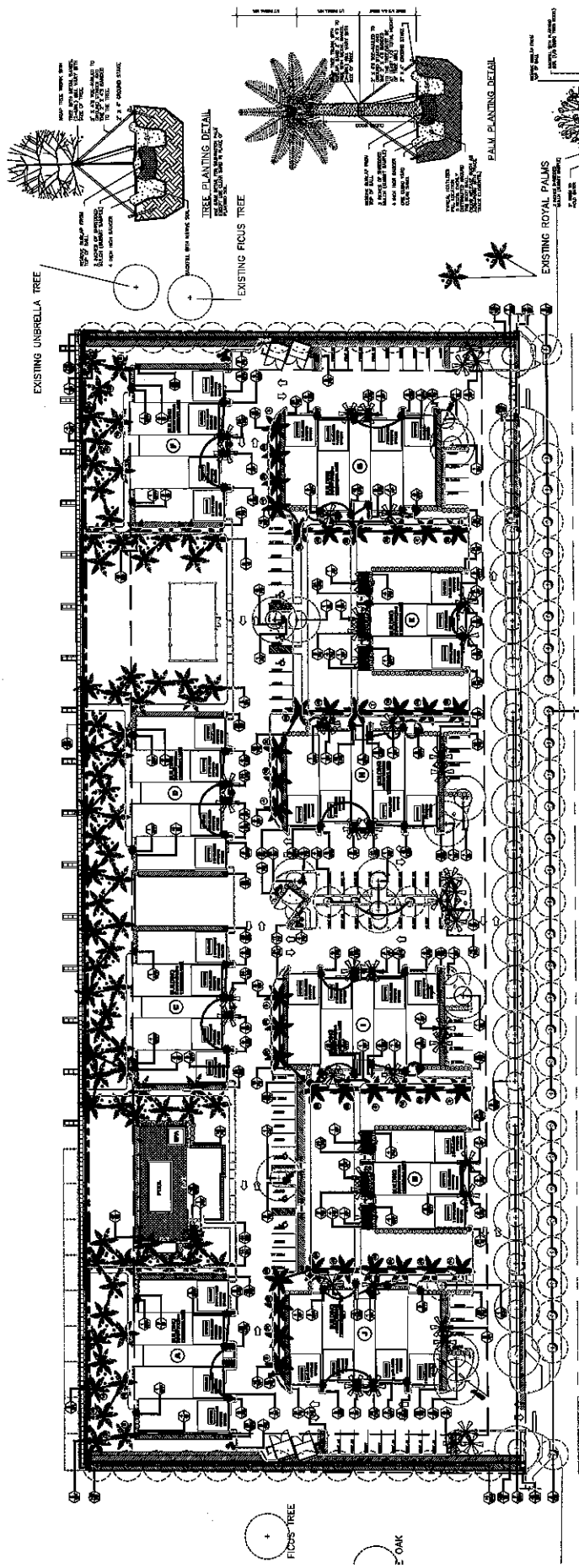
Title: 3D View

Project: Aqua Bella Townhouses

Architect: DANAN GROUP, INC. - OLIVER DANAN, AIA
ARCHITECTURE + PLANNING
10000 SW 10th Street, Suite 204
Danla Beach, Florida 33411
Tel: 754.277.5462 Email: danan@danan.com

Owner: B & H Danla Beach, LLC
2959 NE 91 Street, PH 2
Aventura, FL 33180





LEGEND

No.	Tree Name	Common Name	Size
TREES			
14	Bursera	Desert Ironwood	10'-12' x 4" DBH
15	Casearia	Casearia	10'-12' x 4" DBH
16	Casearia	Casearia	10'-12' x 4" DBH
17	Casearia	Casearia	10'-12' x 4" DBH
18	Casearia	Casearia	10'-12' x 4" DBH
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98	Casearia	Casearia	10'-12' x 4" DBH
99	Casearia	Casearia	10'-12' x 4" DBH
100	Casearia	Casearia	10'-12' x 4" DBH

NOTE: EXISTING ROYAL PALMS AND COCONUT PALMS INDICATES TREES TO BE RELOCATED WHICH IS ON SITE. SEE TREE EVALUATIONS FOR SIZE AND SPECIES. ALL OTHER EXISTING TREES WILL BE PAID FOR AS MITIGATION.

MIR Douglas M. North Architecture
 1312 N. E. 8th Ave.
 Fort Lauderdale, FL 33304
 Phone (954) 469-4571

North

Scale 1"=30'-0"
Date 05.15.2014
Sheet No. L1.0

Address 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

Title Landscape Plan

Project Aqua Bella Townhouses

Architect DANAH GROUP, INC. - OLIVER DANAH, AIA
 ARCHITECTURE + PLANNING
 10000 W. Broward Blvd., Suite 200
 Fort Lauderdale, FL 33315

Owner B & H Dania Beach, LLC
 200 NE 1st Street, PH 2
 Fort Lauderdale, FL 33301

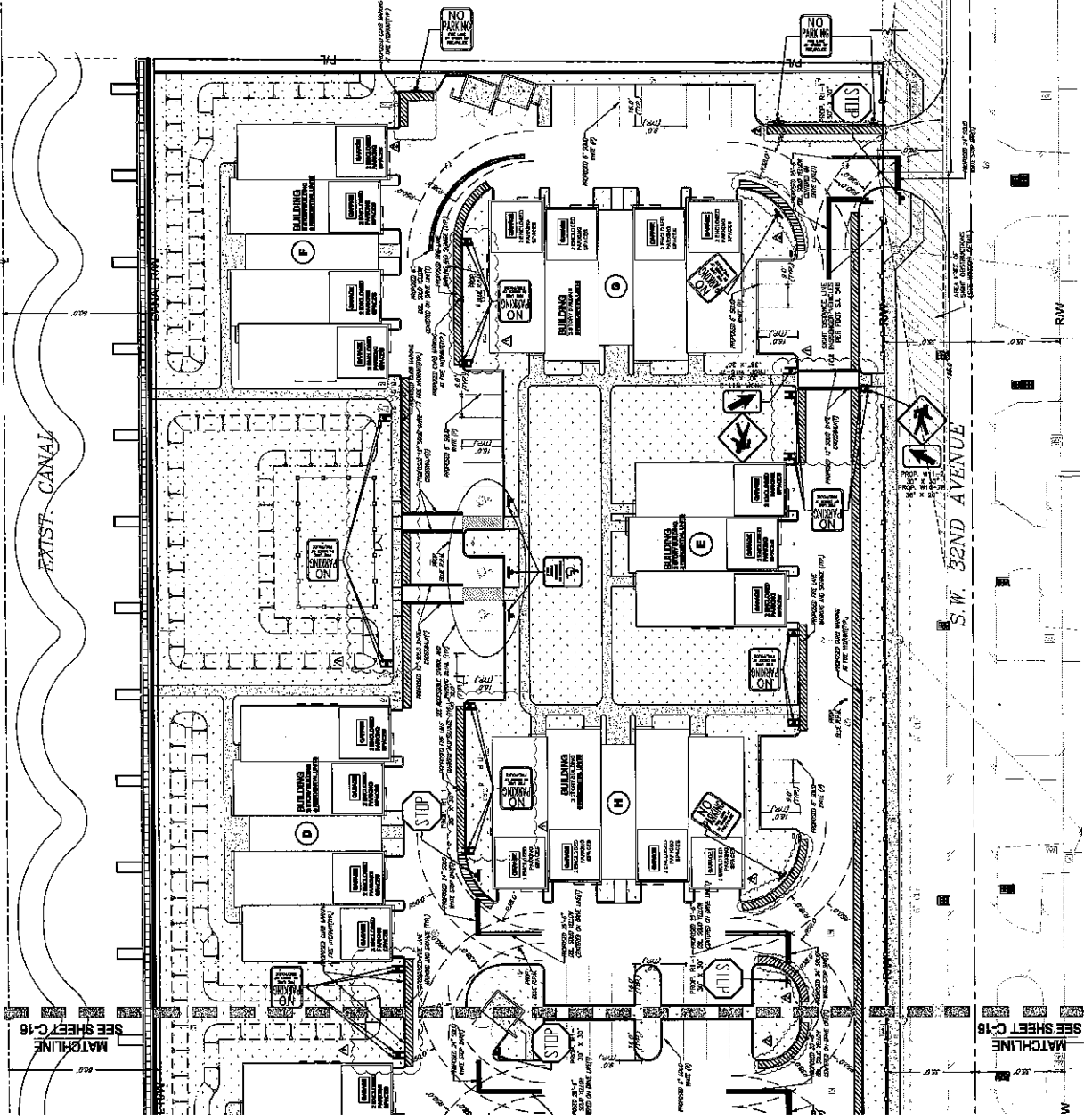
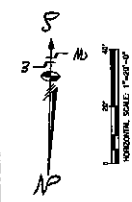
Schwabke Shubin & Associates, Inc.
 CIVIL ENGINEERS
 1400 CORPORATE PKY
 MIAMI, FL 33156-7919
 TEL: (305) 553-7919
 FAX: (305) 553-7919

NO.	REVISIONS	DATE	BY	APPROVED
1	ISSUE FOR PERMITS	12/15/07	JCS	JCS
2	REVISED PER COMMENTS	12/15/07	JCS	JCS
3	REVISED PER COMMENTS	12/15/07	JCS	JCS
4	REVISED PER COMMENTS	12/15/07	JCS	JCS
5	REVISED PER COMMENTS	12/15/07	JCS	JCS
6	REVISED PER COMMENTS	12/15/07	JCS	JCS
7	REVISED PER COMMENTS	12/15/07	JCS	JCS
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19	REVISED PER COMMENTS	12/15/07	JCS	JCS
20	REVISED PER COMMENTS	12/15/07	JCS	JCS

Agua Bella Townhomes & Penthouses
 PAVEMENT MARKINGS & SIGNAGE PLAN
 CITY OF DANIA BEACH, FLORIDA, SEC. 30-60-42

Drawn By: JCS Date: 12/15/07
 Checked By: JCS Date: 12/15/07
 Project No: 070308 PM, Dan Beach
 Drawing Title: PAVEMENT MARKINGS & SIGNAGE PLAN
 Scale: AS SHOWN

