

APPRAISAL OF

Property located at the

**Southwest corner of S.E. 1st Avenue
and
Hallandale Beach Boulevard
in
Hallandale Beach, Florida**



Joseph T. DePrimo Realty
434 S.W. 12th Avenue, Suite 100
Miami, Florida 33130
305-905-9003

Joseph T. DePrimo Realty
434 S.W. 12th Avenue, Suite #100
Miami, Florida 33130
305-905-9003

May 8, 2014

Mr. Glen Tucker
705 N.W. 5th Street
Hallandale Beach, FL 33009

**Re: Property located at the Southwest corner of S.E. 1st Avenue and Hallandale Beach Blvd.
in Hallandale Beach, Florida.**

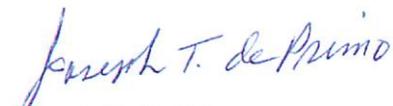
Dear Mr. Tucker,

Pursuant to your request for analysis of the above referenced property, I have made an inspection of the subject property, researched and analyzed market data, and arrived at an opinion of value. The attached report is a complete summary appraisal that has been written in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP). Based on the investigation and analysis undertaken, it is my opinion that the market value of the subject property, as of May 3, 2014 is:

**THREE HUNDRED AND SIXTY SEVEN THOUSAND AND FIVE HUNDRED DOLLARS
(\$367,500)**

Thank you for the opportunity to be of service, and please do not hesitate to call if you require additional information.

Respectfully,



Joseph T. DePrimo
State Certified General Appraiser
#581

CERTIFICATION

I certify that, to the best of my knowledge and belief:

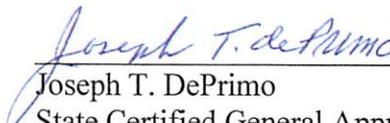
1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved in with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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.
7. My analyses, opinions, and conclusions have been developed to be in compliance with the Uniform Standards of Professional Appraisal Practice.
8. I have made a personal inspection of the property that is the subject of this report.
9. No one provided significant real property appraisal assistance to the person signing this certification.

After due consideration of all the pertinent facts, it is my opinion that the Market Value of the subject property as of May 3, 2014 is:

**THREE HUNDRED AND SIXTY SEVEN THOUSAND AND FIVE HUNDRED DOLLARS
(\$367,500)**

Respectfully submitted,

Date: May 8, 2014



Joseph T. DePrimo
State Certified General Appraiser
#581

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Addenda

Owner of Record

GRT Hallandale, LLC

Property Location

The subject property is located at the southwest corner of S.E. 1st Avenue and Hallandale Beach Boulevard in Hallandale Beach, Florida.

Date(s) of Inspection

April 30, 2014 and May 3, 2014

Owners who accompanied the Appraiser on inspection

Mr. Glen Tucker accompanied the appraiser on inspection of the subject property.

Size:**Land:**

Property I.D. #: 5142 27 00 0010 – 24,998 S.F.

Property I.D. #: 5142 27 06 0080 – 10,000 S.F.

According to the survey provided dimensions for the subject are as follows:
700' x 50' – 35,000 S.F.

Improvements: None

Purpose, Intended User, Intended Use of the Appraisal

The purpose of this appraisal report is to estimate the Market Value of the subject property as defined further in this report. The intended user is the owner and the intended use is for disposal of an asset.

Type of Appraisal and Report Format

This appraisal is a Summary Report and is intended to be in compliance with the Uniform Standards of Appraisal Practice.

Effective Date of Appraisal and Date of Report

May 3, 2014

Definition of Market Value

The following definition is from Uniform Standards Professional Appraisal Practice 2002

Edition:

"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 well informed or well advised and acting in what they consider their best interest.
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in the United States 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 (Interest) Appraised

The appraisal will be based on fee simple title. Fee simple title is defined by the Dictionary of Real Estate Appraisal, Appraisal Institute 4th Edition, 2002 as follows: "absolute ownership, unencumbered by any other interest or estate, subject only to the limitations of eminent domain, escheat, police power, and taxation."

Scope (Extent of Process of Collecting, Confirming and Reporting Data)

The scope of this real estate appraisal includes an investigation into the real estate market for factors, which create market value. The scope of the appraisal included the following:

- * Physical inspection of the subject property: April 30, 2014 and May 3, 2014.
- * A search of the public records relative to the subject. This search encompasses Tax and assessment information, private as well as public deed restrictions, zoning, and history of the property.
- * Analysis of physically possible uses, legally permissible uses, and all feasible uses in order to estimate the highest and best use of the subject.
- * A search of Multiple Listing Services records as well as REDI was also performed.

Appraisal Problem

The appraisal problem is to estimate Market Value of the subject property as defined further in this report.

PRESENTATION OF DATA

Identification of Property and Legal Description

Property Location

The subject property is located at the southwest corner of S.E. 1st Avenue and Hallandale Beach Boulevard in Hallandale Beach, Florida.

Legal

Property I.D. #: 5142 27 00 0010

Abbreviated Legal Description	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
--	--

Property I.D. #5142 27 06 0080

Abbreviated Legal Description	TOWN OF HALLANDALE B-13 D SUB OF SEC 27-51-42 WAREHOUSE LOTS 15 TO 18
--	---

Please refer to deed contained in the Addenda of this appraisal report for a more detailed description.

Owner of Record

GRT Hallandale, LLC
705 N.W. 5th Street
Hallandale Beach, FL 33009

Area and Neighborhood Analysis

Please refer to the Addenda of this report for a detailed Broward County area description and Hallandale Beach description.

A neighborhood may be defined as:

"A portion of a larger community, or an entire community, in which there is a homogenous grouping of inhabitants, buildings, or business enterprises. Inhabitants of a neighborhood usually have a more than casual community of interest. Neighborhood boundaries may consist of well defined natural man-made barriers or they may be more or less well defined by a distinct change in land use or the character of the inhabitants."

The subject neighborhood can be described by the path of Dixie Highway and the FEC Railroad tracks in the City of Hallandale Beach with the following boundaries: Pembroke Road to the north, U.S. Highway 1 (a/k/a Federal Highway) to the east, Interstate 95 to the west and the Dade County Line to the south. These neighborhood boundaries describe land that is within the City of Hallandale Beach and which is over ninety percent developed. Hallandale Beach is Broward County's southernmost city and is bounded by and separated from Dade County by County Line Road. It spans approximately five and half miles from the beach west to the Florida Turnpike.

Dixie Highway was the first road in the county and followed the path of Henry Flagler's railroad. Throughout Hallandale Beach and the entire county, Dixie Highway follows the path of the FEC Railroad and generally serves as a barrier between neighborhoods to its east and west. Dixie Highway is generally four lanes, two northbound and two southbound on each side of the CSX Railroad in Hallandale Beach, Florida.

Description of the Property, Photographs, Sketches

The subject property containing a total of 35,000 S.F. has 700 feet of frontage along the west side of S.E. 1st Avenue and 50 feet of frontage along Hallandale Beach Boulevard. The site is filled to grade and is generally level and would require a limited amount of site preparation. All utilities are available and the site has good drainage.

Parent Tract:**Land:**

Property I.D. #: 5142 27 00 0010 – 24,998 S.F.

Property I.D. #: 5142 27 06 0080 – 10,000 S.F.

According to the survey provided dimensions for the subject are as follows:
700' x 50' – 35,000 S.F.

Improvements: None

Ingress/Egress:

The subject property has ingress/egress via S.E. 1st Avenue

Drainage:

No ponding or puddling was noted at the time of inspection.

Soil Characteristics:

Though no soil samples were taken, it does not appear that there would be any soil contamination; however, once again no soil test were provided nor performed to the appraiser's knowledge.

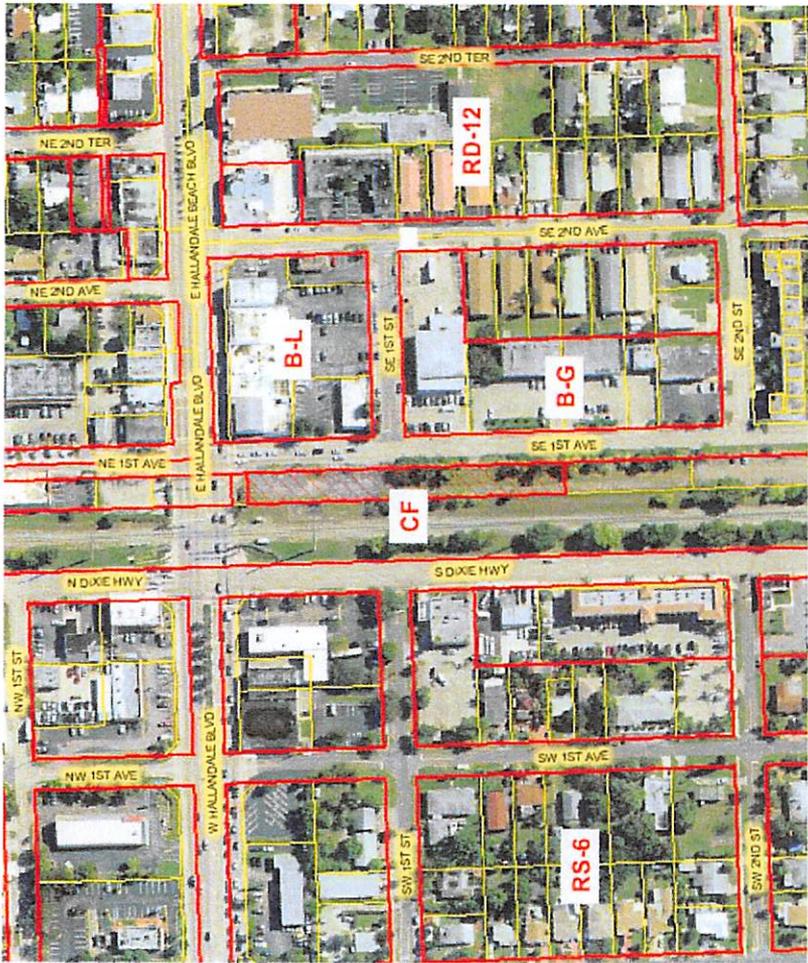
Utilities

FEATURES	YES	NO
Sewer	x	
Electric Services	x	
Telephone Services	x	
Public Water	x	
Well Water		X
Other Water Supply		X
Curbs	x	
Public sidewalks	x	
Paved streets	x	

Easements, Encroachments or Restrictions and Their Effect or Limitation

There are no easements or any other encroachments or restrictions that in the appraiser's opinion would either inhibit or enhance the value of the subject property.

