

REAL PROPERTY APPRAISAL REPORT

VACANT LAND
2500 NE 16TH AVE.
POMPANO BEACH, FL 33064

FOR

CITY OF POMPANO BEACH
100 W ATLANTIC BLVD, 4TH FLOOR
POMPANO BEACH, FLORIDA 33060
ATTN : GREG HARRISON, CITY MANAGER

DATE OF VALUE: AUGUST 16, 2019
DATE OF INSPECTION: AUGUST 16, 2019
DATE OF REPORT: OCTOBER 30, 2019

929 S.E. First Street ~ Pompano Beach, FL 33060 ~ (954) 782-3130
Toll Free (800) 273-4623 ~ Fax (954) 942-7678 ~ E-mail: Info@alliedappraisals.com

October 30, 2019

City of Pompano Beach
100 W Atlantic Blvd, 4th Floor
Pompano Beach, Florida 33060

Attn : Greg Harrison, City Manager

Re: 2500 NE 16th Ave.

Dear Mr. Harrison,

In response to your request and our assignment we have appraised the subject property for the purpose of reporting to you its fee simple estate market value.

The subject property consists of a parcel of vacant commercial land that contains 30,928 +/- square feet or 0.710 acre. It is currently being used as a parking lot/storage for an auto dealership that is situated about 400 feet to the north of the subject. The subject is not located on Federal Highway, but it is located within the sphere of influence of this major arterial. The subject also has the same B-3 zoning like the larger parcels that front Federal Highway. Access to the subject is via NE 16th Ave, south of NE 28th St that are two-lane roadways that feed into Federal Highway. The subject property is in overall average condition as of the date of value.

Based on our data and analyses, our opinion is that the subject market value for the 30,928 +/- square-foot parcel, fee simple estate, as of August 16, 2019 is:

\$820,000

(EIGHT HUNDRED TWENTY THOUSAND DOLLARS)

The subject has a 15-foot ingress and egress easement across the south 15 feet of Lot 13, Block 5, Collier Manor First Addition. The 15-foot easement, which is a limited legal access condition, might not be sufficient for future development, so the owner of the subject might have to approach the Grantors of the easement for additional land for a wider access.

We have not been provided with a contamination assessment report on the subject property, and we are not aware of site contamination. However, the subject is immediately south of auto dealerships that are to the north and the subject has lots of autos parked on site. If more details and/or greater accuracy are required, the reader should consult an appropriate expert. We assumed that no adverse environmental soil or sub-soil conditions are present on or near the subject site that would adversely affect the value or marketability of the property.

We have complied with the USPAP competency provision and Harvel W. Gray is a State-Certified General Real Estate Appraiser (Cert Gen) in the state of Florida. He also holds the professional designations of MAI, FRICS, and ASA.

The following presents a narrative appraisal report. This letter must remain attached to the report, which contains 53 pages, including related exhibits, in order for the value opinion set forth to be valid.

Your attention is directed to the ***Assumptions and Limiting Conditions***, which follow later in this report.

Respectfully submitted,

Allied Appraisal Services, Inc.



Harvel W. Gray, FRICS, MAI, ASA
Cert Gen RZ 2166

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EXECUTIVE SUMMARY

Property Name:	NE 16 th Ave. Vacant Land
Address:	2500 NE 16 th Ave., Pompano Beach, FL 33064
Location:	East side of NE 16 th Ave., south of NE. 28 th St., west of Federal Highway
Property Type:	Vacant commercial land
Current Use:	Auto parking/storage
Occupancy:	100%
Proposed Use:	NA
Owner of Record (s):	Pompano Ford Lincoln, Inc.
Special Assumptions Reference:	See Assumptions and Limiting Conditions Numbers 16 - 20
Site Area:	
Gross Area	30,928 SF
Usable Area	30,928 SF
Building Area:	
Gross Area	0 SF
Leasable Area	0 SF
Year Built:	NA
Land to Bldg Ratio:	NA
Floor Area Ratio (FAR):	NA
Existing Improvements:	None
Property Condition:	Average
Parking:	On site

Purpose of the Appraisal: Provide the client with our opinion of the market value of the fee simple estate of the subject as vacant land, as of August 16, 2019

Intended Use of The Appraisal: The intended use of this appraisal is to assist in establishing valuation for possibly asset purchase and/or business decision making

Intended User of the Report: City of Pompano Beach and Its Agencies

County Property Control Number(s): 4843 19 00 0240

County Tax Values (2018):

Total Market Value \$255,030
Total Assessed Value \$255,030

Real Estate Taxes (2017): \$5,141, based on the County Records

Sales History: No sale observed within the past three years. We are not aware of active current listing for sale.

Assignment History: No assignment in the past three years.

Hazardous Waste Conditions: See Assumptions and Limiting Conditions Numbers 14 . 20

Flood Zone & Map Reference: Zone X500, Panel Number 12011C0188H

Zoning: B-3: General Business District, Pompano Beach

Census Tract No.: 0302.03

Conforming/Nonconforming Use: Appears to be a legal use

Highest & Best Use - Vacant: Hold for future development

Highest & Best Use – As Improved: NA

Excess/Surplus Land: No

Property Rights Appraised: Fee simple estate

Exposure & Marketing Time: 12 months

Date of Inspection: August 16, 2019

Date of Value: August 16, 2019

Date of Report: October 30, 2019

Value Summary

Cost Approach: NA

Income Approach: NA

Sales Comparison Approach: \$820,000

Market Value Opinion \$820,000

Appraiser(s):

Harvel W. Gray, FRICS, MAI, ASA
Cert Gen RZ2166

CERTIFICATION

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

The statements of fact contained in this report are true and correct.

The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial unbiased professional analyses, opinions, and conclusions.

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.

I have no bias with respect to the property that is the subject of this report or the parties involved with the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that 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.

My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute, the American Society of Appraisers, and the Royal Institute of Chartered Surveyors Americas. .

The use of this report is subject to the requirements of the Appraisal Institute, American Society of Appraisers, and the Royal Institute of Chartered Surveyors Americas, and the State of Florida Division of Real Estate, Florida Real Estate Appraisal Board, relating to review by their duly authorized representatives.

As of the date of this report, Harvel W Gray, FRICS, MAI, ASA has completed the continuing education program of the Appraisal Institute, the American Society of Appraisers, and the Royal Institute of Chartered Surveyors Americas.

The appraiser has performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The appraiser has performed within the context of the competency provision of the Uniform Standards of Professional Appraisal Practice.

No person provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.



Harvel W Gray, FRICS, MAI, ASA
Cert Gen RZ 2166

ASSUMPTIONS AND LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined AS OF THE DATE SPECIFIED. Values of real estate are affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. The physical report(s) remains the property of the appraiser for the use of the client. The fee is for the analytical services only. The report may not be used for any purpose by any person or corporation other than the client or the party to whom it is addressed or copied without the written consent of an officer of the appraisal firm of Allied Appraisal Services Inc. and then only in its entirety.
3. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations efforts, news, sales or other media without written consent and approval of an officer of Allied Appraisal Services Inc.
4. The appraiser may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee, as specified in writing except as may be required by the Appraisal Institute or the American Society of Appraisers, as they may request in confidence for ethics enforcement or by a court of law or body with the power of subpoena.
5. Liability of Allied Appraisal Services, Inc. and its employees is limited to the fee collected for the appraisal. There is no accountability or liability to any third party.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures, which make it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering, which might be required to discover these facts.
7. This appraisal is to be used only in its entirety. All conclusions and opinions concerning the analysis which are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser and firm shall have no responsibility if any such unauthorized change is made.
8. No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical or engineering nature. No opinion is rendered as to the title, which is presumed to be Average and merchantable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report.
9. No responsibility is assumed for accuracy of information furnished by or from others, the clients, his designee or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit. All are considered appropriate for inclusion to the best of our knowledge and belief.

10. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser or those assisting the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part; nor engaged in post-appraisal consultation with client or third parties, except under separate and special arrangement and at an additional fee.

11. The sketches and maps in this report are included to assist the reader and are not necessarily to scale. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status, as of the date of the photos.

12. 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 conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

13. The distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal, no matter how similar and are invalid if so used.

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

15. The value estimated in this appraisal report is gross without consideration given to any encumbrance, restriction or question of title, unless specifically defined. The estimate of value in the appraisal report is not based in whole or in part upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

16. This appraisal report has been prepared for the exclusive benefit of the Client. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of this assignment.

17. SOIL/ENVIRONMENTAL CONDITIONS: We have not been provided with a contamination assessment report on the subject property, and we are not aware of site contamination. However, the subject is immediately south of auto dealerships that are to the north and the subject has lots of autos parked on site. If more details and/or greater accuracy are required, the reader should consult an appropriate expert. We assumed that no adverse environmental soil or sub-soil conditions are present on or near the subject site that would adversely affect the value or marketability of the property. Our opinion of value could be impacted, if this should prove to be incorrect.

18. INSURANCE VALUE ESTIMATE DISCLAIMER As part of the client's requested scope of work, an estimate of insurable value may be provided herein. In response to such a request, the appraisal firm and those appraiser(s) responsible for this assignment will follow traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry accepted publications such as the Marshall Valuation Service handbook. The methodology employed as a derivation of the cost approach which is primarily used as an academic exercise to help support the market value estimate and therefore is not reliable for Insurable Value estimates. Actual construction costs and related estimates can vary greatly from this estimate.

19. WHEN A REPLACEMENT COST ESTIMATE IS INSERTED IN THE ADDENDUM it should not be relied upon to determine proper insurance coverage which can only be properly estimated by consultants considered experts in cost estimation and insurance underwriting. It is provided to aid the client/reader/user as part of their overall decision-making process and no representations or warranties are made by the appraisal firm or any of its appraisers regarding the accuracy of this estimate and it is strongly recommended that other sources be utilized to develop any estimate of insurable value.

20 ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE PRECEDING CONDITIONS.

SUBJECT PHOTOS



View looking west



View looking west



View looking west



View looking west



View looking east



View looking east



View looking south along east property line



View looking east



Street View



Street View

PURPOSE AND DATE OF APPRAISAL

The purpose of this appraisal is to provide the client with our opinion of the ~~as is~~ market value of the fee simple estate of the subject property, as of August 16, 2019. Harvel W. Gray visited the subject property on this date.

DESCRIPTION OF SUBJECT PROPERTY

The subject property consists of a parcel of vacant commercial land that contains 30,928 +/- square feet or 0.710 acre. It is currently being used as a parking lot/storage for an auto dealership that is situated about 400 feet to the north of the subject. The subject is not located on Federal Highway, but it is located within the sphere of influence of this major arterial. The subject also has the same B-3 zoning like the larger parcels that front Federal Highway. Access to the subject is via NE 16th Ave, south of NE 28th St that are two-lane roadways that feed into Federal Highway. The subject is surrounded by a Broward County sewage lift pump and commercial and residential single-family dwellings. The subject property is in overall average condition as of the date of value.

LEGAL DESCRIPTION (FROM PUBLIC RECORDS)

19-48-43 W 200 OF S1/2 OF NE1/4 OF SW1/4 OF SW1/4 LYING W OF ST RD LESS S 170

INTENDED USE AND INTENDED USER OF THE REPORT

The function of this report is to provide the client with a supportable opinion of the market value of the subject fee simple estate, in ~~as~~ as-is condition, as of August 16, 2019. It is our understanding that the intended use of this appraisal is to assist in establishing asset purchase price and/or business decision making. The intended users are the client, City of Pompano Beach and Its Agencies, and/or its real estate professionals. This is a Narrative Appraisal Report and only the authorized users may use or rely on its contents.

This report has been prepared utilizing generally accepted appraisal techniques, as contained within the current Uniform Standards of Professional Appraisal Practice (USPAP) and of the recognized professional organizations of which the appraisers are members.

This appraisal report has been prepared in a manner believed to be consistent with the guidelines contained in Title XI of the Financial Institution Reform Recovery and Enforcement Act of 1989 (FIRREA) and Federal Regulation 12CFR Part 34.43 (b).

CLIENT

City of Pompano Beach
100 W Atlantic Blvd, 4th Floor
Pompano Beach, Florida 33060

Attention : Greg Harrison, City Manager

DEFINITION OF MARKET VALUE

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 are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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

SOURCE (S): Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA").
The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, 2010, Page 123.

PROPERTY RIGHTS APPRAISED

The property rights appraised are those of fee simple estate and lease fee interest.

"Fee Simple" is defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitation imposed by governmental powers of taxation, eminent domain, police power, and escheat.

SOURCE: The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, 2010, Page 78.

TYPICAL BUYER PROFILE

An important part of an appraisal is the selection of comparable sales that can be used to reach an opinion of the market value of the subject property through the appraisal process. Comparable sales are selected based upon the highest and best use of a property. Sellers and buyers come together on the common ground of this highest and best use. This involves buyers that are attracted to the property being offered for sale based upon the criteria that a buyer uses to make this decision. Thus, comparable sales must be competitive alternatives in the eyes of typical buyers.

PERSONAL PROPERTY, FURNITURE, FIXTURES AND EQUIPMENT

This appraisal does not consider or value the business of the subject, nor personal property, furniture, or equipment.

SCOPE OF ASSIGNMENT

The scope of this real estate appraisal includes the following:

- A physical inspection of the property.
- A search of the public records relative to the subject. This search encompasses, among other things, tax and assessment information, easement, and other private, as well as public, deed restrictions, zoning, history of the property, etc.
- A discussion of neighborhood and regional area characteristics, as well as an analysis of supply and demand within the subject's market segment.
- Analysis of physically possible uses, legally permissible uses, and all feasible uses in order to estimate the highest and best use of the subject.
- Research of public records for comparable sales and listings. Telephone verification, where possible, of all the sales and listings with the buyer, seller, or their representative.
- A physical inspection of each of the comparable properties, as well as deed verification. Comparison of the comparable properties to the subject with consideration of such differences as legal encumbrances, financing terms, conditions of sale, market conditions, location, physical characteristics, availability of utilities, zoning, and highest

and best use.

- The preparation of this appraisal report in compliance with the USPAP and the Standards of the recognized professional organizations of which the appraisers are members. We have also followed the guidelines promulgated by the appropriate regulatory agency or agencies that are mentioned elsewhere in this report.

In keeping with the scope of the appraisal and the appraisal process, the appraisers have engaged in original research to provide a complete analysis for the client. Data for analysis has been gathered from various sources, such as the sales of similar properties found in the County through Realquest data, CoStar, the Multiple Listing Service, local realtors, property owners, and other appraisal offices. County and local planning and zoning departments and websites provided zoning and land use information.

The product of this research and analysis is formulated within this report for analysis of and direct comparison with the subject appraised. We have also used original research performed in preparation of other appraisals by this office, which is considered appropriate for the subject. This is a narrative summary appraisal.

APPRAISERS' COMPETENCY RULE COMPLIANCE

This is an Appraisal Report presented in written format and in conformance of USPAP Standard Rule 2-2. The Scope of the Assignment as outlined in the Appraisal Development and Reporting Procedures section is well within the range of experience and knowledge of the appraiser(s). For additional information about our experience please refer to our Appraisal Qualifications toward the rear of this report.

