

**APPRAISAL**

35,000+/- square foot parcel located  
at the corner of SE 1<sup>st</sup> Avenue and  
E Hallandale Beach Blvd  
Hallandale Beach, FL

**AS OF**

July 29, 2013

**PREPARED FOR**

Ms. Diana M. Wolfson, MSM  
Hallandale Beach CRA  
400 S Federal Highway  
Hallandale Beach, FL 33009

**PREPARED BY**

L.B. Slater & Company Inc.  
603 N Federal Hwy Suite One  
Hollywood, Florida 33020  
(954) 923-1425

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August 16, 2013

Ms. Diana M. Wolfson, MSM  
Hallandale Beach CRA  
400 S Federal Highway  
Hallandale Beach, FL 33009

**Re: Appraisal of vacant parcel located at corner of SE 1<sup>st</sup> Ave and E Hallandale Beach Blvd in Hallandale Beach**

Dear Ms. Wolfson:

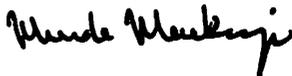
As requested, we have prepared an appraisal of the market value of the above-mentioned property. The analysis and conclusions are summarized in the attached report subject to the assumptions and limiting conditions included therein.

The subject property represents one vacant parcel of land approximately 35,000+/- SF as depicted in the plat map and photos included in this report. In our opinion, the "as is" market value of the subject as of July 29, 2013 was:

**\$280,000**

If I can be of any further assistance, please contact me.

Respectfully submitted,



Murdo Mackenzie-Chief Appraiser  
State-Certified General Appraiser RZ2779 FL  
L.B. Slater & Company Inc.

**EXECUTIVE SUMMARY**

Name: "Glenn Tucker Parcel"

Address: None: Corner of SE 1<sup>st</sup> Ave & E  
Hallandale Beach Blvd, Hallandale Beach

Size of lot +/-: 50' X 700' or 35,000+/- square feet

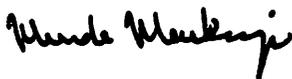
Effective appraisal date: July 29, 2013

Final estimate of value: \$280,000

## CERTIFICATION

Murdo Mackenzie, here does hereby certify that to the best of our knowledge and belief,

- o The statements of fact contained in this report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.
- o 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.
- o We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- o Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- o Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and in accordance with the standards and reporting requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute and the standards of the State of Florida state-certified appraisers.
- o The use of this report is subject to the requirements of the State of Florida and the appraisal organizations to which the appraisers belong relating to review by their duly authorized representatives, as well as, the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission.
- o We made a personal inspection of the property that is the subject of this report.
- o No one else provided significant professional assistance to the persons signing this report.
- o The appraisers have performed with the context of the competency provisions of the Uniform Standards of Professional Appraisal Practice.
- o This report was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- o We currently hold an appropriate state certification allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.
- o As of the date of this report, We have completed the requirements under the continuing education program of the State of Florida.



Murdo Mackenzie  
State-Certified General Appraiser RZ2779 FL  
L.B. Slater & Company Inc.

***L.B. Slater & Company Inc.***

***Real Estate Appraisers & Consultants***

## ASSUMPTIONS AND LIMITING CONDITIONS

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
5. The appraiser assumes that there are no hidden or inapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates and opinions furnished to the appraiser contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.
7. Disclosure of the contents of the appraisal report is governed by the By-Laws and Regulations of the Professional Appraisal Organizations with which the appraiser is affiliated.
8. Neither all, nor any part of the content of the report or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional organizations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without written consent and approval of the appraiser.

9. No liens or encumbrances were considered.
10. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
11. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We 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 we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

### PURPOSE AND DATE OF APPRAISAL

The purpose of the appraisal is to estimate the current market value of the subject as of July 29, 2013.

### INTENDED USE OF REPORT

The intended use of this report is to aid our client with an estimate of value as part of the CRA's plan to acquire the subject.

### SCOPE OF THE APPRAISAL

We physically inspected and reviewed plat maps/aerial images and a survey of the subject property. Real estate trends for the neighborhood were noted and general observations for the area were made. For the Sales Comparison Approach, we researched comparables located in Broward County.

### DEFINITION OF MARKET VALUE

"Market value" means: (i) The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each is acting in what he considers his own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

## PROPERTY RIGHTS APPRAISED

The fee simple interest of the property is appraised. It is the “Absolute ownership unencumbered by any other interest or estate; subject only to the four powers of government.”

## IDENTIFICATION OF PROPERTY

The subject represents one parcel of land or folio 51-42-27-00-0010, which is legally described as 27-51-42 LOT 50 X 727.50 ADJ E R/W STA GROUNDS AT HALLANDALE, LESS THEREFROM PT DESC IN OR 8659/842 FOR R/W LESS POR DESC IN OR 20857/193...(see survey for complete legal).

## AREA ANALYSIS

### Broward County

The population of Broward County, according to the U.S Census was 1,787,656 as of April 2006, an increase of some 150,000 since April 2001. However, this estimate is considerably lower than growth patterns during the previous decade, estimated at 29.3%.