EXHIBITS



TOP PHOTO: PROPERTY I.D. 5142 27 00 0010



BOTTOM PHOTO: PROPERTY I.D. 5142 27 06 0080



SHOWING SUBJECT PROPERTY



SHOWING SUBJECT PROPERTY



SHOWING STREET VIEW AND FRONTAGE



SHOWING STREET VIEW AND FRONTAGE



SHOWING STREET VIEW AND FRONTAGE



SHOWING STREET VIEW AND FRONTAGE

Zoning

The subject property is zoned "CF", Community Facility by the City of Hallandale Beach.

Assessed Value, Taxes and Special Assessments

Information taken from the Broward County Property Appraiser's Office

Folio Number: 5142 27 00 0010

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	\$149,990	\$7,980	\$157,970	\$157,970	
2013	\$149,990	\$7,980	\$157,970	\$150,950	\$3,104.72
2012	\$149,990	\$7,980	\$157,970	\$137,230	\$2,932.98

History of Property-

Date	Type	Price	Book/Page or CIN
8/10/2005	SWD	\$245,000	40420 / 1948

Folio Number: 5142 27 06 0080

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	\$60,000		\$60,000	\$60,000	
2013					
2012					

History of Property

Date	Type	Price	Book/Page or CIN
4/14/2014	QCD-T	\$100	112233161

Subject property was listed on MLS by Capital Commercial Real Estate Group, Hallandale Florida from February 2013 to January 2014 and was being offered for \$399,000.

Public and Private Restrictions

There are no public or private restrictions noted which would either inhibit or enhance the value of the subject property.

ANALYSIS OF DATA AND CONCLUSIONS

Highest and Best Use Analysis

In estimating the value of real estate, the analysis of the Highest and Best Use to which the property may be put is a prime item of consideration. The Highest and Best Use must be estimated both as if vacant and available for development in analyzing the value of the land; and also must be estimated based upon the way the property is presently improved to determine if the present improvements contribute to the value of the property. According to "The Appraisal of Real Estate, 12TH Edition, 2002", published by The Appraisal Institute, Highest and Best Use is defined as:

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

The following factors need to be addressed when determining the highest and best use of the property and will be discussed on the following page.

**Physically Possible Uses of the Property
Legally Possible Uses of the Property
Financially Feasible Uses of the Property
Maximally Productive Uses of the Property**

Physically Possible Uses of the Property

The subject property has a location capable of accommodating most practical legal forms of development. With 35,000 S.F. in an overall irregular configuration, it also has sufficient size for commercial development. The shape and dimensions are sufficient to accommodate commercial development oriented toward S.E. 1st Avenue. The subject site is flat and level and filled to grade. It has an elevation above 10 feet above mean sea level and has an availability of all local utilities and there is nothing besides its depth that would physically

restrict commercial development. The subject site has the necessary physical qualities to support commercial development.

Legally Permissible Uses of the Property

Zoning and land use principally govern legally permissible uses for the subject property. The "CF" zoning category contains a variety of uses and business oriented commercial uses which are permitted. The "CF" or "Community Facility" zoning complies with the commercial use designation. The subject meets the lot size and width requirements of the "CF" district.

Financially Feasible Uses of the Property

The determination of financial feasibility involves analyzing the supply and demand and the cost of development with the potential benefit. After eliminating the possible uses of the site, which are not physically possible or legally permissible, it is necessary to analyze the remaining possibilities to determine which are likely to produce a positive return. The subject property is located on the corner of Hallandale Beach Boulevard across the railroad tract to the southwest from the Downtown area. Although there has been no new development along Dixie Highway in the subject neighborhood, recent and ongoing development activity along Hallandale Beach Boulevard and the neighborhood to the west is supportive of new development. Its community facility commercial zoning is intended for commercial development, the desired use at this location. While a general commercial use such as community facility would require less parking, the subject property site is also large enough for small office development.

The sales included in the following valuation section are all commercially zoned and two of which are similar in size to the subject. They were purchased for either

commercial or industrial development or speculation and have location qualities similar to the subject property. They are relatively recent sale transactions and support demand and the financial feasibility of the subject site for commercial development. The lack of available vacant land in the subject neighborhood is further supportive of developing the subject site. Financially feasible uses could include development with general commercial, office or community facility.

Maximally Productive Uses of the Property

In addition to being legally permissible, physically possible and financially feasible, the highest and best use of the site as though vacant must represent the maximally productive use. The maximally productive use is the use that returns the highest value to the land from among those uses, which are physically possible, legally permissible and financially feasible. The maximally productive use of the subject property is considered to be for one of the permitted uses allowable in the "CF" zoning. This could include retail, office or mixed use. The maximally productive use would provide the maximum density, given open space requirements dictated by zoning and design and associated amenities dictated by market demand. The maximally productive use would be oriented in such a way as to maximize the Hallandale Beach Boulevard exposure.

It is the appraiser's opinion that the highest and best use of the subject site would be for commercial development such as a community facility or office use.

Valuation Methodology

In estimating the value of real property, it is appraisal procedure to assemble as much factual information from the market as possible. This information is then used to support an estimate of value for the property appraised by the use of the normally accepted appraisal methods or approaches to value, namely:

Sales Comparison or Market Approach

Cost Approach

Income Approach

The **Sales Comparison or Market Approach**, is an analysis of known sales of properties which are considered similar to the property being appraised. Direct comparison is made between the subject and the sales for variables such as location, time of sale, conditions of sale, terms of financing, as well as any differences in physical characteristics. Any measurable differences are then adjusted to arrive at a value estimate for the subject property. Normally, when using the Sales Comparison Approach, units of comparison are found which are relevant for the properties in the class and type of the subject. Most units of comparison are directly involved with physical characteristics of the properties and/or their improvements.

The **Cost Approach** to value is based on the principle of substitution. This approach assumes that a property should sell for no more than the cost of building an equally desirable substitute. The basis for this approach is to estimate the cost to reproduce the improvements on the property new. From the cost new is deducted any visible depreciation which can take the form of physical wear and tear due to the aging process, functional

obsolescence caused by changes in construction practice, or aesthetic tastes and external factors which detract from value and are factors outside the property itself.

After deducting the observed depreciation from the cost of the improvements new, the land value as if vacant and available for development to its highest and best use is added to provide an indication of value for the entire property.

The **Income Approach** to value is an estimate of value based upon the income which a property should produce. This approach is used with commercial, industrial, and multi-family rental properties primarily, and is a method of analyzing potential rental income which a property should produce, deducting normal operating expenses and capitalizing the resulting estimate of net income to provide an indication of the value for the property.

The final step in the Appraisal Process is the reconciliation of the values indicated by the different approaches to value into a final conclusion of value. This final reconciliation compares the basic value methods or approaches which have been used, and the quality and quantity of data which was available for each. These value indications are then reconciled into a single value estimate.

Approaches to Value Used and Excluded

The Market Approach will be used in this appraisal report.

The Market Approach to Value

The following sales are compared to the subject property and appropriate adjustments will be made.

	SUBJECT	SALE #1	SALE #2	SALE #3
	SW CORNER OF SE 1 ST AVE & HALLANDALE BEACH BLVD. HALLANDALE BEACH	W SIDE OF S. DIXIE HWY & SW 8 CT. HALLANDALE BEACH	S SIDE OF PEMBROKE RD. & SW 44 TH AVE WEST PARK	SE CORNER OF NE 4 TH AVE & NE 14 TH ST FT. LAUDERDALE
DATE	N/A	3/13	9/13	3/12
SALE PRICE	N/A	\$260,00	\$115,000	\$90,000
LAND SIZE	35,000 S.F.	21,972 S.F.	15,236 S.F.	6,248 S.F.
PRICE/S.F.	N/A	\$11.83/S.F.	\$7.55/S.F.	\$14.41/S.F.
ZONING	CF	BG/RO12	B-3	CB
		ADJUSTMENTS		
LOCATION	N/A	0	20%	-10%
SIZE	N/A	0	0	-10%
PHYSICAL CONDITION	N/A	-10%	0	0
MARKET CONDITION	N/A	0	0	0
INDICATED VALUE	N/A	\$10.65/S.F.	\$9.06/S.F.	\$11.53/S.F.