NEIGHBORHOOD ANALYSIS

Boundaries and Analysis

The subject property is located in the city of Pompano Beach, Broward County, Florida. This is a well-established residential and commercial area extending from East Copans Road in the south to Hillsboro Boulevard in the north, with the Intracoastal Waterway in the east and Federal Highway (U.S.-1) corridor in the west. Residential properties are located to the east the east of Federal Highway and on the interior. Federal Highway has been developed with mostly retail shopping centers, restaurants, automobile dealers, offices, and other commercial and service uses properties.

Road Access

Access to the subject neighborhood is good. Main east-to-west access is provided by Hillsboro Boulevard and Southwest 10th Street to the north of the subject, and Sample Road to the south. Hillsboro Boulevard runs from Ocean Drive on the east to State Road 7, which is on the west. Southwest 10th Street runs from the east to Powerline Road where it feeds into Sawgrass Expressway. Sample Road runs from east of U.S. 1 to Sawgrass Expressway in the west. All three east-to-west arterials have access ramp to Interstate 95, which is about two miles west of U.S. Highway 1. Sample Road has an interchange with the Florida Turnpike, which is about six miles west of U.S. Highway 1. U.S. Highway 1 provides main north-to-south access to the neighborhood. Interstate 95 and Florida Turnpike provide fast north-to-south access. These expressways run from Miami-Dade County in the south, to the north of the state. Interstate 95 continues northward beyond the State of Florida to many other states in the U.S.

Neighborhood Development

A review of aerial photographs of the County Property Appraiser's maps indicates that the neighborhood area is well over 95% built out. The properties along U.S. Highway 1 corridor are commercial structures. The interiors are developed with residential dwellings. The U.S. 1 corridor is home to many automobile dealerships. Office properties along this corridor range the predominant small one-story owner user type to larger multi-story multi-tenant buildings.

Well-known retail business names in this corridor include Sears, Office Depot, CVS and Walgreen Pharmacies, Target retail store, Walmart, Publix and Winn-Dixie Super Markets.

Residential developments are on the interior. The dwellings on the east are mostly upper middle-income properties that are in the water front communities of Lighthouse Point and the eastern section of Deerfield Beach. Waterfront dwellings are mostly on the Atlantic Intracoastal Waterway, which is one mile east of the U.S. 1 corridor.

Neighborhood Economy

The neighborhood economy is based primarily on the service industry. Employers such as Home Depot home improvement warehouse, Publix and Winn-Dixie Supermarkets, CVS and Walgreen Pharmacies, fast-food restaurants, automotive dealerships and servicing facilities, businesses in the strip shopping centers, and other retail sales and services businesses provide most of the jobs in the immediate area. However, other large employers such as city and county governments, the county school board, the private sector located in downtown Fort Lauderdale is to the south, and Boca Raton to the north in Palm Beach County, also employ area residents. The Hillsboro Office District to the north of the subject, and businesses in the Newport Center Business Park, which is about three miles northwest of the subject are good sources of jobs.

Conclusion

In general, the neighborhood is an active, established residential, commercial area. The neighborhood was developed mostly in the 1960s to 1970s, and has been seen gentrification. There is little potential for either new development or population growth. This is because all the lands have been developed. Further, we believe that the neighborhood will remain a middle to upper middle income residential with and commercial as well.

SUBJECT PROPERTY DATA

Taxpayer of Record

Pompano Ford Lincoln, Inc.

Census Tract:

The subject is located in the 2019 Census Tract No. 0302.03

County Property Control Number(s):

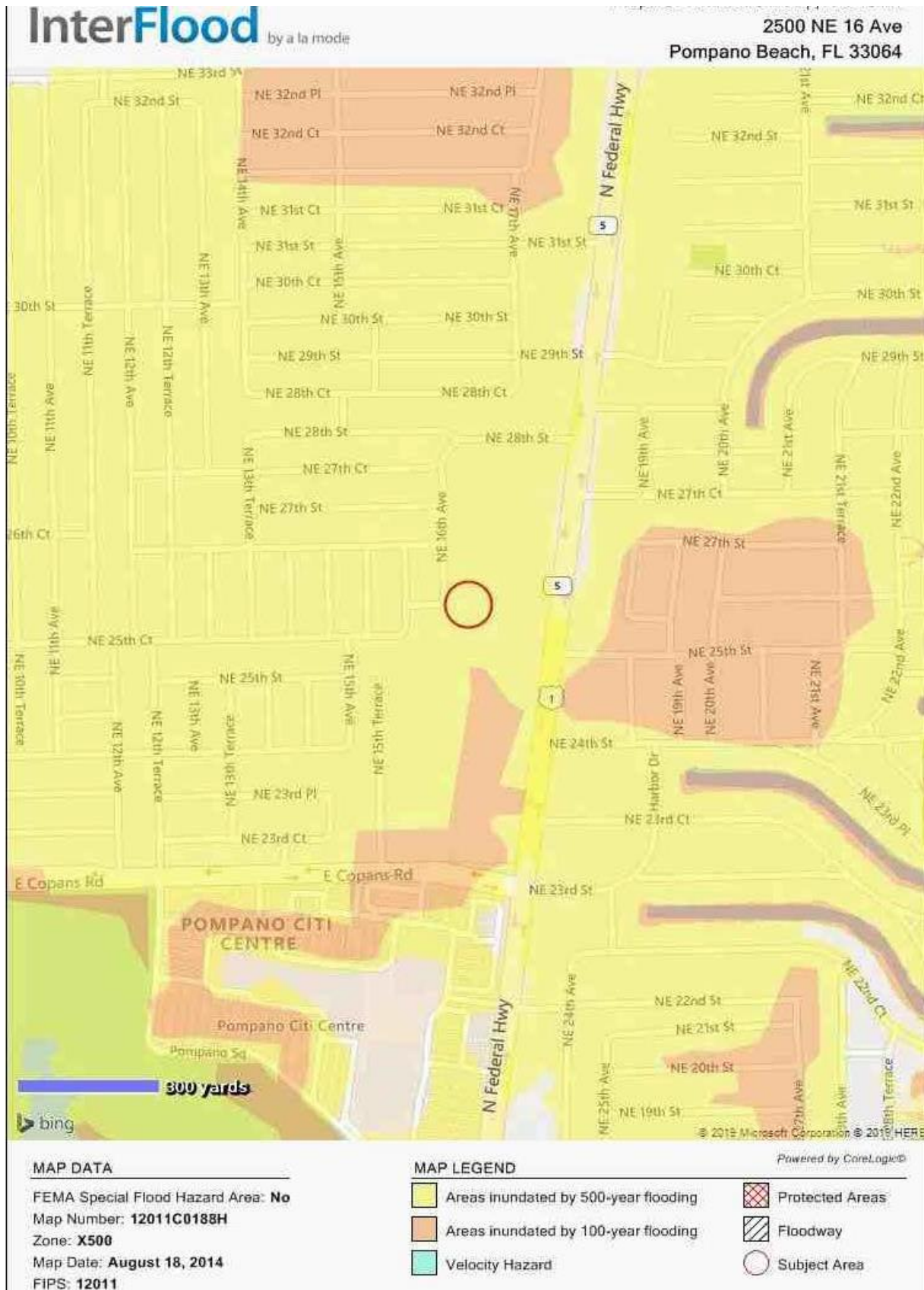
4843 19 00 0240

Assessed Value and Real Estate Taxes (2018):

The 2018 just/market value for the subject is \$255,030, of which \$197,630 is attributed to the land and \$57,400 to the improvements. The assessed value is \$255,030. The total gross real estate taxes for 2018 were \$5,141, rounded, per the County Tax Collector. The values and taxes appear low, based on our opinion of value.