Over the past two years, the prices of single family homes in South Florida have declined by 30%, mainly due to rising taxes and insurance costs coupled with strict lending practices and uncertainties in the market place. The value of commercial property has also declined, but not as much as single family homes. Fears of a national recession stem from the housing debacle and the current administration in Washington has been aggressively addressing these concerns.

Source: U.S. Census Bureau, 2006 American Community Survey

### The City of Hallandale

The City of Hallandale is largely built-out and the increase in population is due to in-fill. The city's eastern boundary is the beach of the Atlantic Ocean which provides an amenity for residents and tourists. The city is in a central location with respect to employment opportunities and major transportation hubs. Downtown Miami is 30 minutes to the south and downtown Fort Lauderdale is 30 minutes to the north.

The subject's core area includes Gulf Stream Park which is situated along US-1 and opened in December 2007. This is a renovated project containing a grand casino, hotel rooms and retail space etc. According to [www.hallandalebeachfl.gov](http://www.hallandalebeachfl.gov) there are just a few other projects either nearing completion or proposed for Hallandale. Recent market trends suggest the former “glut” of unsold properties over the past few years is evidence new inventory is in demand at this time.

. NEIGHBORHOOD ANALYSIS

The subject's neighborhood is bound by Hallandale Beach Blvd to the north; US Highway 1 to the east and Dixie Highway to the west. The southern boundary is essentially County Line Road, a divider between Miami-Dade and Broward Counties. The areas set back off major roads are mostly residential housing consisting of one story single family homes, small trailer parks and garden style apartments. The most significant feature of the neighborhood is Gulf Stream Park which is located ¼ mile east of the subject on US-1. This road is also under redevelopment to address traffic concerns related to that new project.

Conclusion:

There are currently a number of unfavorable aspects to the local economy that affect the subject's market area. First, the population of South Florida has stalled or even declined due to rising housing expenses and older people seeking other states for their retirement plans. Second, we've observed a steady decline in commercial rental rates over the past two years mainly due to pricing pressures and weak demand for space.

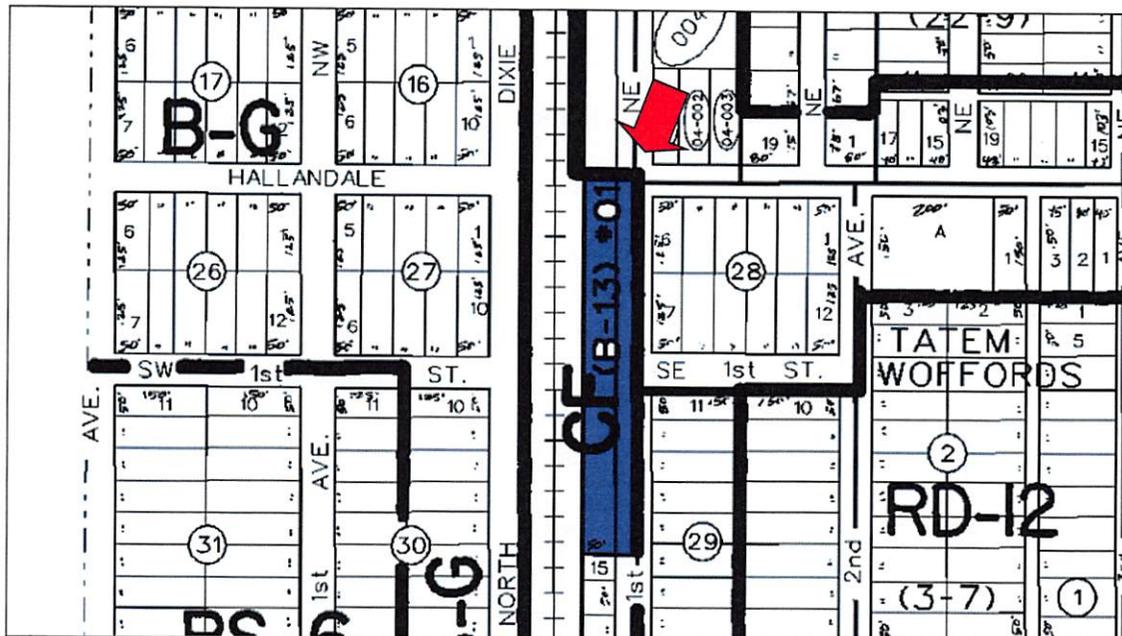
However, the residential housing market has showed much better signs of recovery over the past year. Property values are rising and vacancies rates remain relatively low, but the US economy overall remains relatively "anemic" with just a 2% annual growth rate and steady unemployment near 8%.

### SITE ANALYSIS

The characteristics of the subject are summarized below.