Sale No. 1 is located on the west side of South Dixie Highway just south of S.W. 8th Street in Hallandale Beach, Florida. This property contains 21,972 S.F. and sold in March 2013 for \$260,000 or \$11.83/S.F. The property's size and shape has a favorable design to maximize development, a negative adjustment of -10% is applied to this sale for an indicated value as follows:

$$\text{\$11.83/S.F.} \times .90 = \text{\$10.65/S.F.}$$

Sale # 2 is located on the south side of W. Pembroke Road and the corner of S.W. 44th Avenue in West Park, Florida. The property contains 15,236 S.F. and sold in September 2013 for \$115,000 or \$7.55/S.F. The property's location in the City of West Park requires a positive adjustment of +20% due to the difference in lack of demand as compared to the subject location in Hallandale.

$$\mathbf{\$7.55/S.F. \times 1.20 = \$9.06/S.F.}$$

Sale #3 is located at the southeast corner of N.E. 4th Avenue and N.E. 14th Street in Fort Lauderdale, Florida. The property contains 6,248 S.F. and sold in March 2012 for \$90,000 or \$14.44/S.F. The property size and location are superior compared to the subject and a negative adjustment of -10% is made for size as well as -10% for location. The indicated value for this sale is as follows:

$$\mathbf{\$14.41/S.F. \times .80 = \$11.53/S.F.}$$

Since there are limited comparable sales, the appraiser has included two other comparable sales in this appraisal and although they sold in 2012 both are indicative of value for the subject. Sale #4 containing 13,000 S.F. located at 700 S. Dixie Highway in Hallandale Beach, sold for \$90,000 in June 2012. Sale #5 located at 5730 Johnson Street in Hollywood, sold for \$157,580 in May 2012.

Correlation and Final Estimate of Value

Sale #3 is felt to be the least credible and **Sale #1 and Sale #2** are given most credence in estimating the value of the subject property to be \$10.50/S.F.

$$\mathbf{35,000 \text{ S.F.} \times \$10.50/S.F. = \$367,500}$$

ADDENDA

SECTION NUMBER SU-05-3909 SCALE 1"=60'

PROFESSIONAL SURVEYOR AND MAPPER NO. 3989 - STATE OF FLORIDA

ROBERT L. THOMPSON (PRESIDENT)

8-1-05



CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 6107-8, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1983.

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOTES:

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
- THE LOTS SHOWN HEREON WERE NOT ASSUMED FOR OWNERSHIP, RIGHT-OF-WAY EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
- OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
- THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE USED FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.
9. PP = UTILITY POLE

CERTIFY TO:

GRT HALLANDALE LLC, A FLORIDA LIMITED LIABILITY COMPANY

ISRAEL & ISRAEL, P.A.

CHICAGO TITLE INSURANCE COMPANY

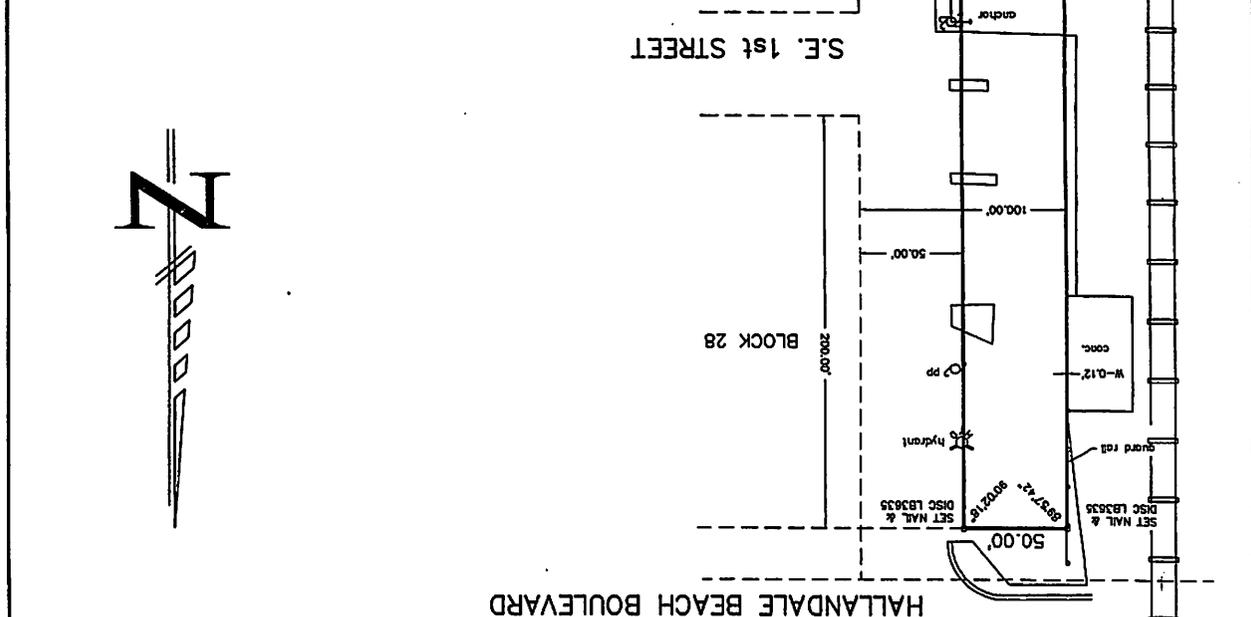
LEGAL DESCRIPTION:

LOTS 15, 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 BLOCK 28; ON THE SOUTH BY THE NORTH LINE OF THE AFOREMENTIONED LOT 15 WAREHOUSE LOTS; ON THE EAST BY A LINE 50 FEET WEST OF AND PARALLEL WITH THE BOUNDARY OF THE AFOREMENTIONED BLOCK 28 AND ITS SOUTHERLY PROJECTION; AND ON THE WEST BY A LINE 100 FEET WEST OF AND PARALLEL WITH THE SOUTHERLY PROJECTION, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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



Property Detail Report

For Property Located At :
SE 1ST AVE, HALLANDALE, FL 33009



Owner Information

Owner Name: GRT HALLANDALE LLC
Mailing Address: 705 NW 5TH ST, HALLANDALE BEACH FL 33009-3204 C031
Vesting Codes: // CO

Location Information

Legal Description: 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

County:	BROWARD, FL	APN:	51-42-27-00-0010
Census Tract / Block:	1003.00 /	Alternate APN:	
Township-Range-Sect:	51-42-27	Subdivision:	ACREAGE & UNREC
Legal Book/Page:	164-42	Map Reference:	/ 302
Legal Lot:	50	Tract #:	
Legal Block:		School District:	1200180
Market Area:	3060	School District Name:	BROWARD COUNTY SD
Neighbor Code:		Munic/Township:	HALLANDALE BEACH

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date:	09/02/2005 / 08/10/2005	1st Mtg Amount/Type:	/
Sale Price:	\$245,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	40420-1948	2nd Mtg Amount/Type:	/
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	ATTORNEY ONLY		
Lender:			

Seller Name: FLORIDA EAST COAST RAILWAY LLC

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	CF	Acres:	0.57	County Use:	
Lot Area:	24,998	Lot Width/Depth:	x	State Use:	PARKING LOT (28)
Land Use:	PARKING LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$157,970	Assessed Year:	2013	Property Tax:	\$3,104.72
Land Value:	\$149,990	Improved %:	5%	Tax Area:	2513
Improvement Value:	\$7,980	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$150,950				

Property Detail Report

For Property Located At :
SE 1ST AVE, HALLANDALE, FL 33009



Owner Information

Owner Name: GRT HALLANDALE LLC
Mailing Address: 705 NW 5TH ST, HALLANDALE BEACH FL 33009-3204 C031
Vesting Codes: // CO

Location Information

Legal Description: SUB OF SEC 27-51-42 B-13 D WAREHOUSE LOT 15 TO 28 RD & LESS PT DESC AS,BEG AT SE COR OF LOT 28,NLY 90, SWLY TO PT 12 W OF SE COR OF LOT 27,SWLY 55 TO PT 35 W OF SE COR OF LOT 28,ELY 35 TO POB

County:	BROWARD, FL	APN:	51-42-27-06-0070
Census Tract / Block:	1003.00 /	Alternate APN:	
Township-Range-Sect:	51-42-27	Subdivision:	DEPOT GROUNDS BL
Legal Book/Page:	159-28B	Map Reference:	/ 302
Legal Lot:	15	Tract #:	
Legal Block:	13	School District:	1200180
Market Area:	3060	School District Name:	BROWARD COUNTY SD
Neighbor Code:		Munic/Township:	HALLANDALE BEACH

Owner Transfer Information

Recording/Sale Date:	04/18/2014 / 04/14/2014	Deed Type:	CORRECTION DEED
Sale Price:		1st Mtg Document #:	
Document #:	50710-1174		

Last Market Sale Information

Recording/Sale Date:	12/17/2009 / 12/09/2009	1st Mtg Amount/Type:	/
Sale Price:	\$87,200	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	46741-196	2nd Mtg Amount/Type:	/
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	ATTORNEY ONLY		
Lender:			
Seller Name:	FDG RAIL HOLDINGS 22 LLC		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