Flood Zone Designation

The subject is located on the National Flood Insurance Program Map #12011C0188H, which was revised as of August 18, 2014. This map indicates that the subject is situated within the flood zone area, Zone X500. These are areas inundated with 500-year flooding. See map on next page.



Zoning

The subject property is zoned B-3 for General Business District; City of Pompano Beach. Permitted uses for the B-3 zoning include, but not limited to, most retail sales and service uses, restaurants, offices, bank. It also accommodates complementary residential uses and moderate to high density multifamily development. The subject is vacant land, therefore appears to be a legal use.

Comprehensive Land Use Plan

Each county, city, and town has been required by the State Legislature to have a Land Use Plan in order to organize and control growth. According to the City Future Land Use Plan, the subject area is designated as Commercial. The use and zoning of the subject appears to comply with the existing future land use and thus no conflict between current and future usage is foreseen.

Concurrency

The strongest growth control measure ever imposed on the County was passed by the Florida Legislature and became effective on February 1, 1990. This was mandated by Chapter 163, Florida Statutes, otherwise known as the "Growth Management Law." One provision of this law is referred to as "Concurrency" which dramatically limits the ability to develop real property. It is basically the requirement that adequate infrastructure be available to serve new development.

Eight types of infrastructure are affected including; traffic, potable water, sewer, drainage, solid waste, recreation and open space, mass transit, and fire rescue. No concurrency issues are known to currently affect the subject. The subject is vacant land. *Our opinion of value could be impacted if our presumption were proven to be incorrect.*

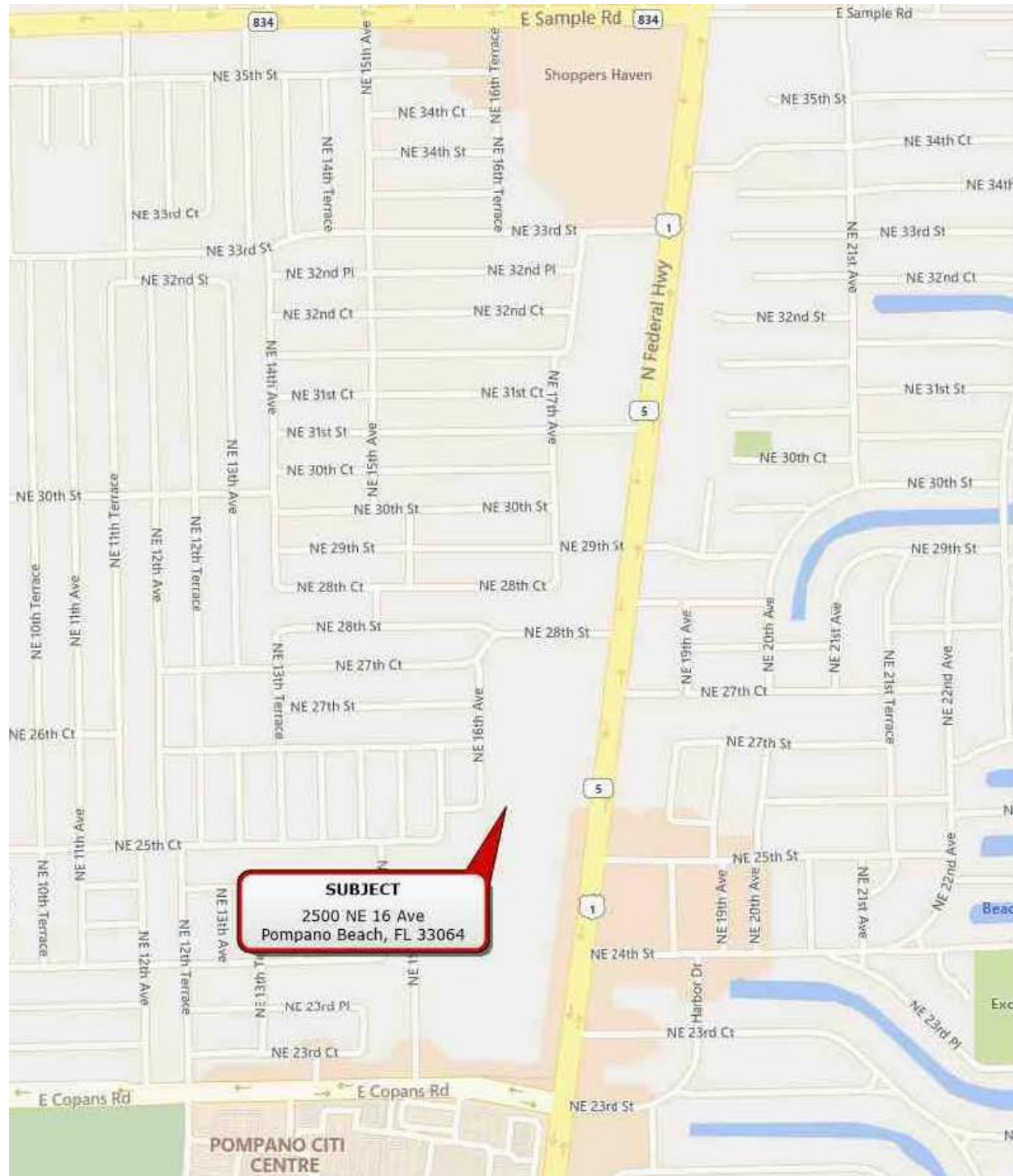
Utilities

The subject property is serviced with all the customary public utilities, including; water, sewer, electric, and telephone that proximate to the subject.

Sales History

The appraisers have not been provided with a title abstract on the property appraised, nor have they conducted a title search of their own. However, our research of the County public records indicates that no transfer of the subject occurred in the past three years. We are aware of no current listings, contracts for sale or options on the subject property.

Site Analysis



Location Map

Location

The subject is located at 2500 NE 16th Ave., Pompano Beach, FL 33064.



Subject property in red outline; city of Pompano Beach property in the yellow outline.

Size and Shape

The subject parcel contains 30,928 square feet and is 155 ± feet wide and about 200 ± deep. These dimensions are based on the GIS measurements taken from the County Property Appraisers website.

Access (Limited Legal Access Condition)

The site has access via an approximate 20-foot wide entry roadway, within an apparent 48-foot wide right-of-way on the west side of the parcel. A Quit Claim Deed dated May 29, 1981 states that the subject has a 15-foot ingress and egress easement across the south 15 feet of Lot 13, Block 5, Collier Manor First Addition. The Deed is on the next two pages. The 15-foot easement, which is a limited legal access condition, might not be sufficient for future development, so the owner of the subject might have to approach the Grantors of the easement for additional land for a wider access. We feel that this request would be granted because the Grantors has fenced in their property and left about a 48-foot wide area within which the current easement lies. However, the subject current access appears to be adequate for its use. We anticipate that this access will be in perpetuity, which is typical of easement. This access is from NE 16th Ave to the site, and the subject street address listed on the gate is 2500 NE 16th Ave.

RECORD AND RETURN TO: **SCHWENKE & CARLSON**
P. O. BOX 23926
FT. LAUDERDALE, FLA. 33307

81-156085 QUIT CLAIM DEED

THIS DEED, made this 29 day of May, 1981,
by BROWARD COUNTY, a political subdivision of the State of Florida, and
Pompano Lincoln Mercury, Inc., whose post office
address is: 2741 N. Federal Highway, Pompano Beach, Florida 33064.