Location:	South side of E Hallandale Beach Blvd at corner of SE 1 <sup>st</sup> Avenue.
Configuration and Area:	1 elongated shaped parcel of land. Approximately 35,000+/- SF.
Dimensions +/-:	50 feet deep and 700 feet wide. These measurements were taken from the survey provided.
Frontage +/-:	50' on E Hallandale Beach Blvd and 700' along SE 1 <sup>st</sup> Avenue
Drainage Conditions:	Seem adequate.
Site Improvements:	Mostly asphalt paved parking, typical grass buffers/landscaping.
Zoning:	CF - Community Facility District, City of Hallandale
Utilities:	All available.
Environmental Factors:	No adverse environmental factors are known.
Conclusion:	The elongated shaped parcel is situated along SE 1 <sup>st</sup> Avenue with the western property line abutting the FEC Railway. The 50' depth odd shaped parcel has limited development possibilities, if any, based on the CF zoning. In addition, the subject's close proximity to the railroad crossing and one-way direction street (northbound only) on SE 1 <sup>st</sup> Avenue greatly restricts vehicle access to the site (SE 1 <sup>st</sup> Avenue only). Applying for a variance to rezone the property seems a possibility given the surrounding land uses, however this was not part of the scope of work and the subject was appraised "as is".

PLAT MAP



TAX ANALYSIS

The folio number of the parcel is 51-42-27-00-0010. The assessed value for 2013 was \$157,970 or \$4.51 per SF. Note: subject is being taxed based on BCPA's size of 24,998 SF and not the actual size of 35,000 SF.

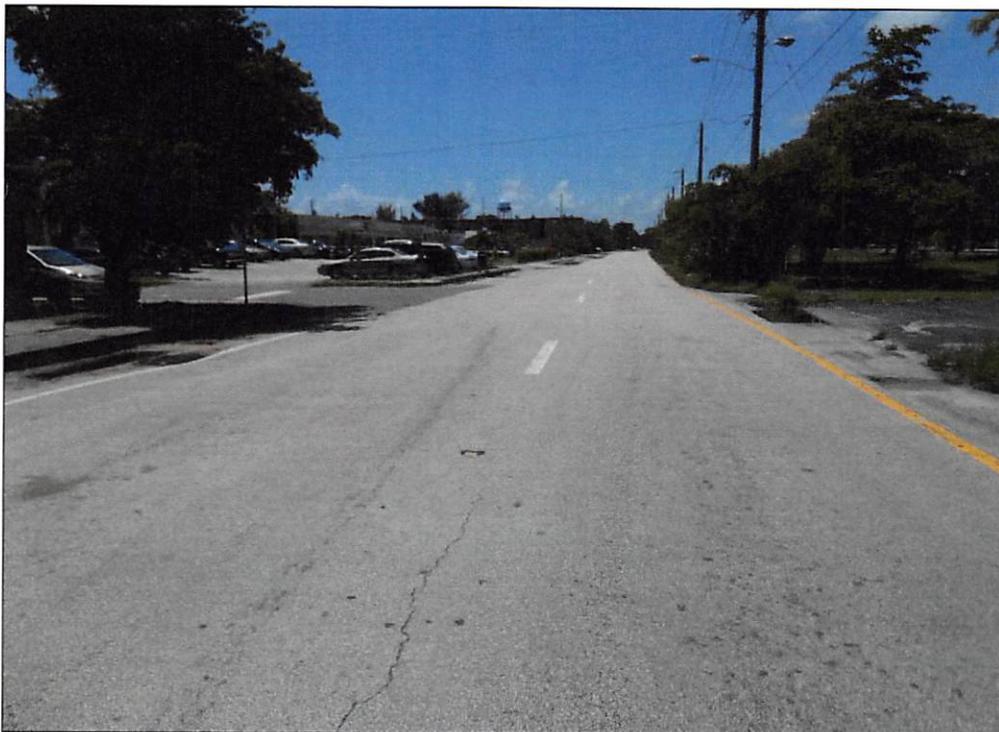
HISTORY OF SUBJECT PROPERTY

The tax roll indicates GRT Hallandale LLC owns the property. The previous transaction was recorded August 10<sup>th</sup> 2005 for \$245,000. According to the MLS, the subject is currently listed for sale asking \$399,000 as of February 2013.

AERIAL MAP



SE 1<sup>st</sup> AVENUE FACING SOUTH



SE 1<sup>st</sup> AVENUE FACING NORTH



SUBJECT VIEW FACING NORTH



### HIGHEST AND BEST USE

The highest and best use of a property is defined as follows: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible, and that results in the highest value". (Source: The Appraisal of Real Estate, Twelfth Edition, Appraisal Institute, Chicago, 2001)

#### Highest and Best Use

The northern boundary of the parcel has good exposure along E Hallandale Beach Blvd, a six-lane two directional major roadway. Vehicular access to the subject is somewhat restricted due to its close proximity to the Railroad Crossing and northbound direction only of SE 1<sup>st</sup> Avenue, which limit the ingress/egress to accommodate buses, cars etc. to just SE 1<sup>st</sup> Avenue, a two lane one directional road with minimal exposure. The subject parcel is zoned CF – Community Facility District, by the City of Hallandale, however it is not ideally suited for commercial development due to the location and setback requirements, etc. In addition, its elongated shape offers less optimal development possibilities, if any. [www.BCPA.net](http://www.BCPA.net) notes the use as (28) parking lot/mobile home, which serves a specific need, however the CF zoning is somewhat flexible permitting a variety of community related uses. See [www.Municode.com](http://www.Municode.com) for a complete listing of permitted uses and requirements. Given the unique situation involving the subject, the highest and best use would be to remain “as is” (parking lot), however various observations influencing the city’s decision making include: the convenience of the location, access to Hallandale Beach Blvd, walking distance to the newly renovated Gulf Stream Park and the fact that the property is currently listed for sale. These suggest the location may be suited to accommodate an alternative public use.