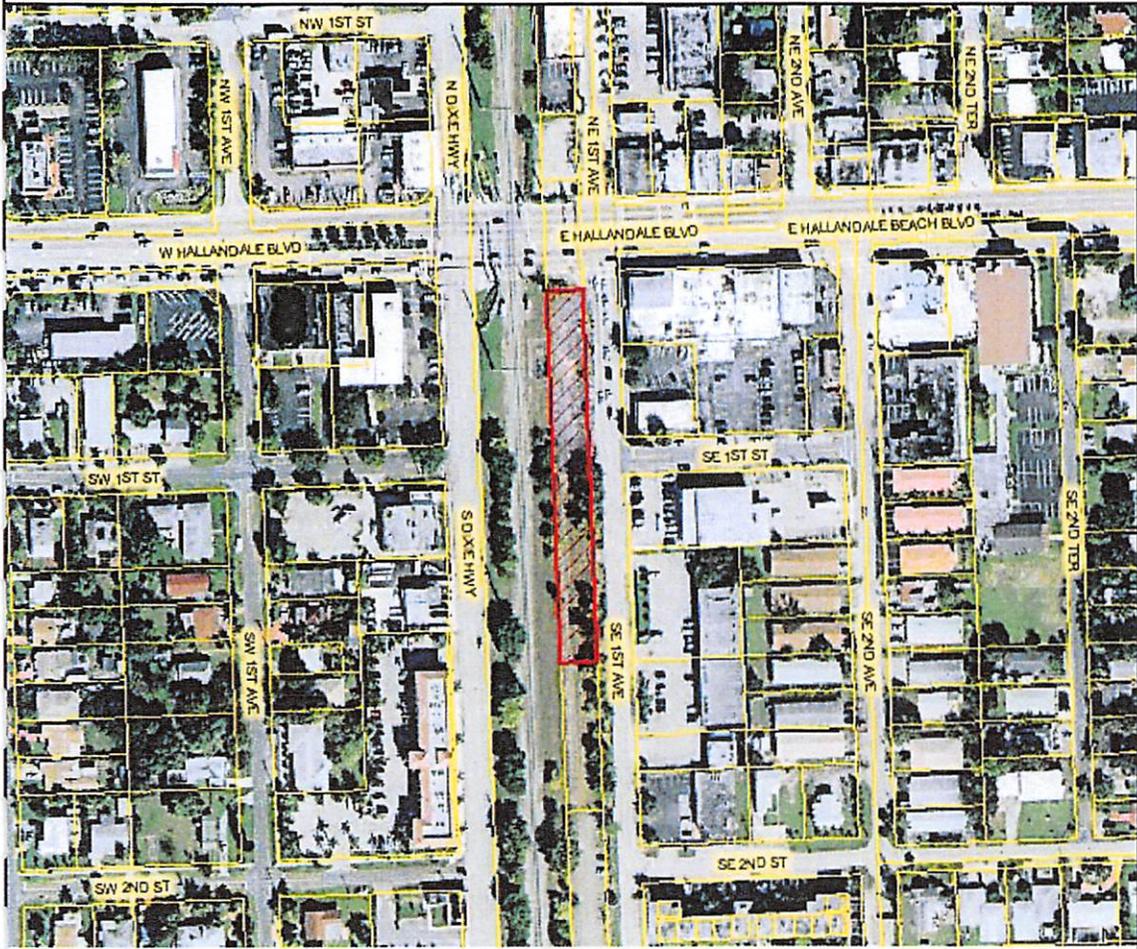
Site Information

Zoning:	CF	Acres:	0.77	County Use:	
Lot Area:	33,585	Lot Width/Depth:	499 x	State Use:	PARKING LOT (28)
Land Use:	PARKING LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$236,670	Assessed Year:	2013	Property Tax:	\$4,785.47
Land Value:	\$201,510	Improved %:	15%	Tax Area:	2513
Improvement Value:	\$35,160	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$236,670				

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Streets
 Parcels
 Aerials (2014)
 County Boundary

Map

0 96 ft

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Prepared by and Return to:
Ambarina A. Perez, Esq.
2855 Le Jeune Road, 4th Floor
Coral Gables, Florida 33134

THIS IS NOT AN
QUITCLAIM DEED

Space above this Line for Recording Data

THIS QUITCLAIM DEED is made and executed this 14th day of April, 2014, by FDG FLAGLER STATION II LLC, a Delaware limited liability company (successor by merger to FDG RH FINANCE 22 LLC, a Delaware limited liability company, successor in interest to FDG Rail Holdings 22 LLC, a Delaware limited liability company), whose mailing address is 2855 Le Jeune Road, 4th Floor, Coral Gables, Florida 33134 ("Grantor") to GRT HALLANDALE LLC, a Florida limited liability company, whose mailing address is 705 NW 5th Street, Hallandale, Florida 33009 ("Grantee").

WITNESSETH:

THAT, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants bargains, sells, aliens remises, releases, conveys and confirms unto Grantee, certain real property located in Broward County, Florida, which is more particularly described as follows (the "Property"):

WAREHOUSE LOTS 15, 16, 17 and 18, TOWN OF HALLANDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA.

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

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

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

NOTE TO CLERK: This Quitclaim Deed is being recorded to correct only the legal description of the parcel identified as "350.50 Broward County" in that certain Quitclaim Deed dated December 20, 2007, from Grantor to Grantee, recorded in Official Records Book 44946, page 575, of the current public records of Broward County, Florida. The description for the parcel identified as "350.50 Broward County" included lots 15, 16, 17 and 18 in error. Only an additional documentary stamp tax in the amount of \$.70 is due hereon.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed the day and year first written above.

WITNESSES:

JA Maria Bello
Print Name: Maria Bello
Jessica Alvarez
Print Name: Jessica Alvarez

FDG FLAGLER STATION II LLC,
a Delaware limited liability company

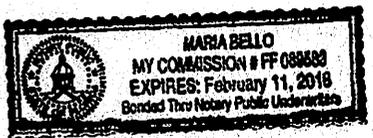
By: Kolleen Cobb
Kolleen O.P. Cobb, Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Quitclaim Deed was acknowledged before me this 17th day of April, 2014, by Kolleen O.P. Cobb, as Vice President of FDG Flagler Station II LLC, a Delaware limited liability company, for and on behalf of such limited liability company, who is personally known to me.

(Notary Seal)

Maria Bello
Signature of Notary Public
Name: MARIA BELLO
My Commission Expires: _____



Instrument Prepared as to form only by:
Heidi J. Eddins, Esquire
One Malaga Street
St. Augustine, FL 32085
(904) 396-6600
(Legal Description prepared by Grantee)

Israel And Israel
450 North Park Road Suite 500
Hollywood, Florida 33021 **SPECIAL WARRANTY DEED**

THIS INDENTURE is made this 10th day of August, 2005, by **FLORIDA EAST COAST RAILWAY, L.L.C.**, a Florida Limited Liability Company and successor by merger to Florida East Coast Railway Company, a Florida Corporation, ("Grantor"), having an address of P. O. Drawer 1048, St. Augustine, Florida 32085-1048, to the **GRT HALLANDALE, LLC**, having an address of 705 NW 5th Street, Hallandale, FL 33009, hereinafter called "Grantee".

WITNESSETH
That Grantor, for and in consideration of the sum of ten dollars and no cents (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land in Broward County, Florida (the "Property"), to-wit:

See Attached Exhibit "A"

TOGETHER with all easements, tenements, hereditments, and appurtenances thereto belonging to the "Property" and all buildings and other improvements located on the "Property".

Subject to all dedications, easements, or restrictions of record, if any, none of which Grantor seeks to reimpose.

AND Grantor does hereby warrant the title to said land and will defend same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise.

3

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in its corporate name and its corporate seal to be hereto affixed by its undersigned officer thereunto lawfully authorized the day and year hereinabove written.

Signed, sealed and delivered
In the presence of:

FLORIDA EAST COAST RAILWAY,
L.L.C., a Florida Limited Liability Company

Bruce L. Baker
Printed Name: Bruce L. Baker

By: John D. McPherson
John D. McPherson
as Managing Member/President &
Chief Operating Officer
P. O. Drawer 1048
St. Augustine, FL 32085-1048

Paula B. Ake
Printed Name: Paula B. Ake

Attest: Mary C. Mueller
Assistant Secretary

THIS IS NOT AN
OFFICIAL COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Special Warranty Deed was acknowledged before me this 10th day of August, 2005, by John D. McPherson and MARY C. MUELLER, personally known to me as Managing Member/President & Chief Operating Officer and Assistant Secretary, respectively, of Florida East Coast Railway, L.L.C., a Florida Limited Liability Company, on behalf of the Company, and who did not take an oath.

Kathy A. Petroglou
Notary Public, State of Florida at Large

Notary Seal

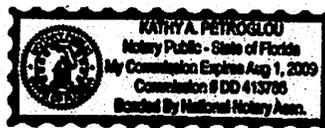


EXHIBIT "A"

THIS IS NOT AN
OFFICIAL COPY

LEGAL DESCRIPTION:
LOTS 15, 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
BLOCK 28; ON THE SOUTH BY THE NORTH LINE OF THE
AFOREMENTIONED LOT 15 WAREHOUSE LOTS; ON THE EAST BY A LINE
50 FEET WEST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE
AFOREMENTIONED BLOCK 28 AND ITS SOUTHERLY PROJECTION; AND
ON THE WEST BY A LINE 100 FEET WEST OF AND PARALLEL WITH THE
WEST BOUNDARY OF THE AFOREMENTIONED BLOCK 28 AND ITS
SOUTHERLY PROJECTION. SAID LANDS SITUATE, LYING AND BEING IN
BROWARD COUNTY, FLORIDA.