DATE: 12/15/07
 SHEET NO: B-1851
 DWG. NO: C-17
 OF: C-10



SEE SHEET C-16
 MATCHLINE

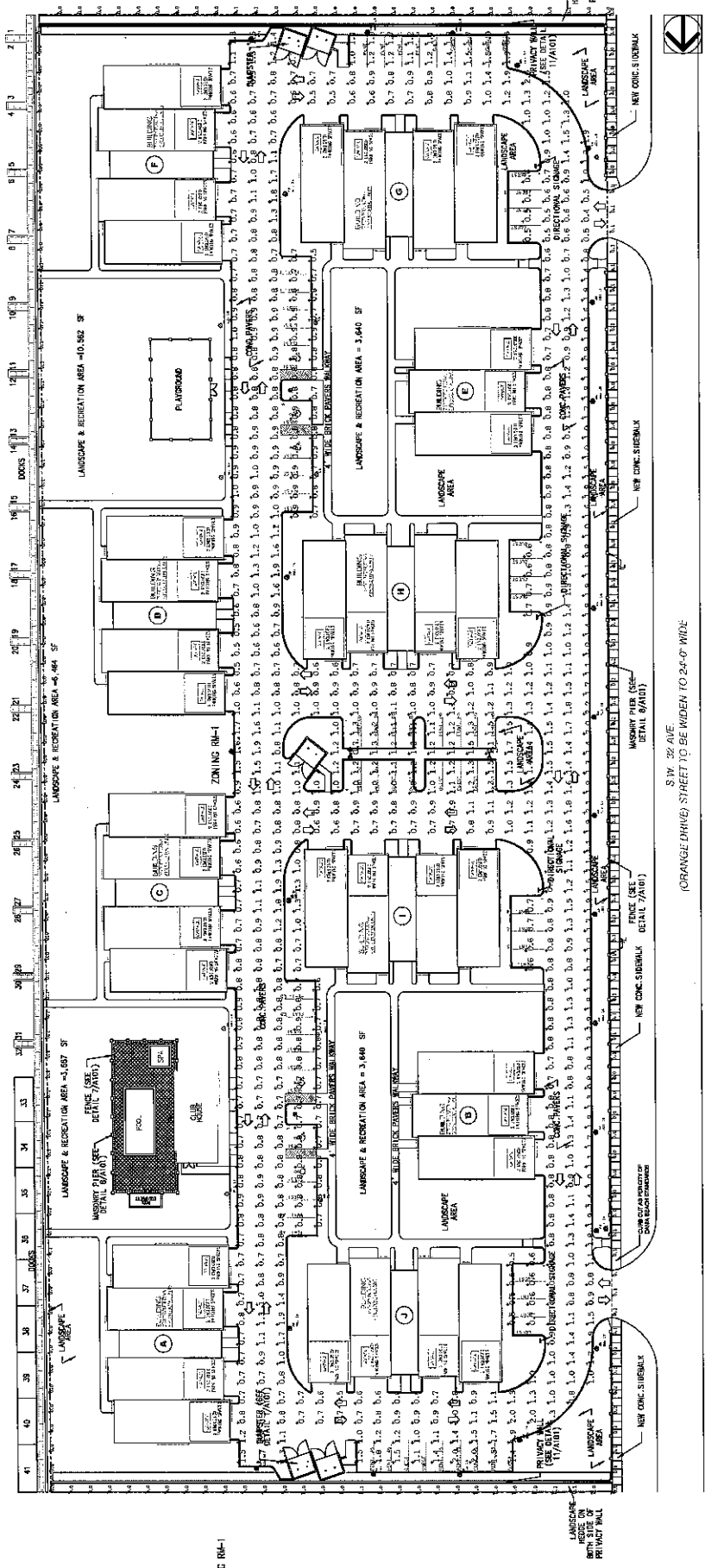
SEE SHEET C-18
 MATCHLINE

Item	Qty	Unit	Description	Material	LLD	LLF	Unit Price	Quantity	Total Price
1	1	EA	CONCRETE PIER (SEE DETAIL 7A(1))	CONCRETE	1000	1.000	400	1	400
2	1	EA	CONCRETE PIER (SEE DETAIL 7A(2))	CONCRETE	1000	1.000	400	1	400
3	1	EA	CONCRETE PIER (SEE DETAIL 7A(3))	CONCRETE	1000	1.000	400	1	400
4	1	EA	CONCRETE PIER (SEE DETAIL 7A(4))	CONCRETE	1000	1.000	400	1	400
5	1	EA	CONCRETE PIER (SEE DETAIL 7A(5))	CONCRETE	1000	1.000	400	1	400

Item	Qty	Unit	Description	Material	LLD	LLF	Unit Price	Quantity	Total Price
6	1	EA	CONCRETE PIER (SEE DETAIL 7A(6))	CONCRETE	1000	1.000	400	1	400
7	1	EA	CONCRETE PIER (SEE DETAIL 7A(7))	CONCRETE	1000	1.000	400	1	400
8	1	EA	CONCRETE PIER (SEE DETAIL 7A(8))	CONCRETE	1000	1.000	400	1	400
9	1	EA	CONCRETE PIER (SEE DETAIL 7A(9))	CONCRETE	1000	1.000	400	1	400
10	1	EA	CONCRETE PIER (SEE DETAIL 7A(10))	CONCRETE	1000	1.000	400	1	400

PROPOSED LINER DUCK (4' WIDE X 10' LONG) 13x

PROPOSED LINER DUCK (5' WIDE X 750' LONG)



NORTH

S.W. 32nd AVE
(ORANGE DRIVE) STREET TO BE WIDEN TO 24'-0" WIDE

INTEGRAL ENGINEERS
 LICENSED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12500
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 Tel: 754.222.2400
 Fax: 754.222.2402
 Email: info@integraleng.com

FOR DRG REVIEW NOT FOR CONSTRUCTION

Date: 01-02-2014
 Scale: 1"=25'-0"

Sheet No.: E-100

Address: 4550 SW 32nd Avenue
 Dania Beach, FL 33312 - Lots 2-11, Block 1

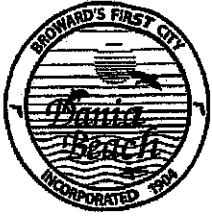
Title: Site Lighting/Photometric Plan

Project: Acqua Bella Townhouses

Architect: DAMAN GROUP, INC. - OLIVER DAMAN, AIA
 1300 S.W. 10th St., Suite 100
 Dania Beach, Florida 33304
 Tel: 754.222.2400
 Email: info@damangroup.com

Owner: B & H Dania Beach, LLC
 2899 NE 1st Street PH 2
 Aventura, FL 33160





City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
Land Use Amendment
Plat
Rezoning
Site Plan
Special Exception
Variance
Other:

Date Rec'd: 1/22/14

Petition No.: SP-011-14

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.

Location Address: 4430 SW 32nd AVENUE, DANIA BEACH, FL 33312

Lot(s): 2-11 Block: 1 Subdivision:

Recorded Plat Name: "CANAL GROVES"

Folio Number(s): 5042 30 01 0020 Legal Description: LOT 2 THRU 11 IN BLOCK 1 OF CANAL ROAD ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 3.

Applicant/Consultant/Legal Representative (circle one) EVAL LEVY / MGR.

Address of Applicant: 2999 NE 191st STREET, PH2, AVENTURA, FL 331

Business Telephone: (305) 933-4646 Home: Fax: (954) 615-1112

E-mail address: DANANGROUPE@GMAIL.COM, robyn@skydevelopment.com

Name of Property Owner: OFER BEN SHOSHAN

Address of Property Owner: 5331 SW 38th WAY, FORT LAUDERDALE, FL 33312

Business Telephone: (305) 933-4646 Home: Fax: (954) 615-1112

Explanation of Request: RESIDENTIAL DEVELOPMENT OF 11 BLDGS. W. 55 RESIDENTIAL UNITS For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: N/A Gross Acreage: 27,500 36 FT. Prop. Square Footage: 150,983 SQ. FT.

Existing Use: RM-1 Proposed Use: SAME - RM-1

Is property owned individually, by a corporation, association, or a joint venture? CORPORATION

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: *Offer Ben Shoshan*
(Owner / Agent signature*)

BEFORE ME THIS 31ST DAY OF DECEMBER, 2013

By:

OFFER BEN SHOSHAN
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 
(Signature of Notary Public - State of FLORIDA)

Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.**

EXHIBIT A

Legal Description:

LOT 2 THRU 11, IN BLOCK 1, OF CANAL GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT B

APPRAISAL ● REPORT
OF
A VACANT WATERFRONT SITE
OF 4.99 ACRES OF MULTI-FAMILY ZONED LAND
LOCATED AT
4430 SW 32ND AVENUE
DANIA BEACH, FLORIDA 33312

AS OF



PREPARED FOR
B AND H DANIA BEACH, LLC
2999 NE 191ST STREET, PH 2
AVENTURA, FL 33180

PREPARED BY
BONDARENKO ASSOCIATES, INC.
201 S GOLF BLVD., SUITE NO. 2007
POMPANO BEACH, FL 33064

BONDARENKO ASSOCIATES, INC.

201 S. Golf Blvd., Suite 2007
Pompano Beach, Florida 33064

(954) 942-3353
fax (954) 942-8471
hankapr@comcast.net

May 26, 2014

B and H Dania Beach, LLC
2999 NE 191st Street, PH 2
Aventura, Florida 33180

Re: A Vacant 4.99 Acre waterfront Multifamily site
4430 SW 32nd Ave., Dania Beach, FL 33312

Gentlemen:

At your request, we have prepared a summary appraisal report for the above referenced property. The purpose of this appraisal is to estimate the market value of the subject property's fee simple interest. This appraisal is intended for the use of the client and the client's advisors for asset management of the site.

The accompanying report of a real estate appraisal has been completed in accordance with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable Federal regulations.

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal.

We certify that we have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions, located within this report, which constitutes an agreement with these conditions and assumptions.

May 26, 2014

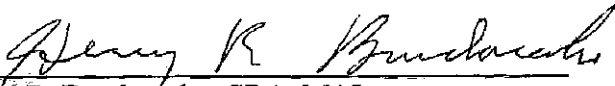
Page 2

In my opinion, the value of the subject property, as of May 21, 2014 was as follows:

Value Conclusion _____ \$ 2,000,000

Further, we estimate the market exposure period necessary for the subject to have achieved this value to be ten months to a year.

Respectfully submitted,
Bondarenko Associates, Inc.



Henry R. Bondarenko, SRA, MAI
Cert Gen RZ 508

Summary of Salient Facts

Subject Property: A vacant waterfront site zoned RM-1, Multiple-Family (16 du/ac), 4.99 Acre.

Property Overview: Site Size: 4.99 Acres,
Building Size: None
Property Type: Vacant Water front canal, leads to the Atlantic Ocean, Platted.

Interest Appraised: This appraisal considers the subject's fee simple interest.

Highest and Best Use Land As Vacant: Future townhouse development.

Highest and Best Use As Improved: Future townhouse development.