### APPRAISAL PROCESS

The three approaches typically used by the appraiser are: 1) Cost Approach, 2) Sales Comparison (Market) Approach, and 3) Income Approach. Only the Sales Comparison Approach was used in this appraisal since it is the most reliable approach to appraising land.

### SALES COMPARISON (MARKET) APPROACH

The Sales Comparison Approach is based upon the premise that the market value of the subject property can be estimated by analyzing sales of similar properties. The principle of substitution is basic in this approach as it implies that a prudent person will not pay more for a property than would be required for an acceptable alternative available in the market.

In the Direct Sales Comparison Approach, the following methodology is used:

1. Research the market to obtain information about transactions, listings, and other offerings of properties similar to the subject property.
2. Verify the information by considering whether the following:
  - a. Data obtained are factually accurate
  - b. Transactions reflect arm's length market considerations. An appraiser verifies information by consulting a knowledgeable source, usually one of the participants in the transaction.
3. Determine relevant units of comparison (e.g., square foot), and develop a comparative analysis for each unit.
4. Compare the subject and comparable sales according to the elements of comparison and adjust the sale price of each comparable as appropriate or eliminate the property as a comparable.
5. Reconcile the multiple value indications that result from the comparables into a single value indication.

The following analysis summarizes the results of the research.

## Discussion of Sales

In the analyses, we focused on recent sales of vacant commercial/special use land located in Broward County. It was necessary to expand the search to include all lot sizes due to the unique situation involving our subject. Special purpose properties are traditionally slow movers in the market and the transactions often involve city governments and/or some participation by a local CRA. As a reality check, we also reviewed similar properties listed in the MLS of active and pending sales due to the limited number of recent closed sales at the time of this assignment.

Overall, five sites were selected and discussed below. All are located in Broward County and lend support to the estimate of value. Vacant land is typically analyzed on a price per square foot basis and smaller size lots generally command higher prices per square foot due to competitive forces in the marketplace.

**Sale (1)** is located 2.58 miles west of our subject on W Hallandale Beach Blvd. This was formerly the site of Bobby Rubino's. It is 1.25 acres zoned B-1, consisting of 5 parcels: 514230090720, 514230090740, 514230090750, 514230090760, 514230090770. The site has utilities available and is prime for retail usage. Sale (1) was listed in the MLS asking \$685,000 or \$12.69 per SF and sold in May 2013 for \$440,000 or **\$8.15** per SF after 155 days on the market. The transaction was privately financed.

**Sale (2)** is a larger 3.43 acre mobile home park located at 3100 W Hallandale Beach Blvd 1.25 miles west of the subject. The property was not listed in the MLS, however it was purchased by the Greenacres Mobile Home Village Inc in December 2011 for \$855,000 or **\$5.71** per SF. It abuts the tri-rail, which is a similar location to our subject's and the T-1 zoning is for a special purpose (land use 28) like our subject.

**Sale (3)** is located 8.19 miles north of our subject in Ft. Lauderdale. This property abuts the CSX railway and is used as a nursery. The 26,275 square foot lot was listed in the MLS asking \$295,000 or \$11.06 per SF and sold in July 2012 for \$275,000 or **\$10.31** SF. The transaction was financed with cash. Sale (3) is zoned B-3, but the potential uses as commercial are limited given the location. Note: the old 1,300 SF building has little contributory value.

**Sale (4)** is a 3 acre site zoned CF, like our subject. It is listed for sale in the MLS asking \$985,000 or **\$7.46** per square foot. The property is located at 5242 Pine Island Road in Davie some 8.7 miles northwest of our subject. Sale (4) previously sold in August 2008 for \$800,000 or \$6.10 per SF (privately financed). This price was \$75,000 less than prior record sale of \$875,000 in September 2004.

**Sale (5)** is a 33,474 SF lot located at 1405 S Dixie Hwy in Deerfield Beach. The property is currently listed for sale in the MLS asking \$295,000 or **\$8.83** per SF. The DBR zoning allows for mixed-use, however it faces the CSX railway and the surrounding area remains relatively undeveloped.