SALE #1

Property Detail Report

For Property Located At :
S DIXIE HWY, HALLANDALE, FL 33009



Owner Information

Owner Name: **DIXIE GROUP PROPERTIES LLC**
 Mailing Address: **1990 NE 163RD ST #209, NORTH MIAMI BEACH FL 33162-4854 C036**
 Vesting Codes: **//**

Location Information

Legal Description: **SUB OF SECTION 27-51-42 B-13 D LOT 2 E 130 OF S1/2 OF S1/2, LESS RD BLK 13**
 County: **BROWARD, FL** APN: **51-42-27-01-0410**
 Census Tract / Block: **1003.00 /** Alternate APN:
 Township-Range-Sect: **51-42-27** Subdivision: **HALLANDALE**
 Legal Book/Page: **159-28B** Map Reference: **/ 302**
 Legal Lot: **2** Tract #: **1200180**
 Legal Block: **13** School District: **BROWARD COUNTY SD**
 Market Area: **3060** School District Name: **HALLANDALE BEACH**
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **03/11/2013 / 03/05/2013** 1st Mtg Amount/Type: **/**
 Sale Price: **\$260,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **49585-348** 2nd Mtg Amount/Type: **/**
 Deed Type: **WARRANTY DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: **ATTORNEY ONLY**
 Lender: **BLUESTAR HOLDINGS LLC**

Prior Sale Information

Prior Rec/Sale Date: **05/11/2007 / 04/30/2007** Prior Lender:
 Prior Sale Price: **\$825,000** Prior 1st Mtg Amt/Type: **\$500,000 / PRIVATE PARTY**
 Prior Doc Number: **44016-1851** Prior 1st Mtg Rate/Type: **8.50 /**
 Prior Deed Type: **WARRANTY DEED**

Property Characteristics

Year Built / Eff: **/** Total Rooms/Offices
 Gross Area: Total Restrooms:
 Building Area: Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Exterior wall:
 Basement Area:
 Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: **B-G** Acres: **0.42** County Use:
 Lot Area: **18,322** Lot Width/Depth: **176 x** State Use: **COMMERCIAL-VACANT (10)**
 Land Use: **COMMERCIAL LOT** Commercial Units:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: **\$146,580** Assessed Year: **2013** Property Tax: **\$2,963.85**
 Land Value: **\$146,580** Improved %: Tax Area: **2513**
 Improvement Value: Tax Year: **2013** Tax Exemption:
 Total Taxable Value: **\$146,580**

Property Detail Report

For Property Located At :
SW 8TH CT, HALLANDALE, FL



Owner Information

Owner Name: **DIXIE GROUP PROPERTIES LLC**
 Mailing Address: **1990 NE 163RD ST #209, NORTH MIAMI BEACH FL 33162-4854 C036**
 Testing Codes: **//**

Location Information

Legal Description: **SUB OF SEC 27-51-42 B-13 D LOT 2 W 20 OF E 150 OF S1/2 OF S1/2 BLK 13**
 County: **BROWARD, FL** APN: **51-42-27-01-0411**
 Census Tract / Block: **/** Alternate APN:
 Township-Range-Sect: **51-42-27** Subdivision: **HALLANDALE**
 Legal Book/Page: **159-28B** Map Reference: **/ 302**
 Legal Lot: **2** Tract #: **1200180**
 Legal Block: **13** School District: **BROWARD COUNTY SD**
 Market Area: **3060** School District Name: **HALLANDALE BEACH**
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **03/11/2013 / 03/05/2013** 1st Mtg Amount/Type: **/**
 Sale Price: **\$260,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **49585-348** 2nd Mtg Amount/Type: **/**
 Deed Type: **WARRANTY DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **MULTI**
 New Construction: Multi/Split Sale:
 Title Company: **ATTORNEY ONLY**
 Lender:
 Seller Name: **BLUESTAR HOLDINGS LLC**

Prior Sale Information

Prior Rec/Sale Date: **05/11/2007 / 04/30/2007** Prior Lender:
 Prior Sale Price: **\$825,000** Prior 1st Mtg Amt/Type: **\$500,000 / PRIVATE PARTY**
 Prior Doc Number: **44016-1851** Prior 1st Mtg Rate/Type: **8.50 /**
 Prior Deed Type: **WARRANTY DEED**

Property Characteristics

Year Built / Eff: /	Total Rooms/Offices	Garage Area:
Gross Area:	Total Restrooms:	Garage Capacity:
Building Area:	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: RD-12	Acres: 0.08	County Use:
Lot Area: 3,650	Lot Width/Depth: 24 x	State Use: COMMERCIAL-VACANT (10)
Land Use: COMMERCIAL LOT	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$29,200	Assessed Year: 2013	Property Tax: \$590.42
Land Value: \$29,200	Improved %:	Tax Area: 2513
Improvement Value:	Tax Year: 2013	Tax Exemption:
Total Taxable Value: \$29,200		

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



- Streets
- Parcels
- Aerials (2014)
- County Boundary

Map

0 64 ft

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ap

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Streets

Parcels

Aerials (2014)

County Boundary

Map



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SALE #2

Property Detail Report

For Property Located At :
5730 JOHNSON ST, HOLLYWOOD, FL 33021-5634



Owner Information

Owner Name: COSTOYA CARIDAD C & F JR/COSTOYA F SR
Mailing Address: 10190 SW 2ND ST, PLANTATION FL 33324-2230 C024
Vesting Codes: //

Location Information

Legal Description: HOLLYWOOD BEACH GARDENS CORR PLAT 10-14 B LOTS 12 TO 16 BLK 3
County: BROWARD, FL APN: 51-41-13-02-0190
Census Tract / Block: 911.00 / 2 Alternate APN:
Township-Range-Sect: 51-41-13 Subdivision: HOLLYWOOD BEACH GARDENS
CORR
Legal Book/Page: 10-14 Map Reference: 260 / 35
Legal Lot: 12 Tract #:
Legal Block: 3 School District: 1200180
Market Area: 3070 School District Name: BROWARD COUNTY SD
Neighbor Code: Munic/Township: HOLLYWOOD

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 05/23/2012 / 05/18/2012 1st Mtg Amount/Type: /
Sale Price: \$157,700 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Document #: /
Document #: 48774-1 2nd Mtg Amount/Type: /
Deed Type: QUIT CLAIM DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale:
Title Company: ATTORNEY ONLY
Lender:
Seller Name: BRO-DADE INC

Prior Sale Information

Prior Rec/Sale Date: / 07/1975 Prior Lender:
Prior Sale Price: \$65,000 Prior 1st Mtg Amt/Type: /
Prior Doc Number: 6284-387 Prior 1st Mtg Rate/Type: /
Prior Deed Type: WARRANTY DEED

Property Characteristics

Year Built / Eff: / Total Rooms/Offices
Gross Area: Total Restrooms:
Building Area: Roof Type:
Tot Adj Area: Roof Material:
Above Grade: Construction:
of Stories: Foundation:
Other Improvements: Exterior wall:
Basement Area:
Garage Area:
Garage Capacity:
Parking Spaces:
Heat Type:
Air Cond:
Pool:
Quality:
Condition:

Site Information

Zoning: C-3 Acres: 0.40 County Use:
Lot Area: 17,580 Lot Width/Depth: x State Use: COMMERCIAL-VACANT (10)
Land Use: COMMERCIAL LOT Commercial Units:
Site Influence: Sewer Type: Water Type:
Building Class:

Tax Information

Total Value: \$175,800 Assessed Year: 2013 Property Tax: \$3,934.46
Land Value: \$175,800 Improved %:
Improvement Value: Tax Area: 0513
Total Taxable Value: \$175,800 Tax Year: 2013 Tax Exemption:

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



- Streets
- Parcels
- Aerials (2014)
- County Boundary

Map

0 62 ft

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SALE #3

Property Detail Report



For Property Located At :
1344 NE 4TH AVE, FORT LAUDERDALE, FL 33304-1032

Owner Information

Owner Name: **CHIL-VIL INC**
 Mailing Address: **10775 MAPLE CHASE DR, BOCA RATON FL 33498-4814 C059**
 Vesting Codes: **//**

Location Information

Legal Description:	PROGRESSO 2-18 D LOT 24 LESS W 10 FOR ST BLK 86	APN:	49-42-34-02-7350
County:	BROWARD, FL	Alternate APN:	
Census Tract / Block:	408.02 / 2	Subdivision:	BELMAR ADD
Township-Range-Sect:	49-42-34	Map Reference:	/ 166
Legal Book/Page:	2-18	Tract #:	
Legal Lot:	24	School District:	1200180
Legal Block:	86	School District Name:	BROWARD COUNTY SD
Market Area:	3370	Munic/Township:	FORT LAUDERDALE
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	03/21/2012 / 03/01/2012	1st Mtg Amount/Type:	/
Sale Price:	\$90,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	48594-680	2nd Mtg Amount/Type:	/
Deed Type:	WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	ATTORNEY ONLY		
Lender:			
Seller Name:	NORTHWEST SVGS BK		

Prior Sale Information

Prior Rec/Sale Date:	10/07/2004 / 09/13/2004	Prior Lender:	STERLING BK
Prior Sale Price:	\$440,000	Prior 1st Mtg Amt/Type:	\$367,500 / CONV
Prior Doc Number:	38325-1761	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	WARRANTY DEED		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	CB	Acres:	0.14	County Use:	
Lot Area:	6,248	Lot Width/Depth:	60 x	State Use:	COMMERCIAL-VACANT (10)
Land Use:	COMMERCIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$93,720	Assessed Year:	2013	Property Tax:	
Land Value:	\$93,720	Improved %:		Tax Area:	0312
Improvement Value:		Tax Year:		Tax Exemption:	
Total Taxable Value:					

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Map

0 53 ft



-  Parcels
-  Aerials (2014)
-  County Boundary
-  Streets



LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

SALE #4

Property Detail Report

For Property Located At :
700 S DIXIE HWY, HALLANDALE BEACH, FL 33009



Owner Information

Owner Name: **STRE LLC**
 Mailing Address: **19101 MYSTIC POINTE DR #2602, AVENTURA FL 33180-4521 C091**
 Vesting Codes: **//**

Location Information

Legal Description: **SUB OF SEC 27-51-42 B-13 D N 100 OF E 150 OF N1/2 OF LOT 2 BLK 13**
 County: **BROWARD, FL** APN: **51-42-27-01-0380**
 Census Tract / Block: **1003.00 / 1** Alternate APN:
 Township-Range-Sect: **51-42-27** Subdivision:
 Legal Book/Page: **159-28B** Map Reference:
 Legal Lot: **2** Tract #: **ACREAGE & UNREC / 302**
 Legal Block: **13** School District: **1200180**
 Market Area: **3060** School District Name: **BROWARD COUNTY SD**
 Neighbor Code: Munic/Township: **HALLANDALE BEACH**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **06/28/2012 / 06/27/2012** 1st Mtg Amount/Type: **/**
 Sale Price: **\$90,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **48866-42** 1st Mtg Document #: **/**
 Document #: **QUIT CLAIM DEED** 2nd Mtg Amount/Type: **/**
 Deed Type: 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **PC USA RE LLC**