Sales Comparison Approach: \$2,000,000

Reconciled Value: \$2,000,000 **Effective Date:** May 21, 2014

Effective Date of Value : May 21, 2014

Extraordinary Assumptions: None

Hypothetical Conditions: None

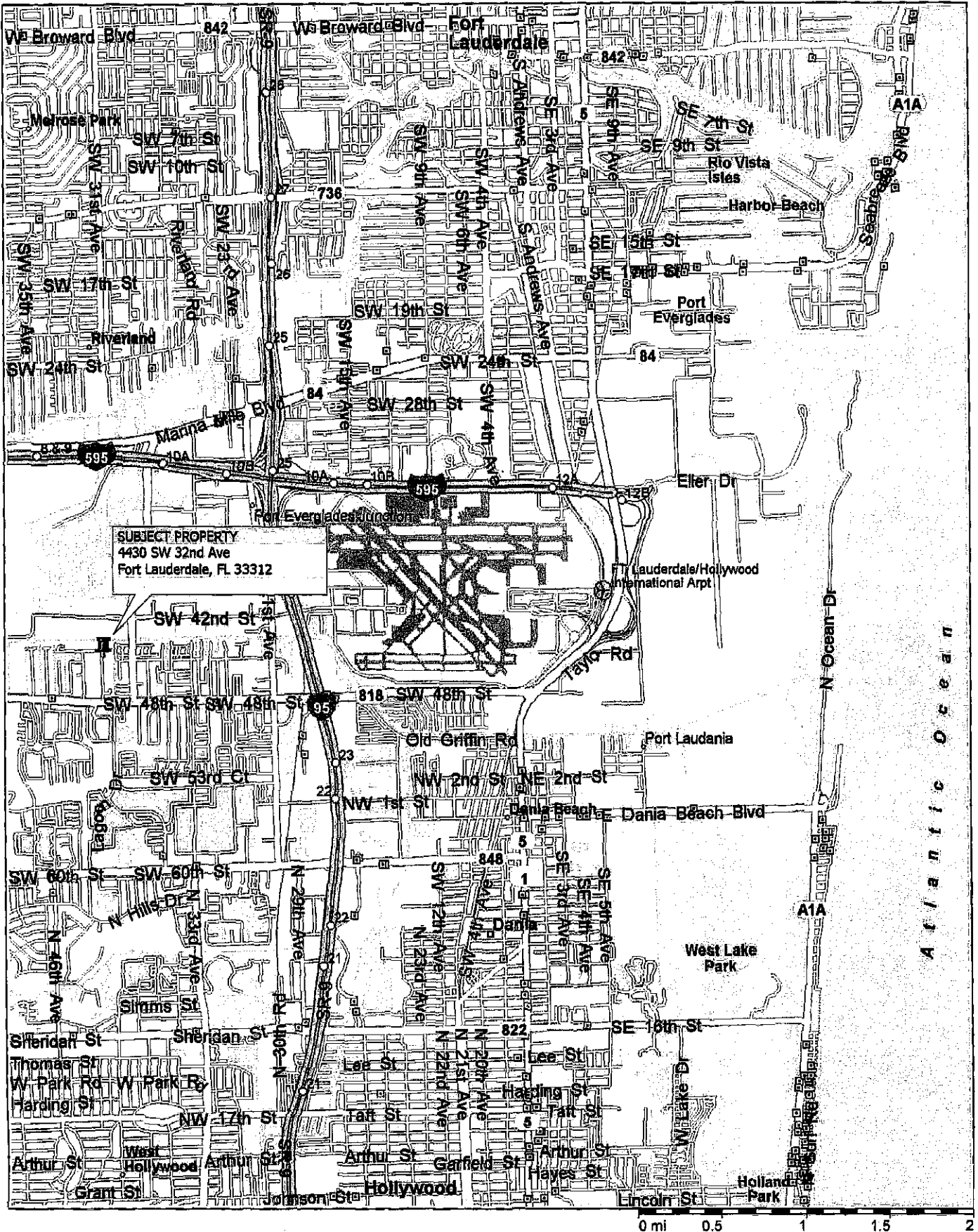
Legal Description : Lots 2 through 11 inclusive, Block1, Canal Groves, According to the plat thereof, as recorded in Plat Book 22, page 31, of the Public Records of Broward County, Florida.

County Future Land Use Plan: Medium Density (16) Residential

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SUBJECT PROPERTY LOCATION MAP



Copyright © and (P) 1998-2008 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
 Certain mapping and direction data © 2008 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2008 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2008 by Applied Geographic Systems. All rights reserved.

Appraisal Specifics

Appraisal Purpose

The purpose of this appraisal is to estimate the market value of the subject property.

Intended Use

The intended use of this appraisal is for asset management of the subject property.

Intended User(s)

This appraisal is intended for the use of the client and the clients advisors.

Market Value Definition

The definition of "Market Value", as defined by the Office of the Comptroller of Currency (OCC) under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions, the Board of Governors of the Federal Reserve System (FRS) and the Federal Deposit Insurance Corporation in compliance with Title XI of FIRREA, as well as by the Uniform Standards of Appraisal Practice as promulgated by the Appraisal Foundation, is as follows.

Market value means 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,

1. Buyer and seller are typically motivated;
2. Both parties are will informed or well advised, and acting in what they consider their 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.

The Type and Extent of Analysis: Cost Approach: In this case, the cost approach is not applicable or necessary for a credible appraisal and has not been developed.

Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.

Income Approach: In this case, the income approach is not applicable or necessary for a credible appraisal and has not been developed.

Three-Year Sale History: 9-20-2011 SWD-D \$3,750,000 48177/1524

9-20-2013 QCD-D \$2,250,000 11185695 (subject acquisition)

Current Listing/Pending Contracts:

None Noted.

Real Estate Taxes

2013 Land \$2,175,000 Market Value \$ 2,175,000

Taxes \$46,881.26

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraisers responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

The amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK

Appraisal & Report Type: This is a complete appraisal, summary report.

Property Identification and Inspection: The subject has been identified and inspected by the appraiser(s) as follows:
A complete exterior inspection of the subject was made, and photographs were taken.

Analysis of Physical Factors: All pertinent physical factors were analyzed. All pertinent physical factors were analyzed.

Analysis of Economic Factors: All pertinent economic factors were analyzed.

The Extent of Data Research: The appraiser(s) maintain a current and comprehensive database of land sales and listings for the Dania Beach market area in the form of on-line sales services. In addition to market data developed in the course of previous appraisal work and retained in the appraiser(s) work files, other sources of information include:

- Previous appraisals of this type.
- Property Appraisers Office On-Line.
- Loop-Net On-line.

Where warranted, market data has been confirmed by a party to the transaction, or other sources deemed reliable.

Property Description

SITE

Information Sources: Property Appraiser's office, plat book, personal inspection.

Total Site Size: 4.99 Acres

Usable Site Size: 4.99 Acres

Site Shape: Rectangular.

Road Frontage/Access: 750 feet, canal 750 feet x 290 feet deep, subject to a survey. There is a seawall at the canal frontage.

Site Topography: Generally level and even with the fronting avenue.

Utilities: All available.

Site Improvements: Fence along SW 32 Ave.

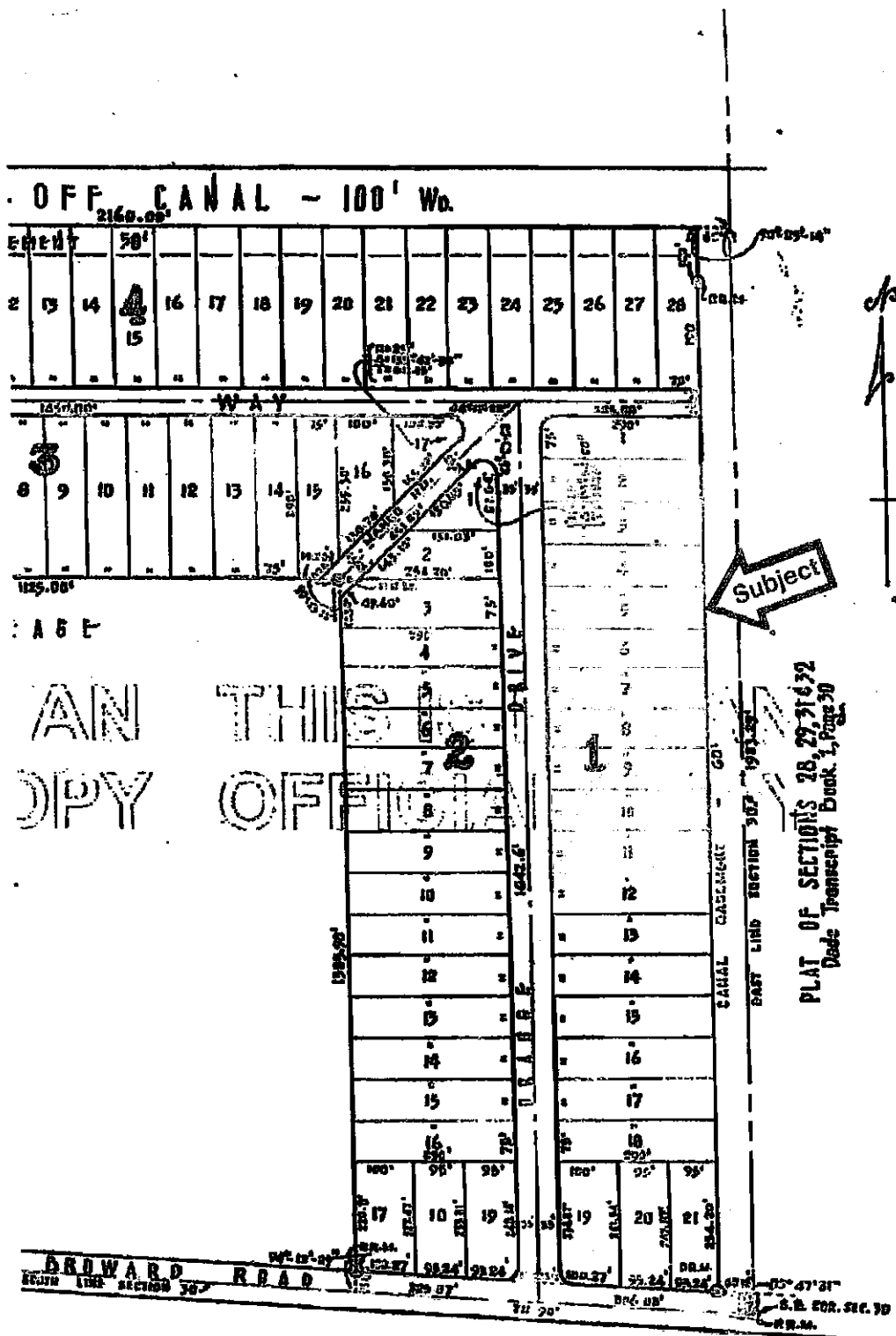
Flood Zone: AE, Flood insurance is required. Community panel No. 125093 0306F, dated August 18, 1992.