Estimate Of Value

Sales (3) & (5) are less than one acre sites similar in size and location to our subject. Most emphasis was placed on these. Sales (1), (2) & (4) are much larger parcels, which typically sell for less per square foot than smaller lots. Listings are used as comparables during inactive markets and typically reflect current market trends. The range in prices for all properties was from a low of \$5.71 to a high of \$10.31. Due to the overall size of the subject parcel upward adjustments are usually warranted for larger size parcels, however these larger comparables have somewhat superior locations to our subject's, therefore the estimate of value is near the middle of the range or say \$8.00 per SF.

Therefore, 35,000 SF X \$8.00 per SF = \$280,000

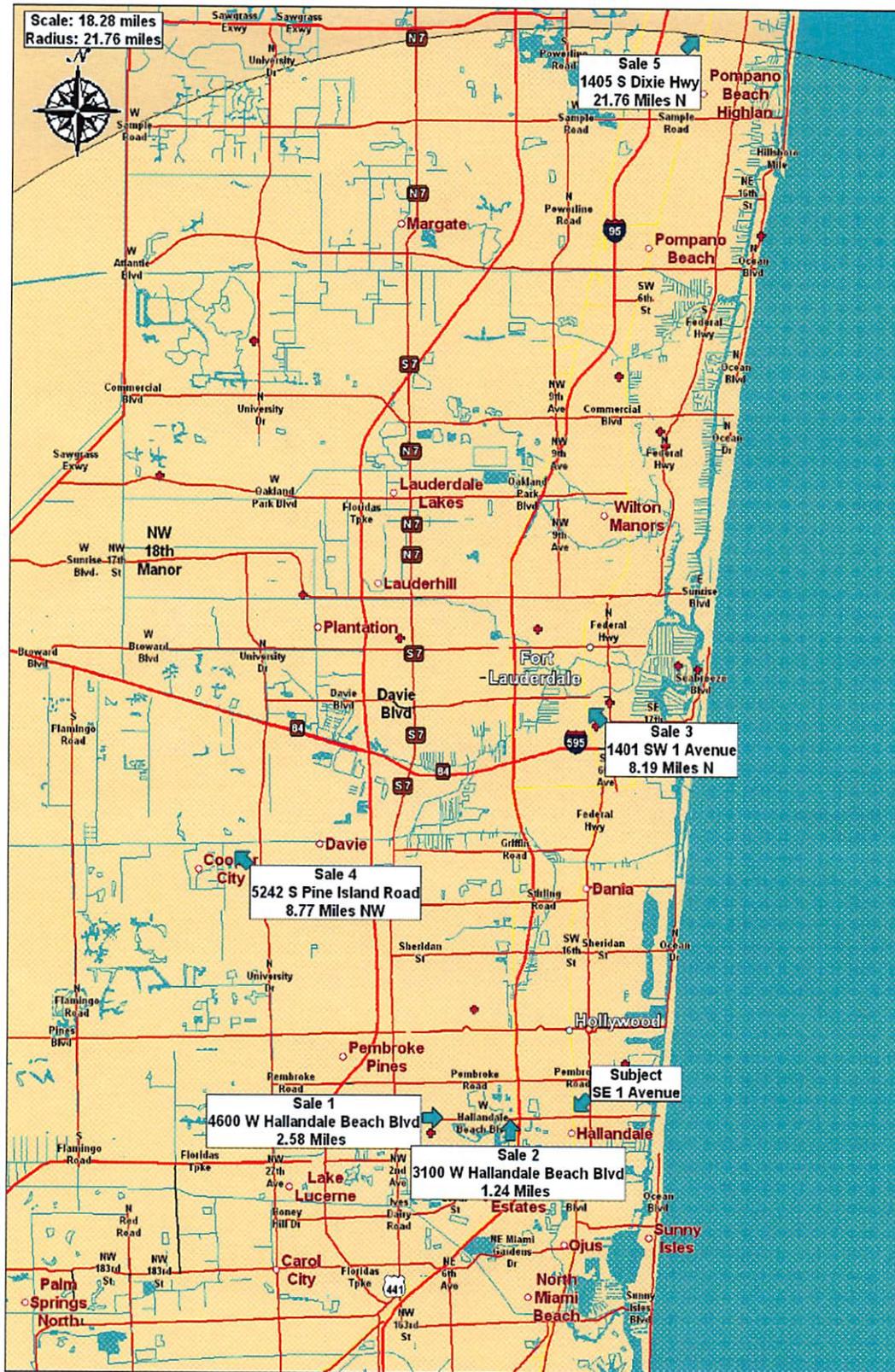
**SALES COMPARISON APPROACH: \$280,000**

RECONCILIATION AND FINAL ESTIMATE OF VALUE

Only the Sales Comparison Approach was used in this appraisal; therefore, the estimated value was based upon conclusion of that approach, \$280,000:

**FINAL ESTIMATED VALUE: \$280,000**

### Map of Sales



Aerials of Comparables



Comparable (1)