Prior Sale Information

Prior Rec/Sale Date: **08/21/2007 / 07/16/2007** Prior Lender: **US CENTURY BK**
 Prior Sale Price: **\$1,065,000** Prior 1st Mtg Amt/Type: **\$852,000 / CONV**
 Prior Doc Number: **44507-586** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **WARRANTY DEED**

Property Characteristics

Year Built / Eff: **/** Total Rooms/Offices
 Gross Area: Total Restrooms:
 Building Area: Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Exterior wall:
 Basement Area:
 Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: **B-G** Acres: **0.30** County Use:
 Lot Area: **13,000** Lot Width/Depth: **120 x** State Use: **COMMERCIAL-VACANT (10**
 Land Use: **COMMERCIAL LOT** Commercial Units:
 Site Influence: Sewer Type: Building Class:

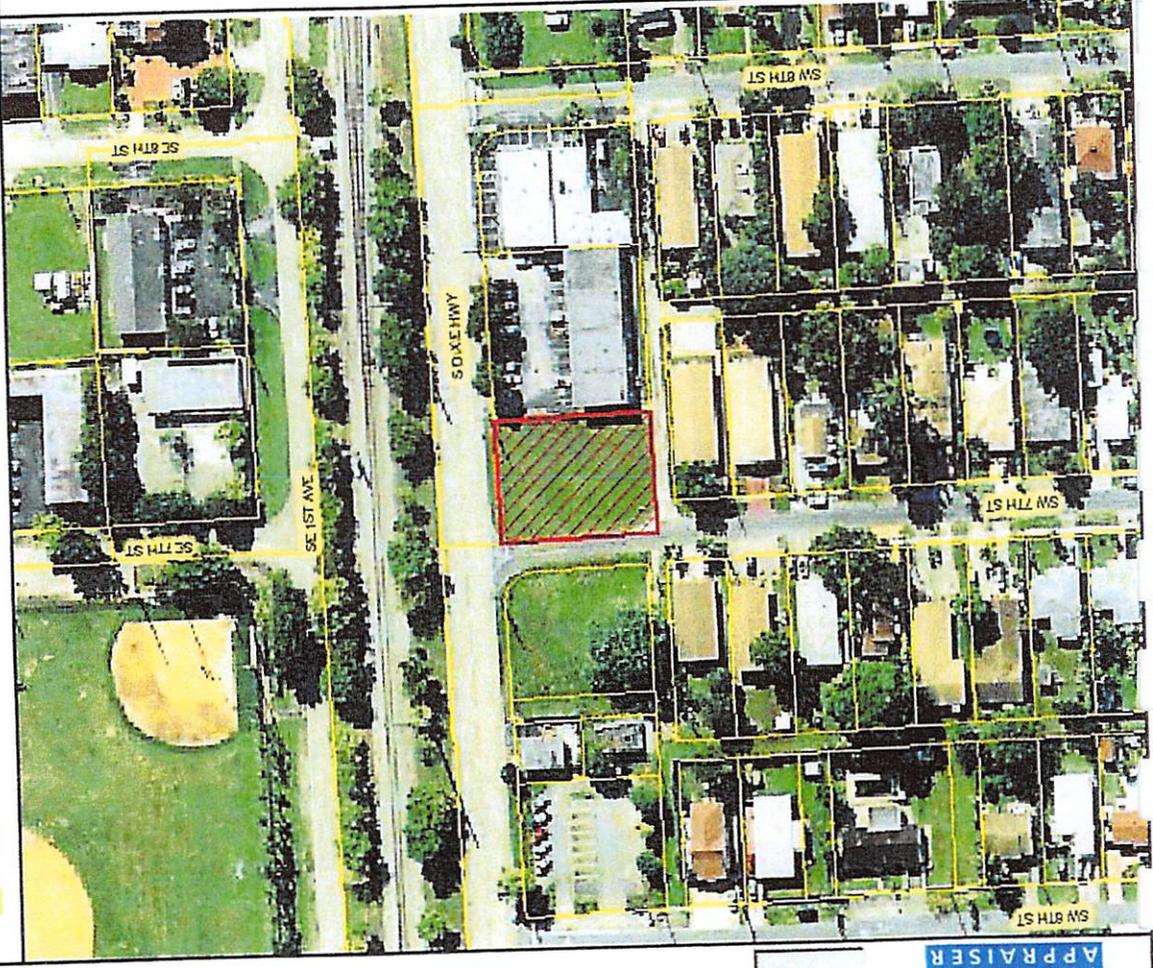
Tax Information

Total Value: **\$104,000** Assessed Year: **2013** Property Tax: **\$2,102.87**
 Land Value: **\$104,000** Improved %: **2013** Tax Area: **2513**
 Improvement Value:
 Total Taxable Value: **\$104,000** Tax Year: Tax Exemption:

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Map

0 58 ft



-  Streets
-  Parcels (2014)
-  County Boundary



LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

SALE #5

Property Detail Report

For Property Located At :
PEMBROKE RD, HOLLYWOOD, FL 33021



Owner Information

Owner Name: **SOUTH BROWARD POST NO 8195 VET**
 Mailing Address: **4414 PEMBROKE RD, HOLLYWOOD FL 33021-8106 C025**
 Vesting Codes: **// CO**

Location Information

Legal Description:	CARVER RANCHES 19-2 B LOT 14,15 BLK 7	APN:	51-42-19-01-1300
County:	BROWARD, FL	Alternate APN:	
Census Tract / Block:	905.02 /	Subdivision:	CARVER RANCHES 19-2 B
Township-Range-Sect:	51-42-19	Map Reference:	/ 296
Legal Book/Page:	19-2	Tract #:	
Legal Lot:	14	School District:	1200180
Legal Block:	7	School District Name:	BROWARD COUNTY SD
Market Area:	3080	Munic/Township:	WEST PARK
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	09/05/2013 / 09/03/2013	1st Mtg Amount/Type:	/
Sale Price:	\$115,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	50143-624	2nd Mtg Amount/Type:	/
Deed Type:	WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	SUREALTY TITLE INC		
Lender:			
Seller Name:	YOUNG PETER L		

Prior Sale Information

Prior Rec/Sale Date:	02/16/1990 / 02/06/1990	Prior Lender:	
Prior Sale Price:	\$18,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	17175-402	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	WARRANTY DEED		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	B-3	Acres:	0.13	County Use:	
Lot Area:	5,868	Lot Width/Depth:	53 x	State Use:	COMMERCIAL-VACANT (10)
Land Use:	COMMERCIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$46,940	Assessed Year:	2013	Property Tax:	\$1,015.12
Land Value:	\$46,940	Improved %:		Tax Area:	3513
Improvement Value:		Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$40,300				

Property Detail Report

For Property Located At :
PEMBROKE RD, HOLLYWOOD, FL 33021



Owner Information

Owner Name: **SOUTH BROWARD POST NO 8195 VET**
 Mailing Address: **4414 PEMBROKE RD, HOLLYWOOD FL 33021-8106 C025**
 Vesting Codes: **// CO**

Location Information

Legal Description:	CARVER RANCHES 19-2 B LOT 18 BLK 7 LESS POR DESC IN OR 20527/663 FOR RD		
County:	BROWARD, FL	APN:	51-42-19-01-1320
Census Tract / Block:	905.02 /	Alternate APN:	
Township-Range-Sect:	51-42-19	Subdivision:	CARVER RANCHES 19-2 B
Legal Book/Page:	19-2	Map Reference:	/ 296
Legal Lot:	18	Tract #:	
Legal Block:	7	School District:	1200180
Market Area:	3080	School District Name:	BROWARD COUNTY SD
Neighbor Code:		Munic/Township:	WEST PARK

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	09/05/2013 / 09/03/2013	1st Mtg Amount/Type:	/
Sale Price:	\$115,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	50143-624	2nd Mtg Amount/Type:	/
Deed Type:	WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTI
Title Company:	SUREALTY TITLE INC		
Lender:			
Seller Name:	YOUNG PETER L		

Prior Sale Information

Prior Rec/Sale Date:	04/06/1993 / 04/06/1993	Prior Lender:	
Prior Sale Price:	\$4,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	20527-663	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	WARRANTY DEED		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	B-3	Acres:	0.08	County Use:	
Lot Area:	3,499	Lot Width/Depth:	32 x	State Use:	COMMERCIAL-VACANT (10)
Land Use:	COMMERCIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$27,990	Assessed Year:	2013	Property Tax:	\$603.99
Land Value:	\$27,990	Improved %:		Tax Area:	3513
Improvement Value:		Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$23,950				

Property Detail Report

For Property Located At :
PEMBROKE RD, HOLLYWOOD, FL 33021



Owner Information

Owner Name: SOUTH BROWARD POST NO 8195 VET
Mailing Address: 4414 PEMBROKE RD, HOLLYWOOD FL 33021-8106 C025
Vesting Codes: // CO

Location Information

Legal Description: CARVER RANCHES 19-2 B LOT 17 BLK 7
County: BROWARD, FL APN: 51-42-19-01-1310
Census Tract / Block: 905.02 / Alternate APN:
Township-Range-Sect: 51-42-19 Subdivision: CARVER RANCHES 19-2 B / 296
Legal Book/Page: 19-2 Map Reference:
Legal Lot: 17 Tract #:
Legal Block: 7 School District: 1200180
Market Area: 3080 School District Name: BROWARD COUNTY SD
Neighbor Code: Munic/Township: WEST PARK