**Easements/
Encroachments:** None noted.

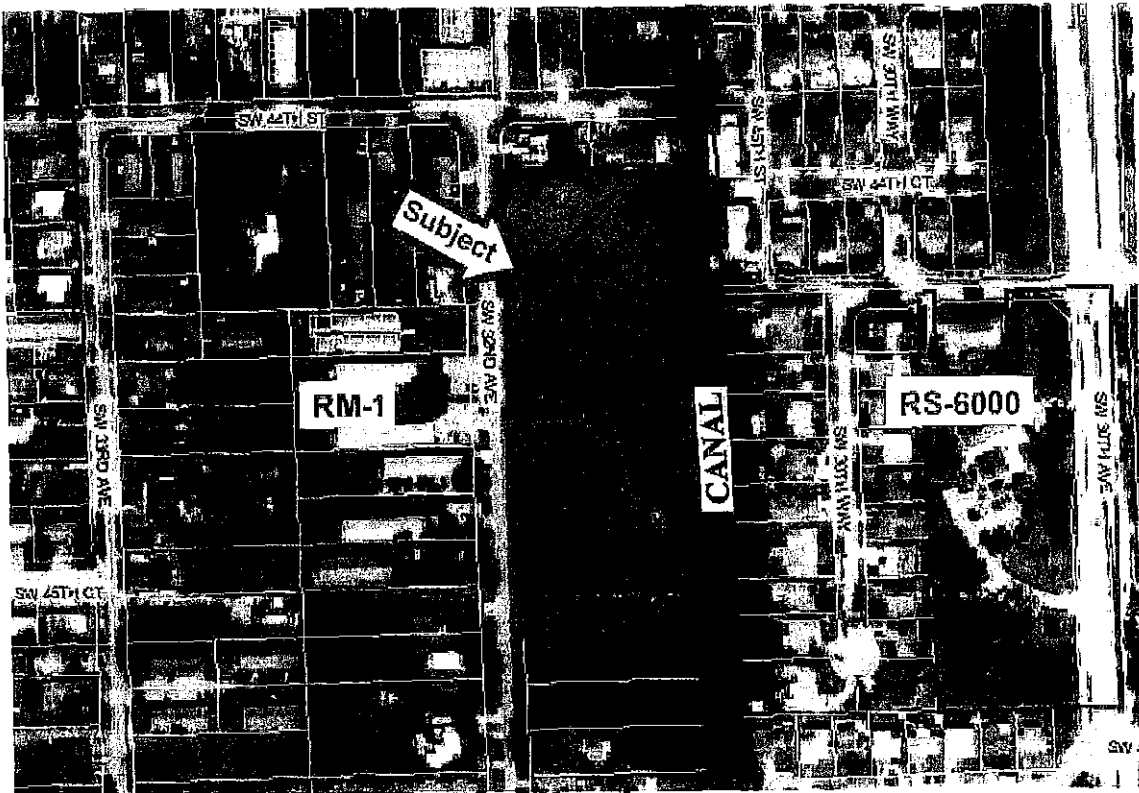
Zoning: RM-1, Multiple-Family residential district (16 du/ac). Type 1 homes, multifamily dwellings, single family detached dwellings, townhouses and two-family dwellings. Boat docks is a permitted accessory use.

The Broward County Future Land Use Plan Map date April 9, 2013, indicates that the subject site is designated for Medium (16) Residential, 16 units per acre. Based on the subject site size, a maximum total of 79 multifamily residences would be permitted on the subject site.

PLAT MAP



PLAT OF SECTIONS 28, 29, 31 & 32
Dade Transcript Book 1
Page 30.



SELECTED PROPERTY-FOLIO: 504230010020

2014 A



Google earth

1000
500



VIEW NORTH FROM SW CORNER OF SITE



VIEW EAST TOWARDS CANAL FROM ROAD



**VIEW EAST FROM SW 32 AVE.
SUBJECT PHOTOS**

P-1



**VIEW NORTH ALONG SW 32 AVE
FROM SOUTH END**



**VIEW SE AT SUBJECT FROM NEAR
NORTH END. CANAL IS AT THE
BUILDING LINE ON THE EAST SIDE OF THE CANAL**



**VIEW SOUTH ALONG SW 32 AVE.
FROM NEAR NORTH END OF SITE.**

VALUATION

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

- The Cost Approach
- The Income Approach
- The Sales Comparison Approach

The **Cost Approach** is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{ Depreciation} \\ + \text{ Land Value} \\ \hline = \text{ Value} \end{array}$$

The **Income Approach** converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounted process.

The **Sales Comparison Approach** compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

The appraisal process concludes with the **Final Reconciliation** of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others. This appraisal includes the following:

- **Cost Approach:** In this case, the cost approach is not applicable or necessary for a credible appraisal and has not been developed.
- **Sales Comparison Approach:** This approach is applicable, necessary and has been fully developed.
- **Income Approach:** In this case, the income approach is not applicable or necessary for a credible appraisal and has not been developed.

HIGHEST AND BEST USE

Highest and Best Use

Highest and best use may be defined as

the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.¹

- **Permissible Use.** What uses are permitted by zoning and other legal restrictions?
- **Possible Use.** To what use is the site physically adaptable?
- **Feasible Use.** Which possible and permissible use will produce any net return to the owner of the site?
- **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use As Vacant

Future townhouse development.

Highest and Best Use As Improved

Future townhouse development.

¹ *The Appraisal of Real Estate* 11th Edition, Page 297, Appraisal Institute

SALES COMPARISON APPROACH

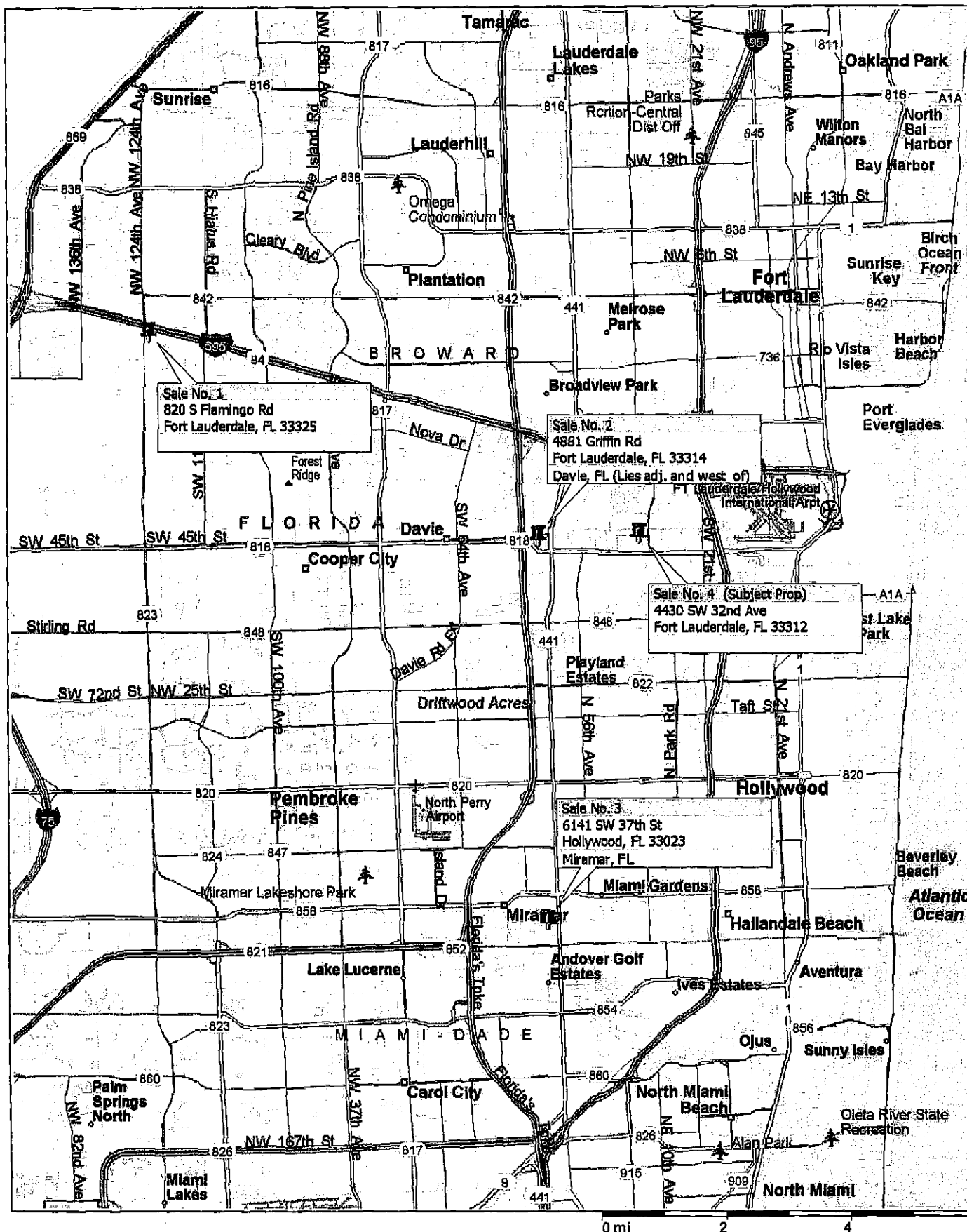
Sales Comparison Approach

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principals of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

1. The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
2. The most pertinent data is further analyzed and the quality of the transaction is determined.
3. The most meaningful unit of value for the subject property is determined.
4. Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
5. The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

We have researched and analyzed four comparables for this analysis. All sales have been researched through numerous sources, inspected and verified by a party to the transaction or other sources deemed reliable.

COMPARABLE SALE LOCATION MAP



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 Certain mapping and direction data © 2008 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen In Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2008 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2008 by Applied Geographic Systems. All rights reserved.



COMPARABLE SALE NO. 1

Site Address	820 S FLAMINGO ROAD, DAVIE	ID #	5040 12 44 0010
Property Owner	LENNAR FLAMINGO LLC	Millage	2412
Mailing Address	730 NW 107 AVE STE 300 MIAMI FL 33172	Use	00

Abbreviated Legal Description	DAVIS PLAT 155-46 B TRACT A
-------------------------------	-----------------------------

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

Property Assessment Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$582,830		\$582,830	\$582,830	
2013	\$582,830	\$37,770	\$620,600	\$620,600	\$14,339.01
2012	\$582,830	\$37,770	\$620,600	\$620,600	\$14,106.55

IMPORTANT: The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.

2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$582,830	\$582,830	\$582,830	\$582,830
Portability	0	0	0	0
Assessed/SOH	\$582,830	\$582,830	\$582,830	\$582,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$582,830	\$582,830	\$582,830	\$582,830

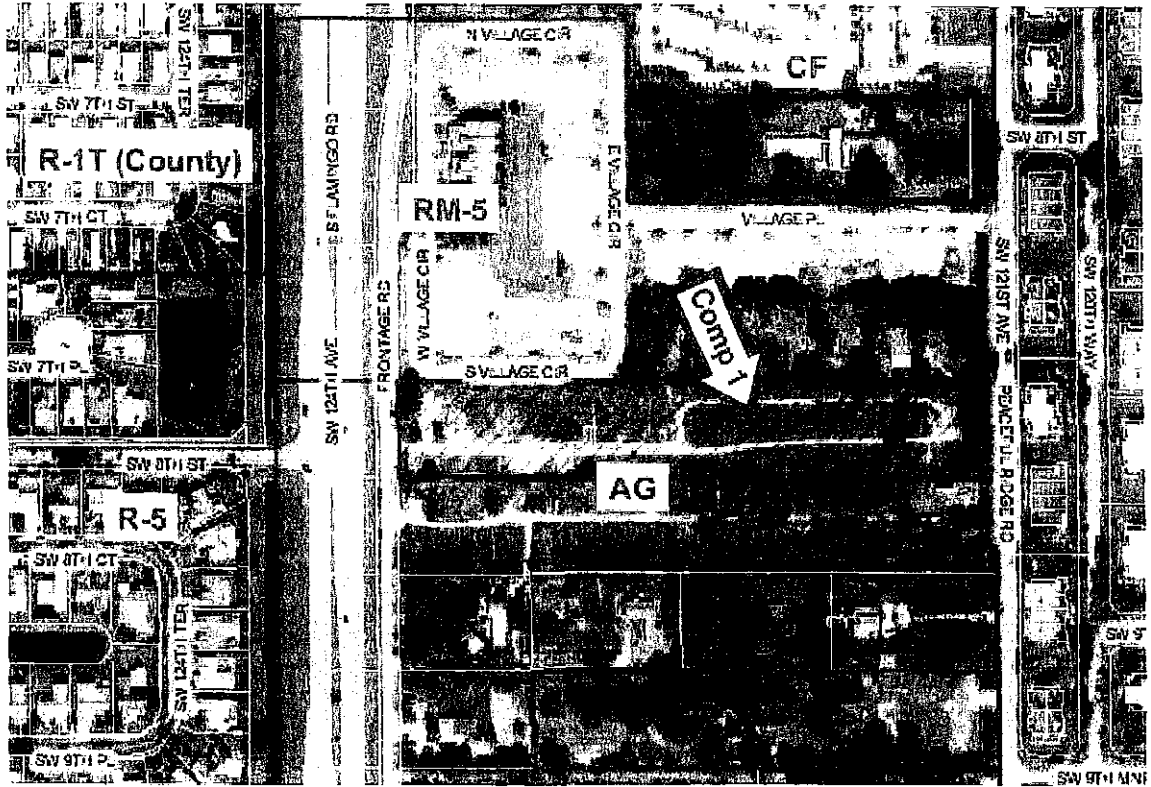
Sales History			
Date	Type	Price	Book/Page or CIN
12/13/2013	SWD-D	\$750,000	111999218
5/24/2012	CET-T	\$100	48810 / 1034
2/26/2007	WD-Q	\$1,760,000	43777 / 1102

