

EXHIBIT A



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2700 GATEWAY DRIVE, POMPANO BEACH FL 33069-4322	ID #	4942 04 00 0391
Property Owner	BELMONT PORTEN PROPERTIES LLC	Millage	1512
Mailing Address	6538 COLLINS AVE STE 458 MIAMI BEACH FL 33141	Use	41
Abbr Legal Description	4-49-42 SE1/4 PORTION SE1/4 DESC AS COMM AT SE COR OF SEC 4,W 707.05,N 516.59 TO POB,N 282,W 334,S 282,E 334 TO POB		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$753,500	\$1,295,520	\$2,049,020	\$2,049,020	
2018	\$753,500	\$1,295,520	\$2,049,020	\$1,963,220	\$48,271.11
2017	\$753,500	\$1,295,520	\$2,049,020	\$1,784,750	\$43,321.06

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,049,020	\$2,049,020	\$2,049,020	\$2,049,020
Portability	0	0	0	0
Assessed/SOH	\$2,049,020	\$2,049,020	\$2,049,020	\$2,049,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,049,020	\$2,049,020	\$2,049,020	\$2,049,020

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/23/2015	SWD-T		112887009	\$8.00	94,188	SF
6/29/2009	SWD-T	\$100	46340 / 1790			
11/1/1985	WD	\$1,500,000	13009 / 60			
8/1/1985	WD	\$1,500,000				
5/1/1968	WD	\$21,700				
				Adj. Bldg. S.F. (Card, Sketch)		45522
				Eff./Act. Year Built: 1969/1968		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4C					
S			4C					
45522								

EXHIBIT A



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	SW 27 AVENUE, POMPANO BEACH FL 33069	ID #	4942 04 09 0010
Property Owner	BELMONT PORTEN INVESTMENTS LLC	Millage	1512
Mailing Address	6538 COLLINS AVE STE 458 MIAMI BEACH FL 33141	Use	40
Abbr Legal Description	GATEWAY INDUSTRIAL CENTER 9 84-8 B PARCEL A		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$769,390		\$769,390	\$285,100	
2019	\$769,390		\$769,390	\$259,190	
2018	\$235,630		\$235,630	\$235,630	\$4,760.02

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$769,390	\$769,390	\$769,390	\$769,390
Portability	0	0	0	0
Assessed/SOH	\$285,100	\$769,390	\$285,100	\$285,100
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$285,100	\$769,390	\$285,100	\$285,100

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/23/2015	SWD-D	\$235,000	112887010	\$8.00	96,174	SF
8/27/2014	QCD-T	\$100	112495270			
7/1/1976	WD	\$96,200	6671 / 45			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4C					
L			4C					
1								

EXHIBIT A

Legal Description

2700 Gateway Green Reuse Area
2700 Gateway Drive and 1441 SW 27th Avenue, Pompano Beach, FL 33069
Folio Numbers 4942-04-00-0391 and 4942-04-09-0010

4-49-42 SE1/4 PORTION SE1/4 DESC AS COMM AT SE COR OF SEC 4,W 707.05,N
516.59 TO POB,N 282,W 334,S 282,E 334 TO POB

And

GATEWAY INDUSTRIAL CENTER 9 84-8 B PARCEL A

494204000391 & 494204090010 EXHIBIT A



October 15, 2019