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 09/05/2013 / 09/03/2013 1st Mtg Amount/Type: /
Sale Price: \$115,000 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Document #: /
Document #: 50143-624 2nd Mtg Amount/Type: /
Deed Type: WARRANTY DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale: MULTI
Title Company: SUREALTY TITLE INC
Lender:
Seller Name: YOUNG PETER L

Prior Sale Information

Prior Rec/Sale Date: 02/16/1990 / 02/06/1990 Prior Lender:
Prior Sale Price: \$11,000 Prior 1st Mtg Amt/Type: /
Prior Doc Number: 17175-405 Prior 1st Mtg Rate/Type: /
Prior Deed Type: WARRANTY DEED

Property Characteristics

Year Built / Eff: / Total Rooms/Offices
Gross Area: Total Restrooms:
Building Area: Roof Type:
Tot Adj Area: Roof Material:
Above Grade: Construction:
of Stories: Foundation:
Other Improvements: Exterior wall:
Basement Area: Garage Area:
Garage Capacity:
Parking Spaces:
Heat Type:
Air Cond:
Pool:
Quality:
Condition:

Site Information

Zoning: B-3 Acres: 0.07 County Use:
Lot Area: 2,935 Lot Width/Depth: 27 x State Use: COMMERCIAL-VACANT (10)
Land Use: COMMERCIAL LOT Commercial Units:
Site Influence: Sewer Type: Water Type:
Building Class:

Tax Information

Total Value: \$23,480 Assessed Year: 2013 Property Tax: \$507.64
Land Value: \$23,480 Improved %:
Improvement Value: Tax Year: 2013 Tax Area: 3513
Total Taxable Value: \$20,150 Tax Exemption:

Property Detail Report

For Property Located At :
PEMBROKE RD, HOLLYWOOD, FL 33021



Owner Information

Owner Name: **SOUTH BROWARD POST NO 8195 VET**
 Mailing Address: **4414 PEMBROKE RD, HOLLYWOOD FL 33021-8106 C025**
 Vesting Codes: **// CO**

Location Information

Legal Description:	CARVER RANCHES 19-2 B LOT 16 BLK 7	APN:	51-42-19-01-1301
County:	BROWARD, FL	Alternate APN:	
Census Tract / Block:	905.02 /	Subdivision:	CARVER RANCHES 19-2 B
Township-Range-Sect:	51-42-19	Map Reference:	/ 296
Legal Book/Page:	19-2	Tract #:	
Legal Lot:	16	School District:	1200180
Legal Block:	7	School District Name:	BROWARD COUNTY SD
Market Area:	3080	Munic/Township:	WEST PARK
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	09/05/2013 / 09/03/2013	1st Mtg Amount/Type:	/
Sale Price:	\$115,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	50143-624	2nd Mtg Amount/Type:	/
Deed Type:	WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTI
Title Company:	SUREALTY TITLE INC		
Lender:			
Seller Name:	YOUNG PETER L		

Prior Sale Information

Prior Rec/Sale Date:	/ 02/1990	Prior Lender:	
Prior Sale Price:	\$9,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	WARRANTY DEED		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

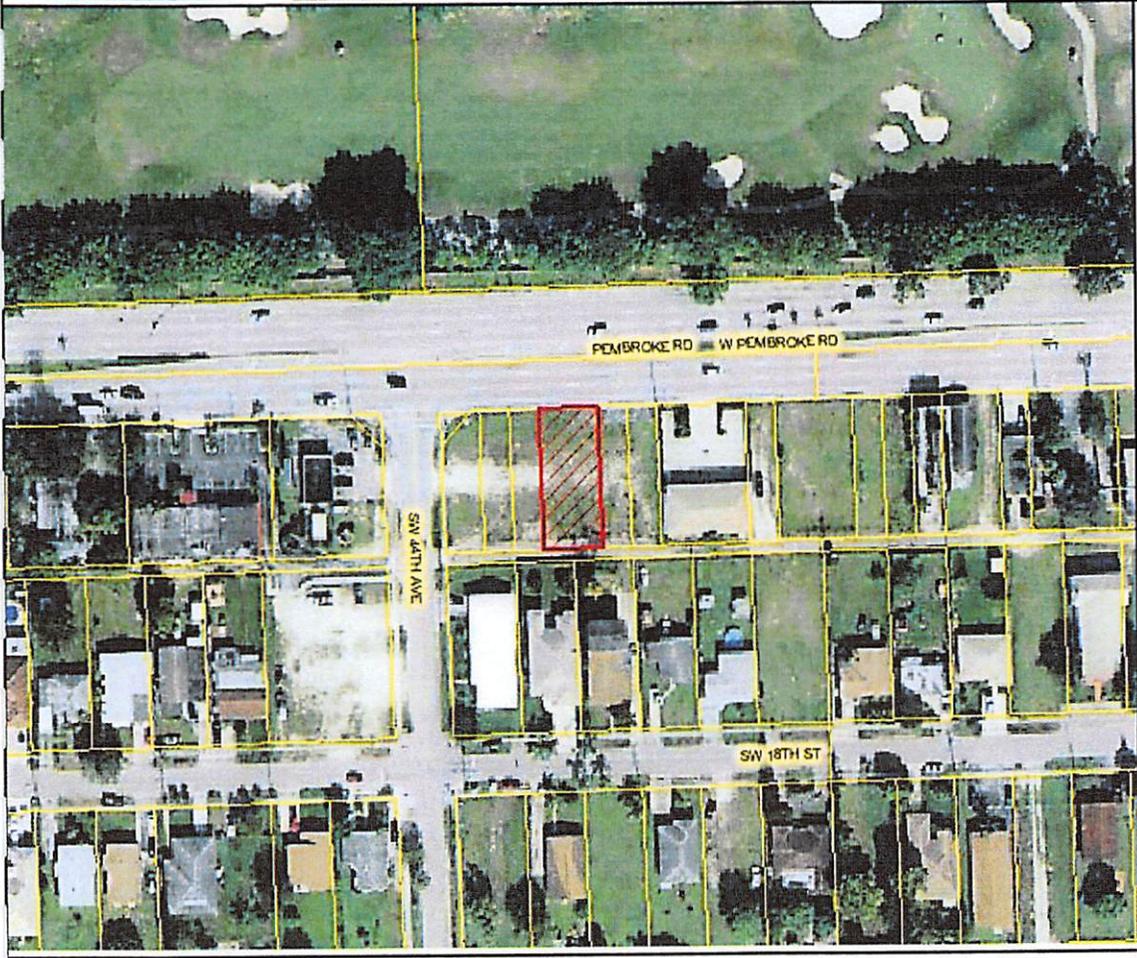
Site Information

Zoning:	B-3	Acres:	0.07	County Use:	
Lot Area:	2,934	Lot Width/Depth:	27 x	State Use:	COMMERCIAL-VACANT (10)
Land Use:	COMMERCIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$23,470	Assessed Year:	2013	Property Tax:	\$507.57
Land Value:	\$23,470	Improved %:		Tax Area:	3513
Improvement Value:		Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$20,150				

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Streets

Parcels

Aerials (2014)

County Boundary

Map

0 59 ft

Created on 5/1/2014 2:05:48 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



- Streets
- Parcels
- Aerials (2014)
- County Boundary

Map

0 59 ft

Created on 5/1/2014 2:06:25 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Streets

Parcels

Aerials (2014)

County Boundary

Map

0 59 ft

Created on 5/1/2014 2:07:46 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

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: 514219011320

2014 AERIALS

Source: Broward County Property Appraiser

0  62 ft

ZONING CODE

HALLANDALE BEACH AREA INFORMATION

Sec. 32-165. CF community facility district. 

(a)

Purpose and intent. The purpose and intent of the CF community facility district is to provide suitable sites for the development of community facilities of both a public and quasipublic nature to serve surrounding residential neighborhoods in areas consistent with the city's comprehensive land use plan.

(b)

Uses permitted. Uses permitted are as follows:

- (1) Cemeteries.
- (2) Houses of worship provided that they are in a freestanding building located on a separate parcel of land that is not connected to or has no access to adjacent commercial uses, and further provided that new development shall meet the following criteria:
 - a.) The site shall have a minimum of 15,000 square feet in lot area and 100 linear feet of lot frontage.
 - b.) The building shall be set back no less than 30 feet from any residential district or use; however, on lots with 100 feet of lot frontage, the minimum side yard setback shall be 20 feet from any residential district or use.
 - c.) The building shall have a minimum of 2,000 square feet of gross floor area.
- (3) Day care centers and nurseries.
- (4) Reserved.
- (5) Governmental administration buildings.
- (6) Hospitals.
- (7) Initial care units.
- (8) Libraries.
- (9) Museums and art galleries.
- (10) Nursing homes.
- (11) Parks and playgrounds and other public recreation areas.
- (12) Police and fire stations.
- (13) Public works facilities.
- (14) Utility substations, transformers and transmission lines.
- (15) Transportation facilities.
- (16) Other public facilities.
- (17) Parking lots.
- (18) Other uses which are similar in nature to the uses permitted in subsections (b)(1)—(b)(17) of this section.

(c)

Uses permitted conditionally.

There are no uses permitted conditionally in this district.

"CF" ZONING-TAKEN FROM CITY OF HALLANDALE – CODE OF ORDINANCES

https://library.municode.com/index.aspx?clientId=14646

(d) *Site development standards.*

(1) Minimum lot area shall be 7,500 square feet.

(2) Minimum lot width shall be 75 feet.

(3) The following minimum setbacks shall apply to all one-story structures and shall be increased by five feet each for every story thereafter:

Yard		Setback (Feet)
a.	Front	30
b.	Rear	20
c.	Side:	
	1. Interior	15
	2. Corner	25
d.	Adjacent residential	25

(4) Maximum height shall be the same as the most restrictive abutting district.