Land Calculations		
Price	Factor	Type
\$130,680	4.46	AC
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	impr	Safe	Storm	Clean	Misc
24	D		B					
L			B					
1								

Layers

- Highways
- Major Roads
- Twn-Rng-Sec
- Municipalities
- City Limits
- Zip Codes
- CRA Boundaries
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- No Sales
- Streets
- Parcels
- Aerials (2014)
- County Boundary



SELECTED PROPERTY-FOLIO: 504012440010
 Source: Broward County Property Appraiser

2014 A



Prepared By and Return To:
ALAN W. LEVINE, ESQ.
LEVINE & PARTNERS, P.A.
1110 Brickell Avenue, 7th Floor
Miami, Florida 33131
Parcel ID No.: 5040 12 44 0010

SPECIAL WARRANTY DEED

THIS IS NOT AN OFFICIAL COPY

This Indenture is made this 17th day of December, 2013, between White Leaf Development, LLC, a Florida limited liability company, Grantor, whose post office address is: 2720 Coral Way, Miami, Florida 33145, and Lennar Flamingo, LLC, a Florida limited liability company, Grantee, whose post office address is: 730 NW 107th Avenue, Suite 300, Miami, Florida 33172.

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

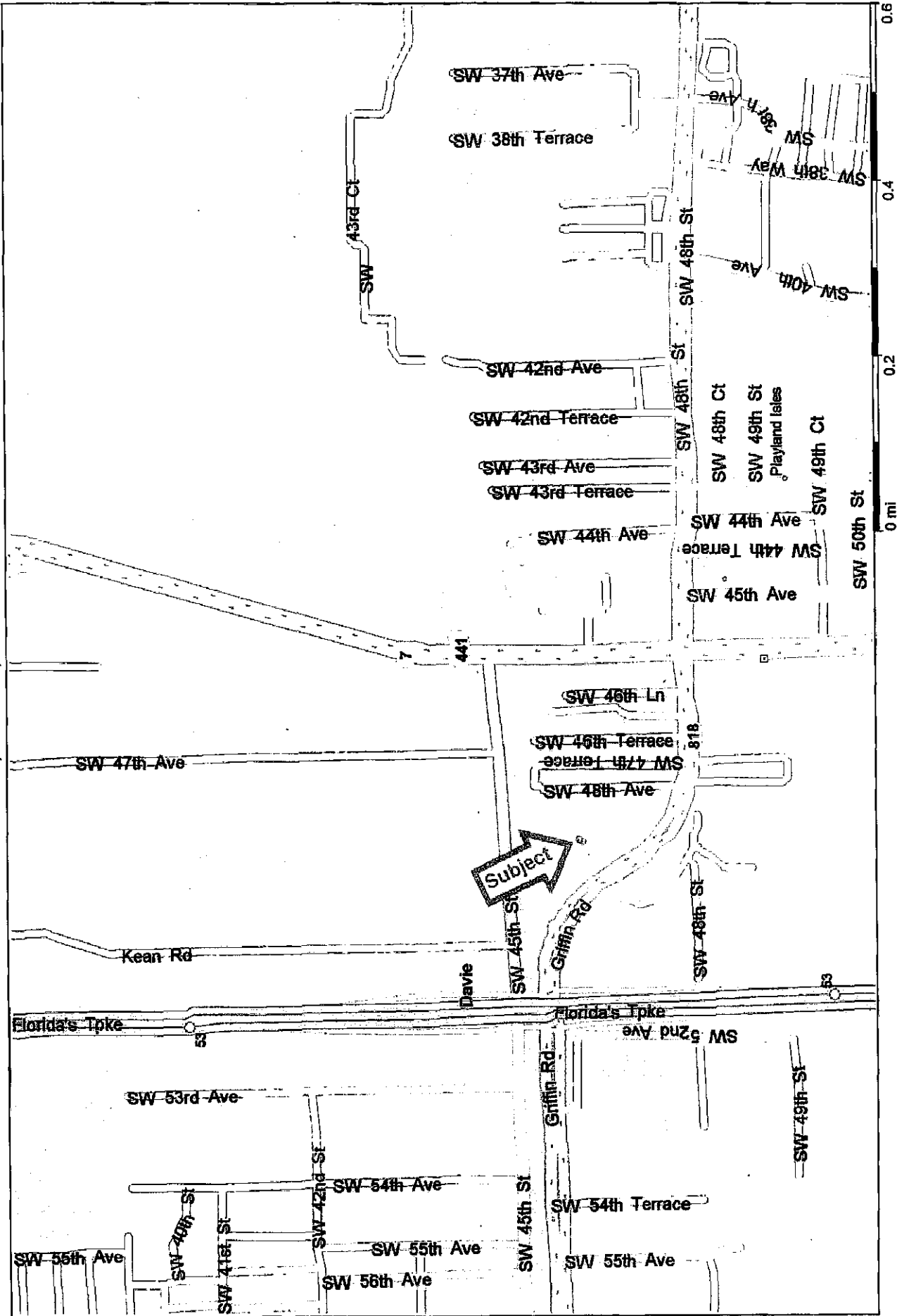
Tract "A" of DAVIS PLAT, according to the plat thereof, as recorded in Plat Book 155, Page 46, of the Public Records of Broward County, Florida.

SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 2014 and subsequent years which are not yet due and payable;
2. Applicable zoning ordinances and restrictions; and
3. Covenants, restrictions and easements of record listed on Exhibit A hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

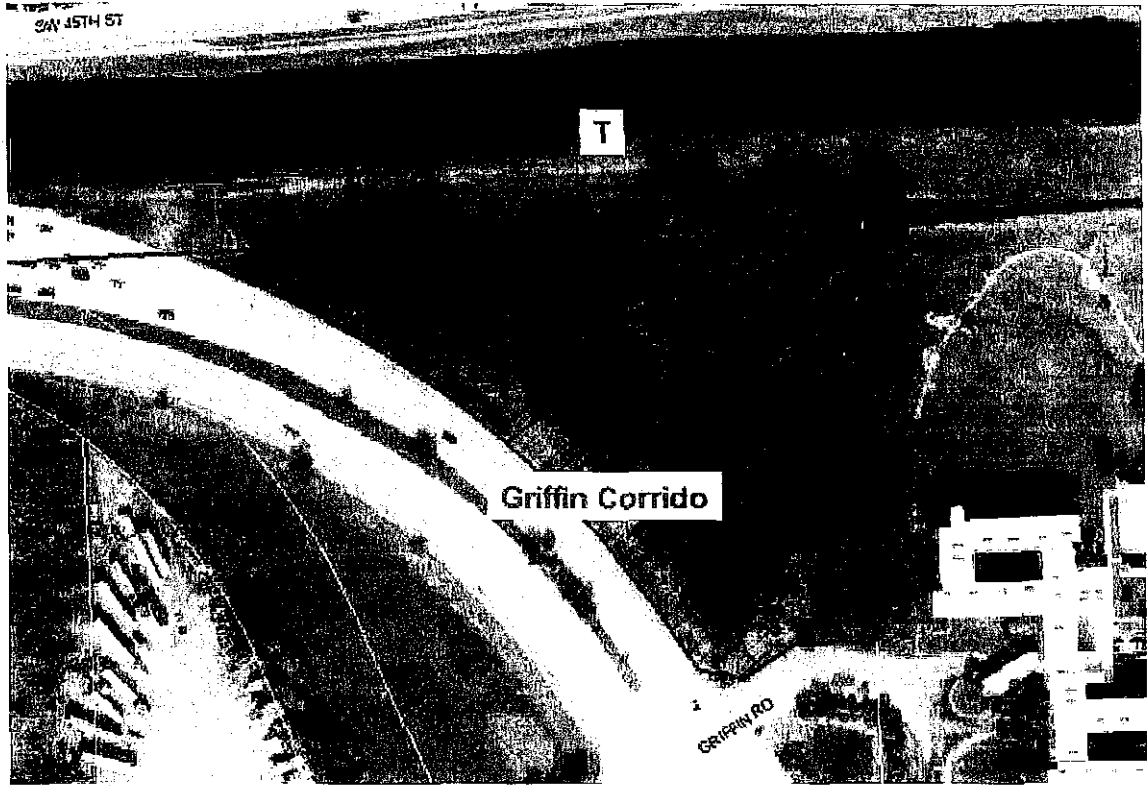
Davie, Florida, United States



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rights reserved.

Layers

- Highways
- Major Roads
- Twn-Rng-Sec
- Municipalities
- City Limits
- Zip Codes
- CRA Boundaries
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- No Sales
- Streets
- Parcels
- Aerials (2014)
- County Boundary



SELECTED PROPERTY-FOLIO: 504125330010
 Source: Broward County Property Appraiser

2014 A
 0

THIS INSTRUMENT PREPARED BY:
David Weisman, Esq.
GREENSPOON MARDER, P.A.
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309

AND AFTER RECORDING RETURNED TO:
Thomas G. Sherman, Esq.
LAW OFFICES OF THOMAS G. SHERMAN, P.A.
90 Almeria Avenue
Coral Gables, FL 33134

Consideration: \$750,000.00
Folio Number: 504125-33-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed the ^{5TH} day of December, 2013, by and between **PLANTSVILLE FLORIDA PROPERTIES, LLC, a Florida limited liability company** (hereinafter, the "**Grantor**"), whose mailing address is 88 West Street, Plantsville, CT 06479, and **SG & LL VENTURES, LLC, a Florida limited liability company** (hereinafter, the "**Grantee**"), whose mailing address is 495 Brickell Avenue, #2604, Miami, FL 33131.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective successors and assigns.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain and situate in Broward County, Florida, more particularly described as:

All of Griffin Landmark, according to the plat thereof, as recorded in Plat Book 178, Page 114, of the Public Records of Broward County, Florida.