W I T N E S S E T H :

That BROWARD COUNTY for and in consideration of the sum of
TEN DOLLARS (\$10.00) to it in hand paid by Pompano Lincoln Mercury, Inc. the
receipt whereof is hereby acknowledged, has granted, bargained and sold to
Pompano Lincoln Mercury, Inc., its successors and assigns, the following described
lands, lying and being in Broward County, Florida, to-wit:

Legal description contained in Exhibit "A" attached
hereto and made a part hereof.

IN WITNESS WHEREOF, BROWARD COUNTY has caused these
presents to be executed in its name by its Board of County Commissioners
acting by the Chairman or Vice-Chairperson of said Board, the day and year
aforesaid.

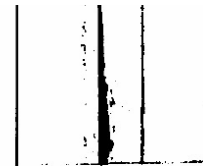
ATTEST:

Graham W. Watt
Graham W. Watt, County Administrator and Ex-Officio Clerk of the
Board of County Commissioners

BROWARD COUNTY, FLORIDA
By Its Board of County Commissioners

By Anne Koele
Chairman

3301



E X H I B I T " A "

The West 200 feet of the South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 19, Township 48 South, Range 43 East, excepting therefrom the South 170 feet thereof. Reserving a 15 foot utility easement along the West property line and providing for a 15 foot ingress and egress easement across the South 15 feet of Lot 13, Block 5, Collier Manor First Addition as recorded in Plat Book 35, Page 28 according to the Public Records of Broward County, Florida. Said Lot 13 to remain under the ownership of Broward County.

Topography and Drainage

The site appears to be mostly above road grade. Drainage appears good at the time of site visit.

Easements & Encroachments

No site survey was provided to assist us analyze the subject for easements and encroachments. However, utility easements are typical in the area. They do not typically adversely affect value. But we observe an apparent FPL utility easement along the west property line. No observed encroachments.

Soil/Environmental Conditions

We have not been provided with a contamination assessment report on the subject property, and we are not aware of site contamination. However, the subject is immediately south of auto dealerships that are to the north and the subject has lots of autos parked on site. If more details and/or greater accuracy are required, the reader should consult an appropriate expert. We assumed that no adverse environmental soil or sub-soil conditions are present on or near the subject site that would adversely affect the value or marketability of the property. **Our opinion of value could be impacted, if this should prove to be incorrect.**

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Third Edition 1993, by the Appraisal Institute defines Highest and Best Use as follows:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability."

In estimating the Highest and Best Use there are essentially four stages of analysis.

1. *Permissible Use (Legal)* -what uses of the site in question are legally permissible.
2. *Possible Use* -what uses of the site in question are physically possible.
3. *Feasible Use* -which possible and permissible use will produce a positive return to the owner of the site.
4. *Maximum Productivity* -among the feasible uses, which use will produce the highest net return.

The analysis of highest and best use normally applies these considerations in a three-step process, involving the analysis of the highest and best use of the site as if vacant, determination of the ideal improvement, and a comparison of the existing improvement with the ideal improvement in order to estimate the highest and best use as improved. The highest and best use of the subject property was analyzed both "as if vacant" as well as in its present use, "as developed".

Legally Permissible Use:

The subject is zoned B-3: General Business District, Pompano Beach. Permitted uses for the B-3 zoning include, but not limited to, most retail sales and service uses, restaurants, offices, and financial institutions. The subject site is undeveloped and appears to be a legal use.

Physically Possible Use:

The subject consists of a parcel that contains 30,928 +/- square feet or 0.710 acre. This parcel can be developed with commercial and/or mixed-use improvements independent of another parcel, or be assembled with one of the two abutting properties that front Federal Highway.

Marketable and Feasible Use:

The highest and best use of the subject property as if vacant, is for mixed-use development, or be assembled with one of the two abutting properties that front Federal Highway. We believe and the trend is for developments to include residential to support current and future nearby commercial developments.

Most Probable and Highest and Best (Maximally Productive) Use:

Having considered the legally permissible, physically possible, and economically feasible use alternatives, the maximally productive use of this parcel as if vacant, is for mixed-use development, or be assembled with one of the two abutting properties that front Federal Highway. We believe and the trend is for developments to include residential to support current and future nearby commercial developments.

EXPOSURE TIME/MARKETING TIME

Exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the consummation of a sale at market value on the effective date of the appraisal: an estimate based upon an analysis of past events assuming a competitive and open market. Exposure time exists before the effective date of the appraisal.

Source: Appraisal Standards Board ASB Advisory Bulletin Volume III, Number 4, November 1972.

Marketing time is defined in Advisory Opinion G-7 as "an estimate of the amount of time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of an appraisal". The advisory opinion also states, "the request to estimate a reasonable marketing time exceeds the normal information required for the conduct of the appraisal process and should be treated separately from that process."

The real estate market was in a steady expansion for several years and current exposure times are relatively short. Furthermore, four of the comparable sales found during our research of commercial properties indicate marketing time of two to nine months. This supports our conclusion that the marketing time and exposure time for the subject is estimated to be 12 months.

THE VALUATION PROCESS

Generally, the appraiser uses three approaches to value in estimating the market value of a particular property. These approaches are the Cost Approach, the Income Approach, and the Sales Comparison Approach.

The Cost Approach is based upon the principle of substitution that affirms that a prudent purchaser will pay no more for a property than the cost of constructing an equally desirable substitution. This approach is most applicable for new properties that represent the highest and best use and for special purpose properties when no comparisons are available. In this case the Cost Approach is not applicable. This approach considers developing the subject property as an alternative to purchasing a similar substitute. A typical investor would not make a buying decision based on this approach. Therefore, the Cost Approach to Value is not utilized. The omission of this approach is not misleading to the client.

The Income Approach is based upon capitalization of the net income attributable to the real estate into an estimate of the present worth of the anticipated future benefits. This approach views the property through the eyes of the typical rational investor and is most applicable for investment type properties. The omission of this approach is not considered misleading to the client.

The Sales Comparison Approach requires that the appraisers locate recent sales of similar properties and through an adjustment process, arrive at an indication of what these properties would have sold for if they possessed all of the salient characteristics of the subject property. These adjusted sales prices are then correlated into an estimate of the market value of the property via the Sales Comparison Approach to Value.

The final step in the appraisal process is the reconciliation or correlation of the value indications. In the reconciliation or correlation, the appraisers consider the relative applicability of each of the three approaches used, examines the range between the value indications, and places major emphasis on the approach that appears to produce the most reliable solution to the specific appraisal problem.

The applicable approaches are described in the following section of the report.