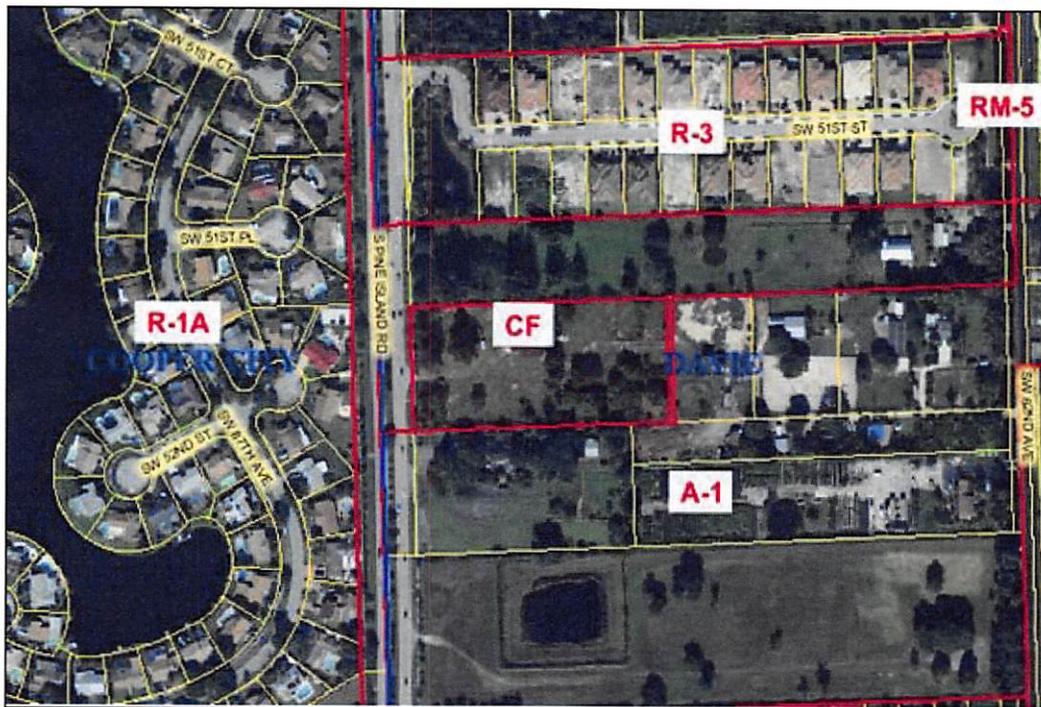


Comparable (2)

Aerials of Comparables



Comparable (3)