(the "**Property**").

TOGETHER with all tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor hereby covenants with said grantee that, the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other, and that the Property is free of encumbrances, except for but against none other, and that the Property is free of encumbrances, subject to:

1. Taxes and assessments for the year 2014 and subsequent years;
2. Covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without the intent of reimposing same; and
3. Applicable zoning and governmental regulations.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed the day and year first above written.

17080-0009 16031437v1 Special Warranty Deed

WITNESSES:

Name: David Zeoli
Print Name: David Zeoli

Name: Catherine Andrade
Print Name: Catherine Andrade

GRANTOR:

**PLANTSVILLE FLORIDA PROPERTIES, LLC, a
Florida limited liability company**

By: FLORMARWIN, INC., a Florida
corporation, its Manager

By: Beverlee F. Marotto
Beverlee F. Marotto, President

STATE OF CONNECTICUT
COUNTY OF HARTFORD

The foregoing instrument was acknowledged before me this 5 day of December, 2013, by Beverlee F. Marotto, as President of FLORMARWIN, INC., a Florida corporation, the Manager of PLANTSVILLE FLORIDA PROPERTIES, LLC, a Florida limited liability company, in such capacity on behalf of the company. She is personally known to me or has produced CT Driver's License as identification.

My Commission Expires: 11/30/2017

(AFFIX NOTARY SEAL)

David Zeoli
(Signature)
Name: David Zeoli
(Legibly Printed)

Notary Public, State of Connecticut

(Commission Number, if any)

DAVID ZEOLI
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES NOVEMBER 30, 2017



COMPARABLE SALE NO. 3

Site Address	SW 36 STREET, MIRAMAR	ID #	5141 25 13 2091
Property Owner	MIRALAND SW 37 STREET LLC	Millage	2713
Mailing Address	2560 NE 190 ST #3 AVENTURA FL 33180	Use	00
Abbreviated Legal Description	SUN LAND PARK 25-30 B POR LOT 18 THRU 22 DESC AS: BEG SE COR LOT 18, W 75, N 69.50, W 53 N 119, W 54.82, N 45, W 55, S 23, W 137.18 TO W/L LOT 22, N TO NW COR LOT 22, E 375, S 405.50 TO POB BLK 6, TOG WITH A POR OF VACATED SW 36 ST ABUTTING LOTS 18 THRU 22, RESO 2003-477 (OR 35649/1442)		

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

Property Assessment Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$439,410		\$439,410	\$439,410	
2013	\$439,410		\$439,410	\$439,410	\$9,228.51
2012	\$439,410		\$439,410	\$439,410	\$9,239.91

IMPORTANT: The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.

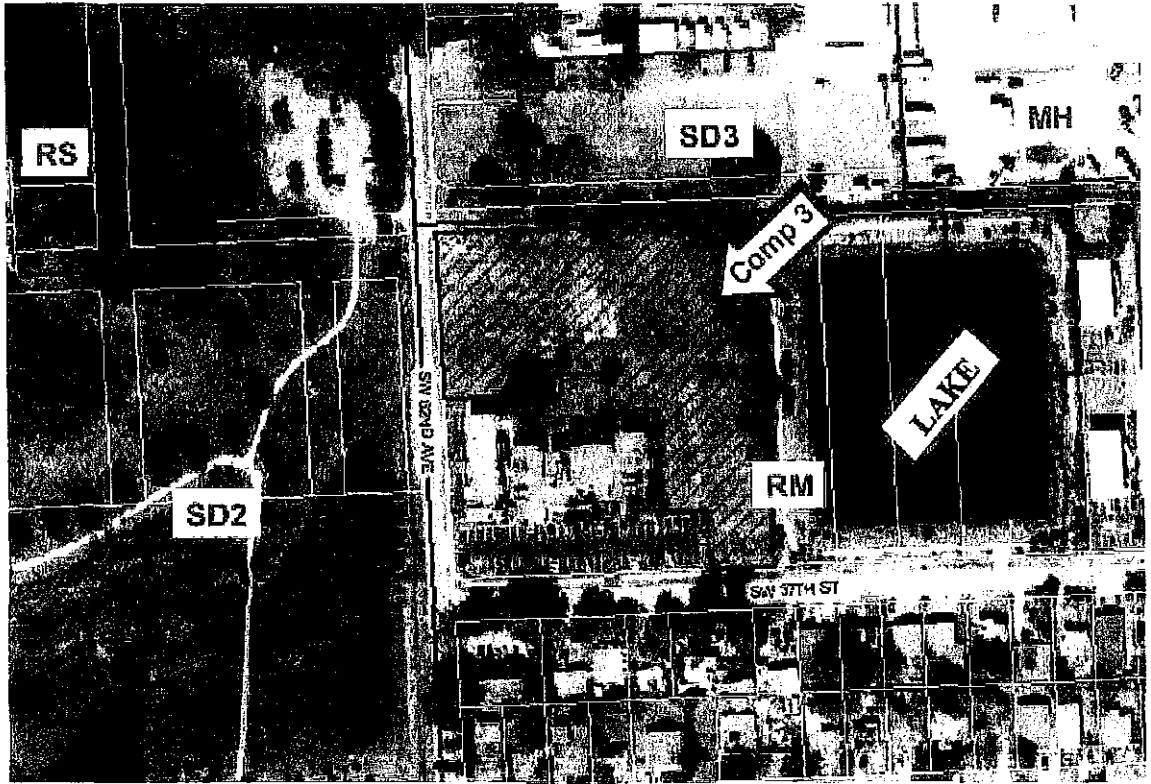
2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$439,410	\$439,410	\$439,410	\$439,410
Portability	0	0	0	0
Assessed/SOH	\$439,410	\$439,410	\$439,410	\$439,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$439,410	\$439,410	\$439,410	\$439,410

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/24/2008	WD-Q	\$900,000	45680 / 1666	\$5.00	86,912	SF
1/16/2008	WD-D	\$1,568,286	45024 / 1962	\$0.51	9,509	SF
5/5/2004	WD	\$800,000	37658 / 1541			
5/5/2004	WD	\$528,500	37558 / 1756			
6/24/2003	RSO		35649 / 1442			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27								
L								
1								

Layers

- Highways
- Major Roads
- Twn-Rng-Sec
- Municipalities
- City Limits
- Zip Codes
- CRA Boundaries
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- No Sales
- Streets
- Parcels
- Aerials (2014)
- County Boundary



SELECTED PROPERTY-FOLIO: 514125132091
 Source: Broward County Property Appraiser

2014 A

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EXHIBIT "A"
Legal description

A portion of Lots 18, 19, 20, 21 and 22 Block 6 of SUN LAND PARK according to the Plat thereof as recorded in Plat Book 25 Page 30, of the Public Records of Broward better described as:

Beginning at the Southeast corner of said Lot 18; thence proceed N 89°50'10" W along the South line of said Lot 18, a distance of 75.00 feet to the Southwest corner of said Lot 18; thence N 00° 00' 00" W, along a portion of the West line of said Lot 18, a distance of 69.50 feet; thence N 89°50'10" W a distance of 53.00 feet; thence N 00°00'00" W a distance of 119 Feet; thence N 89°50'10" W across portion of Lot 19 and Lot 20, a distance of 54.82 feet. thence N 00°00'00" W a distance of 45.00 feet; thence N 89°50'10" W a distance of 55.00 feet, thence S 00°00'00" E a distance of 23.00 feet; thence N 89°50'10" W a distance of 137.18 feet; thence N 00°00'00" W along the West line of said Lot 22 a distance of 169.93 feet to a point of curvature of a curve concave to the Southeast having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90° 09' 50" a distance of 39.34 feet to a point of tangency; thence S 89°50'10" E along the North line of said Lots 22, 21, 20, 19 and 18, a distance of 349.93 feet; thence S 00° 00' 00" E, along the East line of said Lot 18, a distance of 405.50 feet to the Point of Beginning.

All of the above described lands situate, lying and being in the city of Miramar, Broward County, Florida.

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Contact Broker

Fabian Garcia-Diaz, GRI, PA
(305) 935-8650



LAKEFRONT MULTIFAMILY SITE

6141 SW 37 Street, Miramar, FL 33023

\$990,000
2.50 AC | Land | Get Financing



Land - Sold

Price:	\$990,000	Zoning Description:	RM-16
Lot Size:	2.50 AC	Listing ID	18424773
Property Type:	Land	Last Updated	30 days ago
Property Sub-type:	Multifamily (land)		

Utilities

- Electricity/Power
- Water
- Cable
- Irrigation
- Telephone

Highlights

- LAKEFRONT MULTIFAMILY SITE
- Gross Buildable space 113,075 SF
- 39 Units / 27 Units 2/2 and 12 Units 3/3
- 95 Parking Spaces
- Zoning RM-16
- PERFECT SITE FOR A RENTAL COMMUNITY OR CONDOMINIUMS .

Description

Approved in 2007 and now expired plans with the City of Miramar. The approval consist in 4 separate 3 story buildings containing a total of 39 Units (27 Units of 2/2 and 12 Units of 3/3). 95 Parking spaces. Net buildable SF 105,701 Gross SF 113,075



COMPARABLE SALE NO. 4

Site Address	4430 SW 32 AVENUE, DANIA BEACH	ID #	5042 30 01 0020
Property Owner	B & H DANIA BEACH LLC	Millage	0413
Mailing Address	5331 SW 38 WAY FORT LAUDERDALE FL 33312	Use	00
Abbreviated Legal Description	CANAL GROVES 22-31 B LOT 2 THRU 11 BLK 1		

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

Property Assessment Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$2,175,180		\$2,175,180	\$2,175,180	
2013	\$2,175,000		\$2,175,000	\$2,175,000	\$46,881.26
2012	\$2,610,000		\$2,610,000	\$2,610,000	\$55,727.96

IMPORTANT: The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.

2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,175,180	\$2,175,180	\$2,175,180	\$2,175,180
Portability	0	0	0	0
Assessed/SOH	\$2,175,180	\$2,175,180	\$2,175,180	\$2,175,180
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,175,180	\$2,175,180	\$2,175,180	\$2,175,180

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/20/2013	QCD-D	\$2,250,000	111856595	\$10.00	217,518	SF
9/2/2011	SWD-D	\$3,750,000	48177 / 1524			
4/15/2005	WD	\$1,100,000	39449 / 551			
12/23/2002	WD	\$100	34781 / 182			
6/1/1985	WD	\$122,222	12688 / 122			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
499						6.7		

This instrument was prepared by:

Gary H. Komik, Esq.
Fromberg, Perlow & Komik, P.A.
20285 NE 29 Place, Suite 200
Aventura, FL 33180

QUIT-CLAIM DEED

Folio No. 6042 30 01 0020

THIS QUIT-CLAIM DEED, executed this ^{21st} day of ^{SEPT.} August, 2013, by PALM BEACH MARITIME FOUNDATION, INC., a not for profit Maryland corporation, grantor, whose post office address is ~~4512 N. FLAGLER DR. #206, W. PALM BCH, FL 33407~~ to B AND H DANIA BEACH, LLC, a Florida limited liability company, whose post office address is: 5331 SW 38th Way, Ft. Lauderdale, FL 33312 grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

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WITNESSETH: That the said first party, for and in consideration of the sum of Ten (\$0.00) Dollars in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the rights, title, interest, claims and demands which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Lots 2 through 11, inclusive, Block 1, Canal Groves, according to the Plat thereof, as recorded in Plat Book 22, Page 31, of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second parties forever.