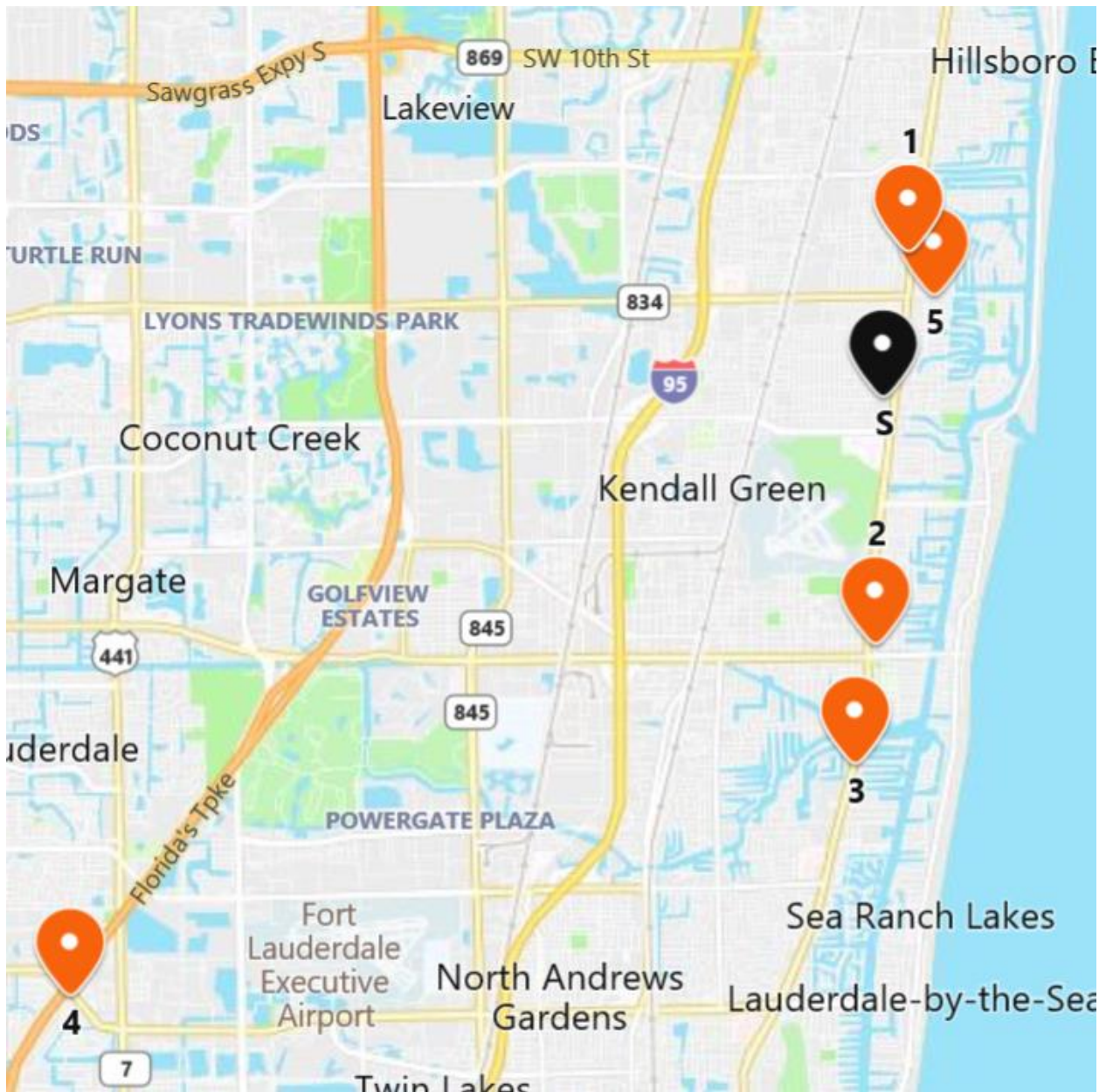
SALES COMPARISON APPROACH

A search of the County Official Records, local multiple listing service records, discussions with local brokers and appraisers and a personal inspection of the subject area produced several sales of similar property types as the subject. The sales used in the analysis were the best comparables that we were able to verify with a party to the transaction.

We compared the selected sales with the subject, considering differences and possible adjustments. We utilized a qualitative process to compare the subject property with the comparables to reflect a value for the subject property.

Vacant Land Sale Summary Table

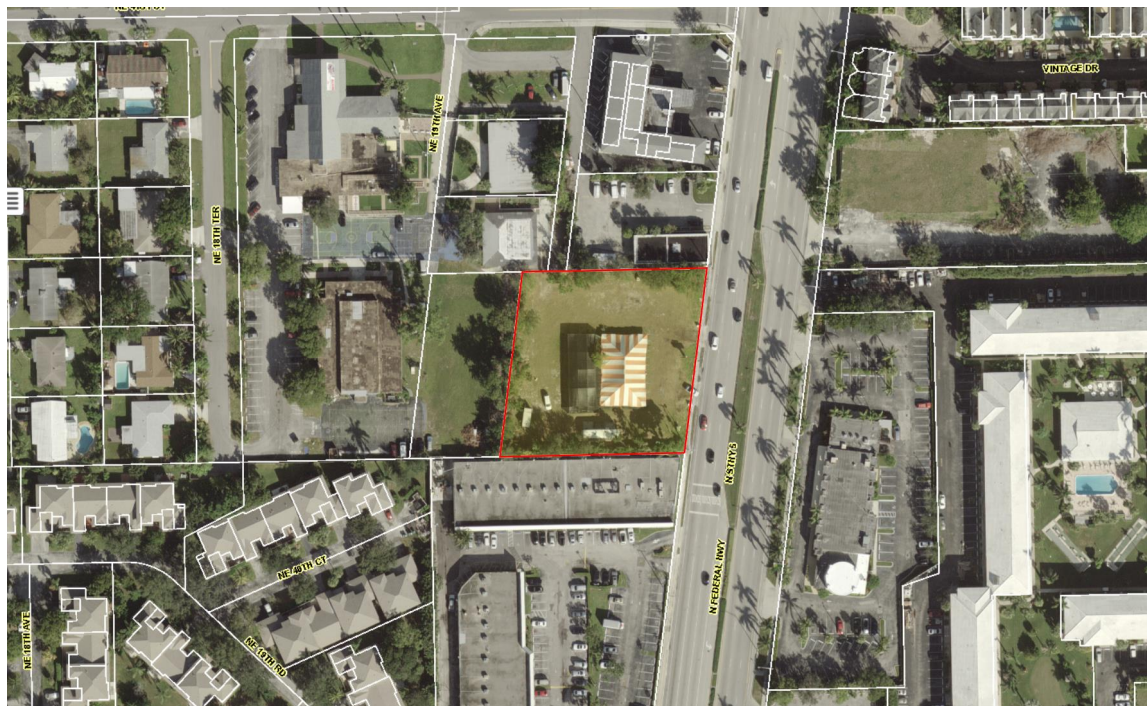
Comp No	Location	City	OR Book & Page or CIN	Sale Date	Site Size (sq ft)	Sale Price	Price /Sq Ft	Site Size (Acres)	Zoning
1	4051 N Federal Hwy	Pompano Beach	114700868	10/27/2017	40,000	\$1,850,000	\$46.25	0.918	B-3
2	31 NE 22 Ave	Pompano Beach	115175801	6/29/2018	19,575	\$650,000	\$33.21	0.449	TO - EOD
3	2119 SE 9th St	Pompano Beach	115627459	1/29/2019	26,971	\$1,300,000	\$48.20	0.619	B-3
4	4640 W Commercial Blvd	Tamarac	115168048	6/25/2018	24,538	\$750,000	\$30.56	0.563	B-1
5	2101 NE 36 St	Lighthouse Pt	115340531	9/20/2018	42,125	\$1,750,000	\$41.54	0.967	B-2A
Subject	2500 NE 16th Ave	Pompano Beach	NA	8/16/2019	30,928	\$0	\$0.00	0.710	B-3



Sales Comparables Map

SALE NO. 1 – 4051 North Federal Hwy., Pompano Beach, FL

Our File No. 1805-003, 1908-011



Location: West side of N. Federal Hwy., north of Sample Road

Legal: Lengthy legal (see deed for details)

Folio No.: 4843 18 45 0010

Grantor: 4051 North Federal LLC

Grantee: The Universal Church Inc.