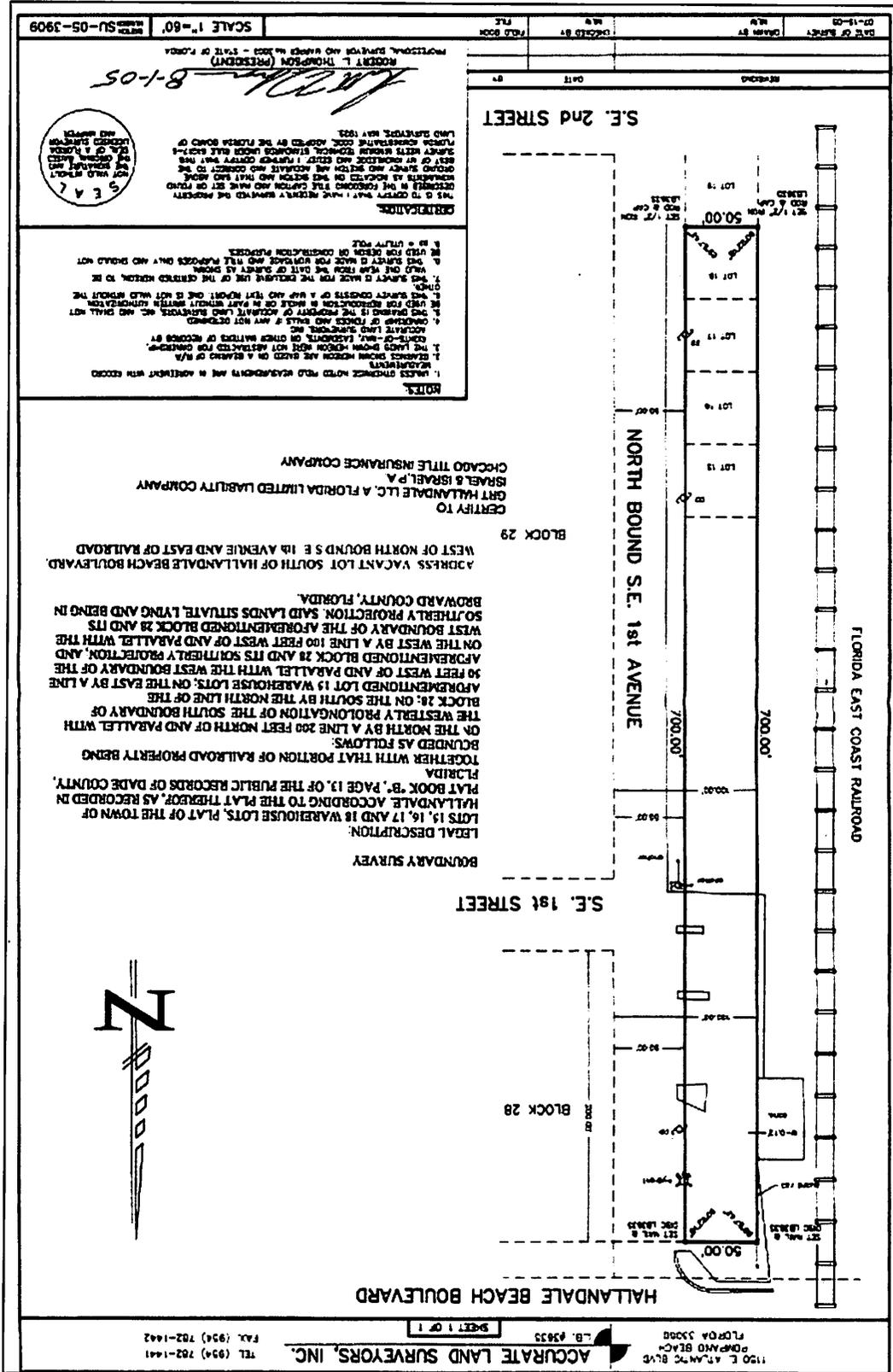


Comparable (4)

Aerials of Comparables



Comparable (5)



**NOTES:**

1. UNLESS OTHERWISE NOTED, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
2. THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND DESCRIBED IN THE FOREGOING INTO LOTS AND THE SAME ARE BEING OFFERED FOR SALE AS INDICATED BY THE PLAT.
3. THE SURVEY WAS MADE FROM A POINT OF BEGINNING AND THE SAME IS BEING OFFERED FOR SALE AS INDICATED BY THE PLAT.
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18. THE SURVEY WAS MADE FROM A POINT OF BEGINNING AND THE SAME IS BEING OFFERED FOR SALE AS INDICATED BY THE PLAT.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PROPERTY DESCRIBED IN THE FOREGOING AND HAVE BEEN SATISFIED THAT THE SAME IS BEING OFFERED FOR SALE AS INDICATED BY THE PLAT.

**ROBERT L. THOMPSON (PRESIDENT)**  
 PROFESSIONAL SURVEYOR AND MAPPER - STATE OF FLORIDA

SCALE 1"=60'

SU-05-3908

**CERTIFY TO:**

GRT HALLANDALE L.T.C. A FLORIDA LIMITED LIABILITY COMPANY  
 ISRAEL & ISRAEL, P.A.  
 CHICAGO TITLE INSURANCE COMPANY

**LEGAL DESCRIPTION:**

LOTS 13, 16, 17 AND 18 WAREHOUSE LOTS, PLAT OF THE TOWN OF HALLANDALE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA TOGETHER WITH THAT PORTION OF RAILROAD PROPERTY BEING BOUNDED AS FOLLOWS:

ON THE NORTH BY A LINE 200 FEET NORTH OF AND PARALLEL WITH THE WESTERLY PROLONGATION OF THE SOUTH BOUNDARY OF THE APPOINTED LOT 13 WAREHOUSE LOTS, ON THE EAST BY A LINE 100 FEET WEST OF AND PARALLEL WITH THE WESTERLY PROLONGATION OF THE APPOINTED BLOCK 28 AND ITS WEST BOUNDARY OF THE APPOINTED BLOCK 28 AND ITS SOUTHERLY PROPORTION SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