THIS QUIT CLAIM DEED IS BEING RECORDED WITHOUT THE PRIOR SEARCH AND EXAMINATION OF TITLE PURSUANT TO THE INSTRUCTION OF THE GRANTOR AND GRANTEE THEREIN.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

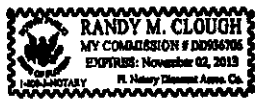
Signed, sealed and delivered
in the presence of:

PALM BEACH MARITIME FOUNDATION, INC.,
a Maryland corporation

Kim Sexton
Print Name: KIM SEXTON
Melbourne Smith
Print Name: MELBOURNE SMITH

By: [Signature]
Print Name: JOHN C. GRANT
President

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS IS NOT AN
OFFICIAL COPY
THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of August, 2013
by John C. Grant as President of Palm Beach Maritime Foundation, Inc., a not for profit Maryland corporation, on behalf of the corporation, who is personally known to me or presented as identification.



[Signature]
Notary Public
My Commission Expires:

G:\BEN BUGAN, OFERN\2110.009\QUIT CLAIM DEED.DOCX

Analysis Grid

The above sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

		4430 SW 32 Avenue Dania Beach, Florida		4430 SW 32 Avenue Dania Beach, Florida		4430 SW 32 Avenue Dania Beach, Florida		4430 SW 32 Avenue Dania Beach, Florida			
		Subject		Sale No. 1		Sale No. 2		Sale No. 3		Sale No. 4	
Item Location		4430 SW 32 Avenue Dania Beach, Florida		820 S. Flamingo Rd Davie, Florida 33325		Griffin Rd. and Turnpike Davie, Florida 33314 (Approx. 4881 Griffin Rd)		6141 SW 37 Street Miramar, Florida 33023		4430 SW 32 Avenue Dania Beach, Florida	
Folio No.	5042 30 01 0020	Folio No.	5040 12 44 0010	Folio No.	5041 25 33 0010	Folio No.	5042 30 01 0020	Folio No.	5141 25 13 2091	Folio No.	5042 30 01 0020
Folio No.	4.99 Acres	Folio No.	4.46 Acres	Folio No.	3.08 Acres	Folio No.	4.99 Acres	Folio No.	2.21 Acres	Folio No.	4.99 Acres
Water Frontage	750 feet on Canal	Water Frontage	None	Water Frontage	None	Water Frontage	750 feet on Canal	Water Frontage	405 feet on lake	Water Frontage	750 feet on Canal
Zoning	RM-1, Multiple-Family, (16 du/ac)	Zoning	AG, Agriculture	Zoning	Griffin Corridor	Zoning	RM-1, Multiple-Family, (16 du/ac)	Zoning	RM	Zoning	RM-1, Multiple-Family, (16 du/ac)
ORB/PAGE	50237-1901	ORB/PAGE	50422- 1843	ORB/PAGE	50412-573	ORB/PAGE	50237-1901	ORB/PAGE	Under contract	ORB/PAGE	50237-1901
Grantor	Palm Beach Maritime Fnd., Inc.	Grantor	White Leaf Development,LLC	Grantor	Plantville Florida Properties, LLC	Grantor	Palm Beach Maritime Fnd., Inc.	Grantor	Miraland SW 37th St. LLC	Grantor	Palm Beach Maritime Fnd., Inc.
Grantee	B and H Dania Beach, LLC	Grantee	Lennar Flamingo, LLC	Grantee	SG & LL Ventures, LLC	Grantee	B and H Dania Beach, LLC	Grantee	Undisclosed-recent contr.	Grantee	B and H Dania Beach, LLC
Date of Sale	10-8-2013	Date of Sale	12/20/2013	Date of Sale	12-5-2013	Date of Sale	10-8-2013	Date of Sale	4-18-2014	Date of Sale	10-8-2013
Sale Price	\$2,250,000	Sale Price	\$750,000	Sale Price	\$750,000	Sale Price	\$2,250,000	Sale Price	\$990,000	Sale Price	\$2,250,000
Sale Price/Acre	\$450,902	Sale Price/Acre	\$168.161	Sale Price/Acre	\$243.506	Sale Price/Acre	\$450,902	Sale Price/Acre	\$447,963	Sale Price/Acre	\$450,902
Analysis	This is a water front site that has access to the Atlantic Ocean and serves as a good view for the occupants when developed.	Analysis	This site was added to other land bought by Lennar to from a 15.79 acre plat for 78 Dwelling units to be called Vaquero Trails with a density of 5 dwelling units per acre. Final approvals are underway.	Analysis	This site was approved for Multifamily (land), additional Sub-types offices, residential. It is located adjacent to the Griffin Garden Apts on the east side which is located at 4881 Griffin Road. The site is located at the Turnpike and Griffin Road, north side.	Analysis	This is a water front site that has access to the Atlantic Ocean and serves as a good view for the occupants when developed.	Analysis	This is a site that has a small body of water to the east and adjacent to the subject site.	Analysis	This is a water front site that has access to the Atlantic Ocean and serves as a good view for the occupants when developed.

4430 SW 32 Avenue Dania Beach, Florida		Sale No. 1	Sale No. 2	Sale No. 3	Sale No. 4
Item	Subject	820 S. Flamingo Rd Davis, Florida 33325	Griffin Road & Tumpike Davie, Florida 33314	6141 SW 37 Street Miramar, Florida 33023	4430 SW 32 Avenue Dania Beach, Florida
Date of Sale		12-13-2013	12-5-2013	4-18-2014	10-8-2013
Sale Price		\$750,000	\$750,000	\$990,000	\$2,250,000
Sale Price/Acre		\$168,161	\$243,506	\$447,963	\$450,902
Market Conditions (Time) Adjmt Sale/Acre After Time		Similar \$168,161	Similar \$243,506	Similar \$447,963	Similar \$450,902
ADJUSTMENTS:					
Location	Average/ Good	10%	10%	5%	0%
Size of Site	4.99 Acres	0%	-3%	-3%	0%
Water Frontage	Yes	10%	10%	0%	0%
Zoning/Density	16 Units/Acre for Multi-family	10%	0%	0%	0%
Net Adjustment		30%	17%	2%	0%
Adjusted Price/SF		\$218,610	\$284,903	\$456,922	\$450,902

Analysis of Comparable Sale

A search was made for recent multi-family land sales in Broward County. Very few were found. I also made a search for listings for sale of multifamily site. There were more of this type, however, I decided to stick to the closed sales. Four such sales were found, researched and compared to the subject water front multi-family site in Dania Beach. Three of the sales were in late 2013 and one in April of 2014, therefore no adjustments for market conditions are warranted.

Comparable Sale No. 1

This site was a vacant site bought by a major developer, Lannar Developers. They bought the adjacent 4.46 acres of AG zoned land to incorporate it into their larger site to total 15.79 acres to be called Vaquero Trails featuring 78 dwellings for a density of 5 units per acre. Final approvals are in process in Davie. The subject location is rated superior, there are more developed projects in the subject location for a plus adjustment. Size is similar, no adjustment. The subject is on a water front location for a 10% adjustment. The subject has a higher density for a plus adjustment. The adjusted price for this sale is \$218,610 per acre.

Comparable Sale No. 2

This is a 3.08 acre site located on the north side of Griffin Road just before the on-ramp to the turnpike northbound. The east side of this site abuts the Griffin Gardens Apartment complex, a subsidized project. The south side of Griffin Road in this area is improved with older junky improvements and an unkept acreage for a plus adjustment for location. The site is smaller than the subject for a minus adjustment. The subject is water front for a plus adjustment. The adjusted price per acre is \$284,903.

Comparable Sale No. 3

This sale is so new it is still in contract and not recorded yet, a 4-18-2014 sale. Issa of the realty firm of Fabian Garcia-Diaz confirmed the sale. The subject location is rated slightly higher than the sale. This is a smaller site for a minus adjustment. The site fronts on a small lake for no water adjustment. The sale has a similar density as the subject for no adjustment. The adjusted price per acre is \$456,922 per acre.

Comparable Sale No. 4

This is the sale of the subject property 7 months ago. There has been no appreciable change in market conditions. All other factors remain the same. No adjustments are warranted to this sale. The adjusted price per acre is \$450,902.

Conclusion of Sales Comparison Approach

(Continued on next page)

(Conclusion of Sales Comparison Approach)

A search was made for recent multi-family land sales in Broward County. Very few were found. I also made a search for listings for sale of multifamily site. There were more of this type, however, I decided to stick to the closed sales. Four such sales were found, researched and compared to the subject water front multi-family site in Dania Beach. Three of the sales were in late 2013 and one in April of 2014, therefore no adjustments for market conditions are warranted.

The low indication of value was \$218,610/ acre x 4.99 Acres (Subject Site) = \$1,090,862

The high indication of value was \$456,922/acre x 4.99 Acres (Subject Site) = \$2,279,940

The Average price per acre was \$352,844/acre x 4.99 Acres (Subject Site) = \$1,760,642

After taking into consideration of the comparable sales data and analysis, the value of the subject site is anticipated to fall in between the high and low ranges, say \$2,000,000.

Estimated Value via Sales Comparison Approach \$2,000,000

Sales Comparison Approach Conclusion

Based on the above analysis, we have reconciled to a value of \$2,000,000, as of May 21, 2014, and subject to the Limiting Conditions and Assumptions of this appraisal..

RECONCILIATION

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed.

In this appraisal, only one approach to value was applied, the Sales Comparison Approach.

Value Indication

Sales Comparison Approach \$2,000,000

Sales Comparison Approach

A search was made for recent multi-family land sales in Broward County. Very few were found. I also made a search for listings for sale of multifamily site. There were more of this type, however, I decided to stick to the closed sales. Four such sales were found, researched and compared to the subject water front multi-family site in Dania Beach. Three of the sales were in late 2013 and one in April of 2014, therefore no adjustments for market conditions are warranted.

The market comparison was made to each of the four sales, adjusting for differences, and making a final conclusion of value for the subject site of \$2,000,000.

Value Conclusion

Based on the data and analyses developed in this appraisal, we have reconciled to a value estimate of \$2,000,000, as of May 21, 2014, subject to the Limiting Conditions and Assumptions of this appraisal.