Property Rights: Fee Simple Estate

Conditions of Sale: Arm's-length, but purchased by adjoining property owner

Financing: Cash to seller

Sale Date: October 27, 2017

Sales Price: \$1,850,000

Price/SF Land: \$46.25

Sales History: No transactions in the previous three years

Site Size: 40,000 square feet or 0.918 acre

Zoning: B-3: City of Pompano Beach

Topography: Level and appears to be above road grade

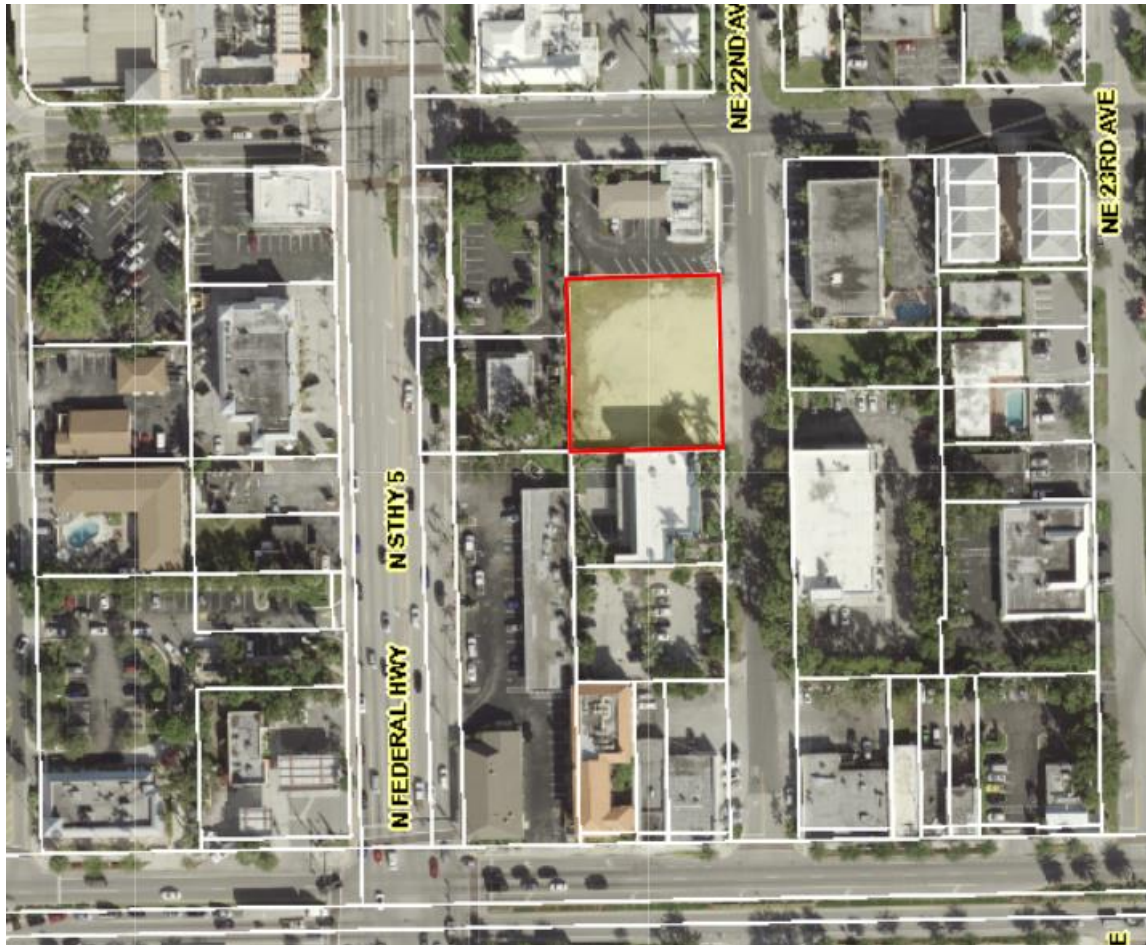
Utilities: Water, electricity, municipal sewer available

Comments:

This information was obtained from the Costar Realty MLS Public Records and Deed. This is a mostly parallelogram site was sold, platted, vacant and remained as vacant land. It was cleared, above grade, and ready for new construction. The buyer of the site is the adjoining property owner to the west.

SALE NO. 2 – 31 NE 22nd Ave, Pompano Beach, FL

Our File No. 1908-011



Location: West side of NE 22nd Ave., north of E Atlantic Blvd

Legal: Pinehurst 5- 13 B Lot 5,8,9 Blk 14

Folio No.: 4842.36.01.1830

Grantor: Franco Antimucci, and Gianpiero Daverio

Grantee: Pompano Acquisitions, LLC

Property Rights: Fee Simple Estate

Conditions of Sale: Arm's-length

Financing: Cash to seller

Sale Date: June 29, 2018

1908-011R

Sales Price: \$650,000
Price/SF Land: \$33.21
Sales History: No transactions in the previous three years
Site Size: 19,575 square feet or 0.449 acre
Zoning: TO-EOD: City of Pompano Beach
Topography: Level and appears to be above road grade
Utilities: Water, electricity, municipal sewer available

Comments:

This information was obtained from the Costar Realty MLS Public Records and Deed. This is a mostly rectangular site was sold, platted, vacant and remained as vacant land. It was cleared, above grade, and ready for development.

SALE NO. 3 – 2119 SE. 9th St., Pompano Beach, FL

Our File No. 1908-011



Location: Southeast corner of SE. 9th St. and SE. 21st Ter., south of E Atlantic Blvd

Legal: Lengthy legal (see deed for details)

Folio No.: 4943 06 35 0010

Grantor: Vector of Pompano Beach LLC

Grantee: Flanagan Enterprises Inc.

Property Rights: Fee Simple Estate

Conditions of Sale: Arm's-length

Financing: Cash to seller

Sale Date: January 29, 2019

Sales Price: \$1,300,000

Price/SF Land: \$48.20

Sales History: No transactions in the previous three years

Site Size: 26,971 square feet or 0.619 acre

Zoning: B-3: City of Pompano Beach

Topography: Level and appears to be above road grade

Utilities: Water, electricity, municipal sewer available

Comments:

This information was obtained from the Costar Realty MLS Public Records and Deed. This is a mostly irregular site was sold, platted, vacant and remained as vacant land. It was cleared, above grade, and ready for development. This sale has approximately 100 front feet of frontage on a canal that leads to the Intracoastal Waterway.

SALE NO. 4 – 4640 W Commercial Blvd, Tamarac, FL

Our File No. AA 1905-024



Location: Southeast corner of W Commercial Blvd and NW 50th Ct, Tamarac, FL

Legal: Tamarac Corner CE 183-224 B Par A

Folio No.: 4941 13 33 0010

Grantor: W. Commercial Blvd., LLC

Grantee: Joanne Baizer, As Successor Trustee of The Mildred G. Segal Trust U/A/D February 4, 1992, as Amended