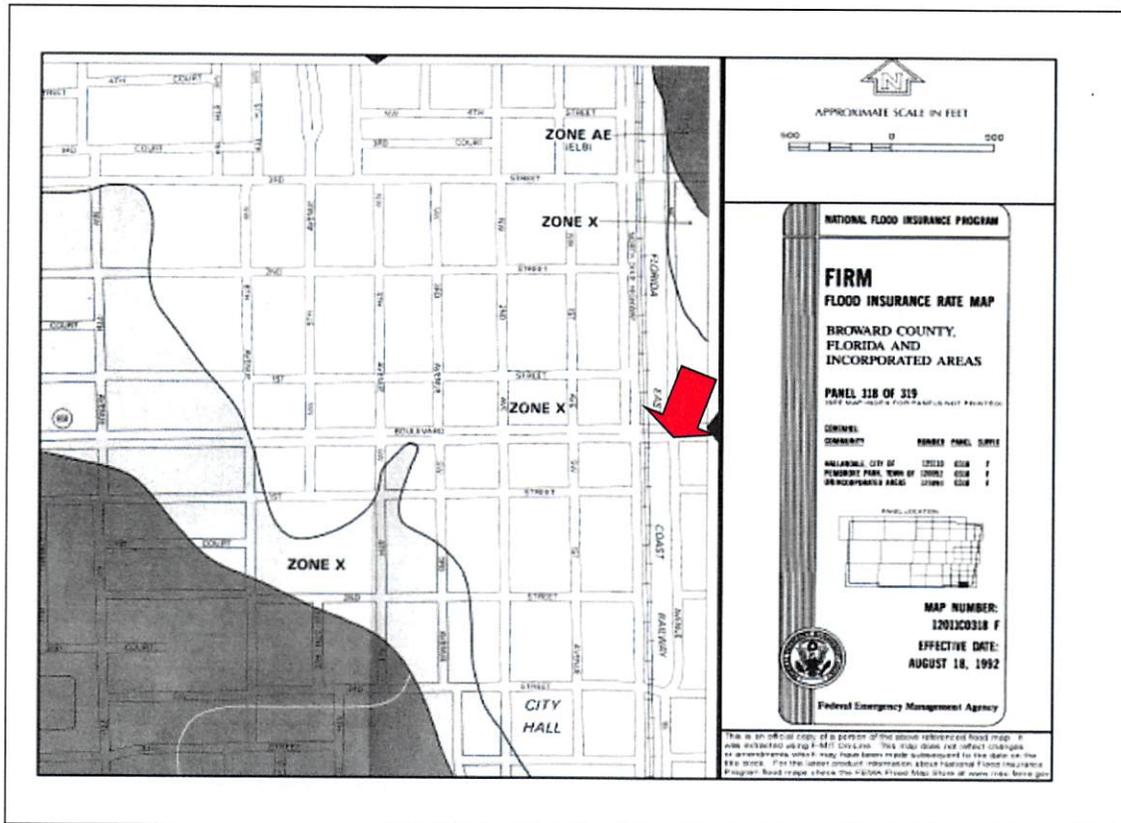
ADDRESS: VACANT LOT SOUTH OF HALLANDALE BEACH BOULEVARD WEST OF NORTH BOUND S.E. 1st AVENUE AND EAST OF RAILROAD

**ACCRATE LAND SURVEYORS, INC.**  
 1120 E. A174th BLVD  
 OPAWNO BEACH  
 FLORIDA 33088  
 L.B. 68233  
 TEL (954) 782-1441  
 FAX (954) 782-1442

SHEET 1 OF 1

Survey

# Flood Map



**Murdo Mackenzie***Chief Appraiser, L.B. Slater & Company Inc. (2000-present)**Professional Licenses:**\*State-Certified General Appraiser; RZ2779, State of Florida**\*Licensed Real Estate Sales Associate (inactive), State of Florida**Brief Educational History:**\*Graduate of Florida International University, B.S. Hospitality Management**\*Gold Coast School of Real Estate:**Course AB-1 FREAB Licensed Residential Appraisal Course**Course AB-2 FREAB Certified Residential Appraisal Course II**Course AB-2B FREAB Certified Residential Appraisal Course on  
Depreciation, Supply and Demand Analysis**Course AB-3 FREAB Certified General Appraisal Course  
Appraisal Procedures & Principles, USPAP**Real Estate Courses**FREC Salesperson pre-licensing**FREC Salesperson post-licensing**\*South Florida Chapter of the Appraisal Institute:**Convincing Residential Appraisals & DCF Valuations.**\*Institute for Real Estate Studies:**Florida Law Update for Appraisers, National USPAP update, FNMA  
Forms Update.**\*Council of Residential Specialists:**Creating Wealth Residential Real Estate Investments**\*Bert Rogers Schools:**Appraisal Principles, Real Estate, Mortgages, & Law, The Sales Comparison Approach  
(2006)**Florida Real Estate Appraisal License Law, Communicating the Appraisal, Fannie Mae  
Forms Update, Manufactured Housing (2008) Neighborhood Analysis, 7-Hour National  
USPAP Update and Roles & Rules of Supervisors and Trainees (2008)*

*\*Appraisal Education from Mckissock:*

*Appraisal Law, The Cost Approach, Roles & Rules of the Supervisor, The Dirty Dozen, National USPAP Update (2012)*

*\* This appraiser has met the continuing education requirements for the State of Florida and is also FHA approved.*

*Over the past 13 years I have completed 2000+ assignments including residential and commercial property types. As the chief appraiser, my responsibilities also include reviewing files, managing daily operations of the appraisal department and ensuring client needs are completely satisfied. Some of these include the Cities of Hollywood and Hallandale Beach, in addition to many banks, lenders, mortgage companies, attorneys and accountants. I have also been sworn in as an expert witness in Dade, Broward and Palm Beach County Courts involving divorce and litigation cases.*

*Types of properties appraised:*

*Residential – high/mid/low-rise condominiums, town houses, villas, mobile homes, waterfront estates, mansion quality houses, garden style apartments, co-ops, small income properties and vacant land.*

*Commercial – office buildings, office condominiums, retail stores, mixed use properties, service stations, restaurants, auto repair shops, warehouses, apartment buildings, motels, hotels, strip centers and vacant land.*

*Industrial – warehouses, heavy use storage facilities, warehouse condominiums and vacant land.*

*Agricultural – vacant land*

*Special Purpose – Meeting halls, clubs, Places of worship, funeral homes, government buildings, bus stops and vacant land.*