TWO MILLION DOLLARS

(\$2,000,000)

ADDENDUM

GENERAL LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents my opinion of the market value or the value defined as of the date specified. Market value of real estate is affected by national and local economic conditions and consequently, will vary with future changes in such conditions.
2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, liens, unless specifically defined.
3. This appraisal report covers only the property described. Any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.
4. It is assumed that the title to the premises is good, that the legal description is correct, that any improvements are entirely and correctly located on the property described, and that there are no encroachments on this property, but no investigation or survey has been made.
5. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered.
6. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm which he is connected, or any reference to the Appraisal Institute or any of their designations shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other means of communication without my prior written consent and approval.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.
8. The contract for appraisal, consultation, or analytical service is fulfilled and total fee is payable upon completion of the report. The appraiser will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part, nor engage in post-appraisal consultation with the client or third parties, except under separate and special arrangement and at an additional fee.
9. The source of any data used in this report is considered confidential and will only be revealed on a need to know basis.
10. This appraisal is prepared for the private use of the property owner or mortgage lender and may be used by the property owner, his heirs, successors or assigns, as an aid in obtaining financing and as an aid in estate planning. Any other use of the appraisal is not authorized. In the event this appraisal is used for any unauthorized purpose, the user shall indemnify and hold harmless the Appraiser, its officers, directors and employees, from any and all claims, judgments or other liability, whether or not suit is filed, including reasonable attorney's fees and the expenses of litigation.
11. This appraisal report shall not be used for syndication purposes.
12. If this is improved property, this appraisal and value estimate in no way implies a warranty of the structural integrity of the improvements (or street improvements), which are the subject of the

appraisal. Any improvements are concluded to be of suitable construction, however, no structural engineering inspection, nor foundation inspection, nor mechanical equipment inspection has been made. Unless otherwise noted herein, working order of the mechanical equipment is assumed, however, the appraiser in no way warrants the adequacy, design, and sufficiency of mechanical features. If structural inspections and an engineering report are desired, then this firm will supply such a report at an additional fee, upon request.

13. The appraiser presumes that any improvements, either existing or to be built, meet the fire safety requirements of all applicable state and local building codes. It is assumed that a certificate of occupancy and acceptance has been issued by the State Fire Marshall and the local supervisory building inspector if this is improved property, unless a nonconformity is stated, defined, and considered in the appraisal report.

14. There is no reason to believe that this site has ever been used to process or store any hazardous substance or toxic waste. Never the less, the appraiser is not an engineer or environmental expert, and the appraisal assumption that there are no hazardous substances or toxic wastes on the site should not be construed as an expert conclusion.

The presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions may affect the value of the property. The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

The existence of endangered species of flora or fauna, has not been considered and the appraiser assumes no responsibility in such matters. The appraiser is not qualified to detect such substances or species and, if desired, recommends that the client retain an expert in this field.

15. No termite inspection has been made, nor is a termite report available to the appraiser. It is assumed that the property is termite free.

16. The value estimates reported in this report assume that the site conforms to and meets all requirements of the mandated "concurrency" requirements, and is able to obtain building permits unless otherwise stated and defined.

17. The Market Value highlighted in this report is a nominal computation that does not adjust for carrying costs or the time value of money. The cost of taxes, utilities, and maintenance during the marketing period are not addressed in the Market Value.

18. The Americans with disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

19. Responsible ownership and competent property management are assumed.

20. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

21. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

22. Possession of this report, or a copy thereof, does not carry with it the right of publication.

23. No environmental or impact study, special market study or analysis, highest and best use analysis or feasibility study has been requested or made unless otherwise specified in an agreement for services in the report. The appraiser reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates or conclusions upon any subsequently becoming known to him.

24. The appraiser may not divulge material contents of the report, analytical findings or conclusions or give a copy of the report to anyone other than the client or his designee as specified in writing, except as may be required by the Appraisal Institute as it may request in confidence for ethics or standards enforcement or by a court of law or body with the power of subpoena.

25. This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analyses which are set forth in the report were prepared by the appraiser whose signature appears on the appraisal report. No change of any items in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility if any such unauthorized change is made.

26. Comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from sources deemed reliable. All are considered appropriate for inclusion to the best of my factual judgment and knowledge.

27. The value contained within this appraisal report was in no way contingent upon reporting a predetermined value or conclusion. The fee for this appraisal or study is for the service rendered and not for time spent on the physical report.

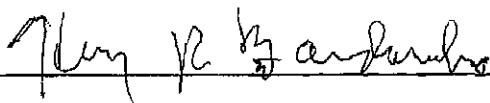
Special Assumptions and Limiting Conditions

28. Acceptance and/or use of this appraisal report constitutes acceptance of the preceding conditions.

CERTIFICATION

I certify that, to the best of my 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 my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have not performed appraisal 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 to 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 was prepared in reasonable conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant professional assistance to the person signing this report.



Date 5-21-2014

Henry R. Bondarenko, SRA, MAI
Cert Gen RZ-508

APPRAISER QUALIFICATIONS 2014 HENRY R. BONDARENKO SRA, MAI

Cert Gen RZ-508

BUSINESS ADDRESS 201 South Golf Boulevard, Suite 2007

Pompano Beach, Florida 33064

Telephone Fax (954) 942-8471 Off. (954) 942-3353 hankapr@comcast.net

EXPERIENCE

52 Years in Real Estate Appraising, Expert Witness in Circuit Courts in Florida, Indiana and Michigan

MEMBER

Life Member, Appraisal Institute, SRA, MAI

EDUCATION

B.S. Degree, Michigan State University, East Lansing, Michigan, Courses I, II, W, Standards of Professional Practice, American Institute of Real Estate Appraisers, Principles and Practice Course, Course 102, 202, Society of Real Estate Appraisers, Seminar - Appraisal Institute, Hotel Valuation, March 1992, Appraisal Institute, USPAP April 1992, 1996, Core Law 1993, 1996. Standards A and B, 1995, Market Comparison 1995, Fair Lending Practices 1996, Standards Part A, 1996. Litigation 1997, Core Law 1997, Market Analysis Appraisal Institute 1998 Standards Part C, 430 Appraisal Inst2000, Core Law 2001, Scope of the Appraisal 2003, Course 400 USPAP Update 2005, FL State. Law 2006, USPAP Update 2006, Appraisal Consulting 2006, Real Estate Finance 2006, Appraising the Tough Ones 2006, 420 Business Practices and Ethics 2006 and 2007, Course 420 USPAP Update 2007, FL., Florida Law for Real Estate Appraisers, 2008, Supervisor Trainee Roles and Rules, 2008, Spotlight on USPAP: Hypothetical Conditions and Extraordinary Assumptions 2008. New Residential Market Conditions Form 2009, RE Market-How We Got Here 2009, Public Sector Appraising 2009, USPAP Update Feb. 2010, Florida Law for Real Estate Appraisers Feb. 2010, Roles and Rates Feb. 2010. Common Errors, Issues & Workfiles September 2010. Agreement for Services July 2011, Trial Components, Nov. 2011.

Capitalization Rates-Peter Korpacz March 2012, Fundamentals of Separating Soft Costs from Real Estate,

May 2012., USPAP Update, May 2012, Florida Core Law Update, May 2012. Real Estate Forecast Jan. 2013.

Developing A Supportable Workfile Nov. 2013, Litigation Appraising Feb. 2014

LICENSES Cert Gen - State of Florida #RZ-508

APPRAISAL ASSIGNMENTS (Governmental)

City of Fort Lauderdale, FL; City of Pompano Beach, FL; Broward County, FL; Broward County School Board; Broward Community College, FDIC, RTC, US Army Corps of Engineers, Department of Interior, Special Magistrate of Valuation A B, Palm Beach County, and Broward County, City of Tamarac, City of Miami Beach.

APPRAISAL ASSIGNMENTS (Other)

Coral Ridge Presp. Church, Ft. Lauderdale, FL, Hilton Hotels; Holiday Inn Motels; The Southermost Motel, Key West, FL; The Pier House, Key West, FL; Executive Suite Hotel, White Plains, New York; Bank of America; Marine Bank; Radisson Suites Hotel; Sheraton Motor Inn, Manitowoc, Wisconsin; Marriott Inn, Roanoke, VA; Marriott Inn, Trumbull, CT; Marriott Hotel, Pittsburgh, PA; Industrial Parks, Shopping Centers and Office Complexes in Ft. Lauderdale and Boca Raton area; golf courses; High Tech Industrial Parks;; Art Deco Hotels, Miami Beach; restaurants; marinas; marina at Pine Island, Pointe Bank, South Trust Apts. HSA Wexford Banc, Inc, Chicago, Illinois Marina at Panacea, Florida. American National Bank. Mellon Bank, Republic Bank, Bank United. Gulf Harbor Marina, Nokomis, FL, Travel Lodge, Ft. Lauderdale, American Off Shore Marina, Dania, Pan American Bank-Strip Center, FL, Ocean Front Condominium-Palm Bay, Parking Garage-Deerfield Beach, City Inn, Miami-Ocean Bank, Touch Restaurant, Miami Beach. Trump Resort, Ft. Lauderdale. Condominium Conversion Miami Beach. Marina/Hotel Hollywood, FL. Marina-Miami, FL. Loft Complex-Ft. Lauderdale, FL., Sonesta Hotel, Dania Beach, FL, Acreage is Baker County, FL, Nassau County, FL, Dade County, FL, Hamilton County, FL, Lee County, FL, Collier County, FL, Broward County, FL, Palm Beach County, FL, Indian River County, FL, St. Lucie County, FL, Shopping Center, Thomasville, GA, Marina, Monroe County, FL, Warehouse Project, Dania Beach, FL, Hotel/Condominium, Panama City, Panama, Horse Farm, Homestead, FL, Hotel, West Palm Beach, FL., Airport Area Parking Garage, Charlotte, North Carolina., hotel in Miami Beach., hotel in Ft. Lauderdale, FL..

C# 6336788

STATE OF FLORIDA

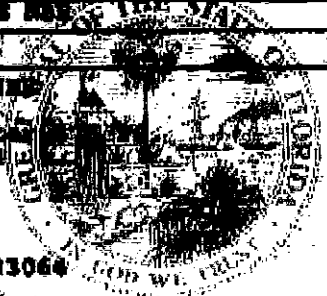
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISERS BOARD

SEQ# L12090403247

LICENSE NO. 112374

08/04/2012 120097389 83806

THE CERTIFIED GENERAL APPRAISER
NAMED BELOW IS CERTIFIED
UNDER THE PROVISIONS OF CHAPTER
EXPIRATION DATE: NOV 30, 2014



HONDARRIDO, HENRY R.
101 S. GOLF BLVD #2007
FORDPAN BEACH

FL 33064

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY



NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, June 24, 2014
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach Administrative Center
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: **SP-011-14:** The applicant, Eval Levy, on behalf of the property owner, Ofer Ben Shoshan, is requesting site plan approval for the property located at 4430 SW 32nd Avenue.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-011-14) SUBMITTED BY EVAL LEVY ON BEHALF OF THE PROPERTY OWNER OFER BEN SHOSHAN FOR PROPERTY LOCATED AT 4430 SW 32ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legal Description: Lots 2 thru 11, in Block 1 of Canal Groves according to the plat thereof, as recorded in Plat Book 22, Page 31 of the Public Records of Broward County, Florida

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide or prepare such record pursuant to f.s. 286.0105.



Community Development Department
Planning Division
Publish: Friday June 13, 2014



LOCATION MAP

SP-011-14
SITE PLAN
4430 SW 32 AVE
AQUA BELLA

Legend

-  SUBJECT PROPERTY
-  300' RADIUS