(5) Minimum landscape and area shall be 25 percent.

(6) These site development standards shall not apply to community facilities that are linear features such as roads, railroads, power transmission lines, etc. Such facilities must be reviewed and approved by the director prior to the issuance of any development permit.

(e)

General regulations. Applicable general regulations are as follows

(1) Supplemental regulations, [section 32-331](#) et seq.

(2) Development review procedures, [section 32-781](#) et seq.

(3) Off-street parking and loading regulations, [section 32-451](#) et seq.

(4) Landscaping provisions, [section 32-381](#) et seq.

(5) Sign regulations, [section 32-601](#) et seq.

(Code 1980, app. A, art. IV, § 14; Ord. No. 1998-24, §§ 2, 6, 12-1-1998)

U.S. Department of Commerce

Home Blogs About Us Index A to Z Glossary FAQs

People Business Geography Data Research Newsroom



State & County QuickFacts

Hallandale Beach (city), Florida

People QuickFacts	Hallandale	
	Beach	Florida
Population, 2012 estimate	38,327	19,320,749
Population, 2010 (April 1) estimates base	37,113	18,802,690
Population, percent change, April 1, 2010 to July 1, 2012	3.3%	2.8%
Population, 2010	37,113	18,801,310
Persons under 5 years, percent, 2010	5.2%	5.7%
Persons under 18 years, percent, 2010	15.4%	21.3%
Persons 65 years and over, percent, 2010	25.1%	17.3%
Female persons, percent, 2010	52.5%	51.1%
White alone, percent, 2010 (a)	73.7%	75.0%
Black or African American alone, percent, 2010 (a)	18.7%	16.0%
American Indian and Alaska Native alone, percent, 2010 (a)	0.2%	0.4%
Asian alone, percent, 2010 (a)	1.4%	2.4%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	Z	0.1%
Two or More Races, percent, 2010	2.6%	2.5%
Hispanic or Latino, percent, 2010 (b)	31.8%	22.5%
White alone, not Hispanic or Latino, percent, 2010	47.7%	57.9%
Living in same house 1 year & over, percent, 2008-2012	78.5%	83.7%
Foreign born persons, percent, 2008-2012	45.2%	19.3%
Language other than English spoken at home, pct age 5+, 2008-2012	51.7%	27.3%
High school graduate or higher, percent of persons age 25+, 2008-2012	84.1%	85.8%
Bachelor's degree or higher, percent of persons age 25+, 2008-2012	25.4%	26.2%
Veterans, 2008-2012	2,009	1,606,758
Mean travel time to work (minutes), workers age 16+, 2008-2012	29.1	25.8
Housing units, 2010	27,057	8,989,580
Homeownership rate, 2008-2012	61.1%	68.1%
Housing units in multi-unit structures, percent, 2008-2012	81.5%	30.1%
Median value of owner-occupied housing units, 2008-2012	\$154,800	\$170,800
Households, 2008-2012	18,100	7,147,013
Persons per household, 2008-2012	2.06	2.58
Per capita money income in past 12 months (2012 dollars), 2008-2012	\$26,254	\$26,451
Median household income, 2008-2012	\$35,713	\$47,309
Persons below poverty level, percent, 2008-2012	19.7%	15.6%
Business QuickFacts	Hallandale	
	Beach	Florida
Total number of firms, 2007	5,964	2,009,589
Black-owned firms, percent, 2007	6.9%	9.0%
American Indian- and Alaska Native-owned firms, percent, 2007	S	0.5%
Asian-owned firms, percent, 2007	S	3.2%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	S	22.4%
Women-owned firms, percent, 2007	26.8%	28.9%
Manufacturers shipments, 2007 (\$1000)	0 ¹	104,832,907
Merchant wholesaler sales, 2007 (\$1000)	208,357	221,641,518
Retail sales, 2007 (\$1000)	360,923	262,341,127
Retail sales per capita, 2007	\$9,421	\$14,353

Accommodation and food services sales, 2007 (\$1000) 98,239 41,922,059

Geography QuickFacts	Hallandale	
	Beach	Florida
Land area in square miles, 2010	4.22	53,624.76
Persons per square mile, 2010	8,805.0	350.6
FIPS Code	28452	12
Counties		

1: Counties with 500 employees or less are excluded.

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 25 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

X: Not applicable

Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, County Business Patterns, Economic Census, Survey of Business Owners, Building Permits, Census of Governments

Last Revised: Thursday, 27-Mar-2014 09:54:12 EDT

Assumptions and Limiting Conditions

The foregoing appraisal and valuation certificate are made subject to the following contingent conditions and assumptions.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5. 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.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

9. 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.

10. It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. The distribution, if any, of the total valuation in this report between land and improvements applied only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

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

13. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

JOSEPH T. DEPRIMO

RESUME OF PROFESSIONAL QUALIFICATIONS

Formal Education

Miami Edison Sr. High – Academic Major, Diploma 1963

Miami Dade Jr. College – Received Associate of Arts Degree

Florida Atlantic University – Real Estate Major

Professional Training

Appraiser Training Program; Dade County – 1979

Curriculum included:

I. Plan Reading

II. Right of Way Procedures

III. Real Estate Principles

IV. Appraisal A – Basic Techniques

V. Appraisal B – Advanced Techniques

Completed Real Estate and Appraisal Courses:

Real Estate Appraising (NSFA) – University of Miami, 1974

Capitalization Technique (IFA) – Barry College – 1980

Principles and Practice of Real Estate Courses I and II – 1973 & 1974

Florida Real Estate License Law Course: Chayt School of Real Estate

Condemnation Appraisal (American Institute) – 1987

Basic Valuation Procedures (American Institute) 1988

Real Estate Principles (American Institute) – 1988

Residential Valuation (American Institute) – 1989

Income Property Valuation (American Institute) – 1989

Capitalization Course A (American Institute) 1990

Market Analysis / Real Estate Appraiser (American Institute) – 1990

Capitalization Course B (American Institute) – 1991

Standards of Professional Practices Part A and B (American Institute) – 1992

Advanced Applications (American Institute) – 1993

Standards of Professional Practices Part A and B (American Institute) – 1994

Highest and Best Use and Market Analysis (American Institute) – 1994

Advanced Residential Form and Narrative Report Writing (American Institute) – 1996

Condemnation Appraising: Advanced Topics & Applications (American Institute) – 1998

Income Valuation of Small Mixed-use Properties – 1998

Small Hotel/Motel Valuation (American Institute) – 1998

Interest Valuation – Undivided (American Institute) – 2000

The Appraiser as an Expert Witness: Preparation & Testimony (American Institute) – 2002

Litigation Appraising (American Institute) – 2002

Review Appraisal (Part B)-2003

Case Studies in Commercial Highest and Best Use (2003)

Condemnation Appraising Basic Principles and Applications (2004)

Condemnation Appraising Advanced Topics and Applications (2004)

Advance Appraisal Review (2005)

NHI 141043 Appraisal for Federal Aide and Highway Progress (2005)

Appraisal Review (Part B) Uniform Standards of Professional Appraisal Practice – 2006

Nation Uniform Standards of Professional Appraisal Practices, USPAP (2006)

Core law of Uniform Standards of Professional Appraisal Practice (2006)
RESUME OF PROFESSIONAL QUALIFICATIONS (Cont.,)

Professional Designations

State Certified General Appraiser #0000581

Former Senior Member, American Society of Appraisers (ASA) #7372

Former Senior Member, American Association of Certified Appraisers, (CA-S), 4776

Registered Real Estate Broker, State of Florida, 1974

Former Member, National Society of Fee Appraisers, 1976

Member of American Rights of Way Association, 1979

Qualified Expert Witness in the Courts of Dade, Broward, Palm Beach, & Martin Counties

Clients Served

Appraisal of Residential and Commercial Properties for:

Murlas Brothers Investments (Chicago, IL)

Skylake State Bank (Kislak Bank)

M.I. Libman, P.A.

C.L. Schearer, P.A.

Universal Properties

Metro Dade County Review Appraiser

State of Florida Senior Appraiser

State of Florida Credit Union (District 4)

Ocean Bank (Miami)-Joe Prena

Litton Loan Serving, LP-Sue Picorelli

Advanta National Bank (GAC)

World Residential Mortgage Corporation

Nationwide Lending Corporation

State of Florida (Department of Labor)

Abel Appraisal

The Green Construction Company

Gold Coast Funding Group, Inc.

Liberty Mortgage, Inc.

Blackburn, Childers & Steagall, PLC

Centennial Mortgage Services – Joe Pepe

Replacement Cost New Appraisal for:

Champlain Towers North-Hugo Landavier

Hallandale Jewish Center

Carriage Hills Condominiums

Samuel Tilles, Inc.

Century Village of Pembroke Pines

Pinehill Plaza and Apartments, Inc.

St. Marks Lutheran Church of Hollywood

Viewmax Corporation

James and Coleman, Inc.

Hillcrest Condominiums

Insurance Companies Served: Citizens, Brown and Brown, Kislack Bank



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
1940 N. MONROE ST.
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DE PRIMO, JOSEPH T
19540 NE 18TH COURT
MIAMI

FL 33179

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STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12111501209

Table with columns: DATE, BATCH NUMBER, LICENSE NBR. Row: 11/15/2012, 000000000, RZ581

The CERTIFIED GENERAL APPRAISER Named below IS CERTIFIED Under the provisions of Chapter 475 FS. Expiration date: NOV 30, 2014

DE PRIMO, JOSEPH T
434 SW 12TH AVE SUITE 100
MIAMI FL 33130

RICK SCOTT GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON SECRETARY