Property Rights: Fee Simple Estate

Conditions of Sale: Arm's-length

Financing: Cash to seller

Sale Date: June 26, 2018

Sales Price: \$750,000

Price/SF Land: \$30.56

Sales History: No transactions in the previous three years

Site Size: 24,538 square feet or 0.563 acre

Zoning: B-1: City of Tamarac

Topography: Level and appears to be above road grade

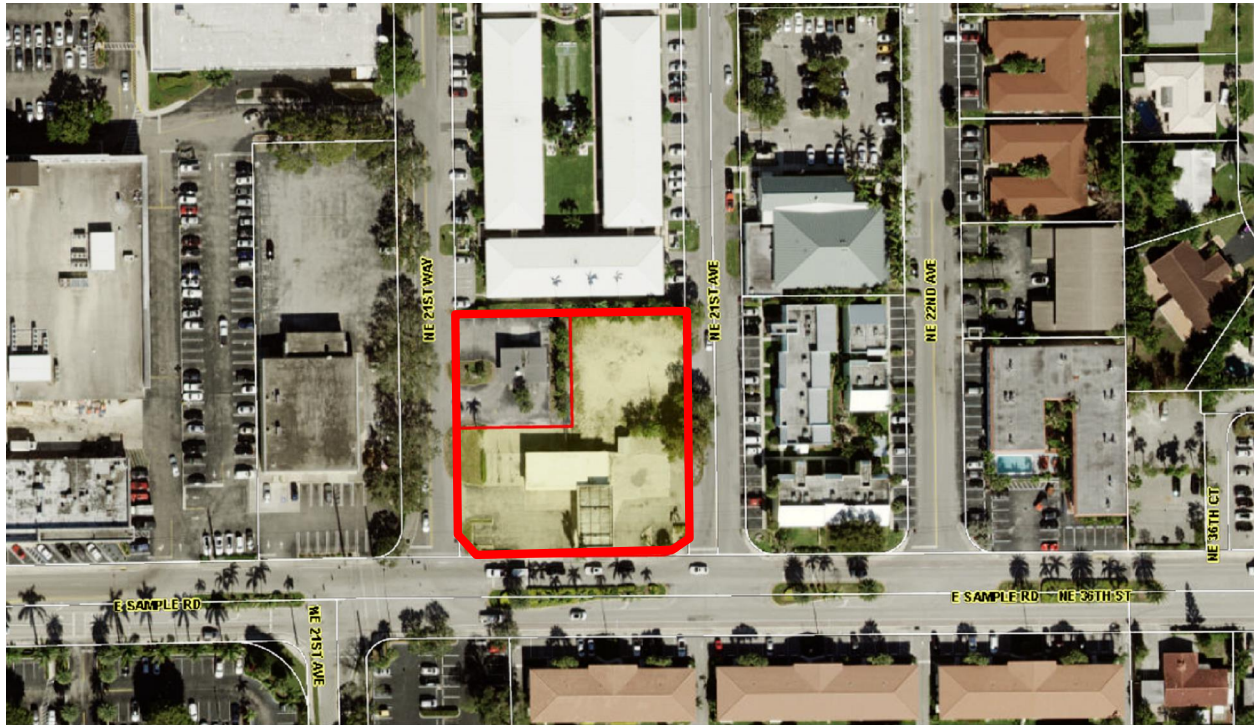
Utilities: Water, electricity, municipal sewer available

Comments:

This information was obtained from the Costar Real Estate MLS, Public Records and Deed. This is a mostly rectangular shaped site that was cleared and appeared to be above road grade. This is a parcel with frontage on W Commercial Blvd and NW 47th Ter.

SALE NO. 5 – 2101 NE. 36th St., Lighthouse Point, FL

Our File No. AA 1908-011



Location: North side of NE. 36th St., between NE. 21st Ave. and NE. 21st Way, Lighthouse Point, FL

Legal: Lengthy legal (see deed for details)

Folio No.: 4843 18 11 0190 & 4843 18 11 0191

Grantor: 2101 Properties, LLC

Grantee: City of Lighthouse Point

Property Rights: Fee Simple Estate

Conditions of Sale: Arm's-length

Financing: Cash to seller

Sale Date: September 20, 2018

Sales Price: \$1,750,000

Price/SF Land: \$41.54

Sales History: No transactions in the previous three years

Site Size: 42,125 square feet or 0.619 acre

Zoning: B-2A: City of Lighthouse Point

Topography: Level and appears to be above road grade

Utilities: Water, electricity, municipal sewer available

Comments:

This information was obtained from the Costar Real Estate MLS, Public Records and Deed. This sale consists of two contiguous rectangular parcels that form one mostly rectangular shaped site that had two old buildings that did not contribute to value. This property was purchased for land value.

PENDING SALE NO. 6 – 2668 W Atlantic Blvd, Pompano Beach, FL

Our File No. 1908-011



Location: Southeast corner of East of W Atlantic Blvd and SW 27th Ave

Legal: Lengthy legal (see deed for details)

Folio No.: 4942.04.40.0010

Grantor: TBD

Grantee: TBD

Property Rights: Fee Simple Estate

Conditions of Sale: Arm's-length

Financing: Cash to seller

Sale Date: August 29,2018

Sales Price: \$990,000

Price/SF Land: \$30.64

Sales History: No transactions in the previous three years

Site Size: 39,313 square feet or 0.742 acre

1908-011R

Zoning: B-2: city of Pompano Beach

Topography: Level and appears to be above road grade

Utilities: Water, electricity, municipal sewer available

Comments:

This information was obtained from the Costar Realty MLS Public Records and Deed.

This in mostly rectangular shaped site that was cleared and at or above road grade.

Discussion of Adjustment Considerations

In this analysis, we considered differences between the sales and the subject in terms of property rights sold, financing, conditions of sale, market conditions (trend or time adjustment), location, size, and quality.

Because the sales vary in size, we based the comparisons on a standardized unit of measure, the price per square foot of building area. The per square foot of building area unit of measure is typically used by investors in this type of analysis.

All of the sales were fee simple since they were either purchased by an owner-user or were leased at market rent. No adjustments were warranted to these sales.

Conditions of Sale

All of the sales were market oriented. Because of this, no adjustments were necessary.

Financing

We considered an adjustment for any indication of favorable financing. All sales were either on a cash basis, or had market-oriented financing, and, therefore, no adjustments were necessary.

Market Conditions

The South Florida real estate market has indicated mostly upward movement in this market during the period 2017 to 2019. All of the comparables were sold during inferior market conditions. Therefore, we adjusted them upward for this factor by 2% per year.

Land to Building Ratio

Not applicable.

Location/Access

The location consideration involves traffic volume, access to arterial roads, and quality of the surrounding neighborhood. Comparable Sales 1 through 5 are located at superior locations and warrant downward adjustments.

Site Condition

The site has access via an approximate 20-foot wide entry roadway, within an apparent 48-foot wide right-of-way on the west side of the parcel. A Quit Claim Deed dated May 29, 1981 states that the subject has a 15-foot ingress and egress easement across the south 15 feet of Lot 13, Block 5, Collier Manor First Addition. The 15-foot easement, which is a limited legal access condition, might not be sufficient for future development, so the owner of the subject might have to approach the Grantors of the easement for additional land for a wider access. We adjusted downward all of the comparable sales for this condition.

The adjusted comparables are in the table below.

Analysis and Correlation**Adjustment Table**

Comp No	Location	Sale Date	Site Size (sq ft)	Price /Sq Ft	Cond of		Market Conditions	Market Cond. Adj	Adj Price / Sq Ft	Location	Site Condition	Overall Rating	Dollar Amount
					Sale Adj	Adj Price / Sq Ft							
1	4051 N Federal Hwy	10/27/2017	40,000	\$46.25	-\$4.63	\$41.63	Inferior	\$1.50	\$43.13	-\$10.78	-\$4.31	Superior comp, subject less than this sale:	\$28.03
2	31 NE 22 Ave	6/29/2018	19,575	\$33.21	\$0.00	\$33.21	Inferior	\$0.75	\$33.96	-\$3.40	-\$3.40	Superior comp, subject less than this sale:	\$27.16
3	2119 SE 9th St	1/29/2019	26,971	\$48.20	\$0.00	\$48.20	Inferior	\$0.53	\$48.73	-\$17.05	-\$4.87	Superior comp, subject less than this sale:	\$26.80
4	4640 W Commercial Blvd	6/25/2018	24,538	\$30.56	\$0.00	\$30.56	Inferior	\$0.70	\$31.26	-\$4.69	-\$3.13	Inferior comp, subject more than this sale:	\$23.45
5	2101 NE 36 St	9/20/2018	42,125	\$41.54	-\$2.08	\$39.47	Inferior	\$0.71	\$40.18	-\$10.05	-\$4.02	Inferior comp, subject more than this sale:	\$26.12
Subject	2500 NE 16th Ave	8/16/2019	30,928	\$0.00	NA	NA	NA	\$0.00	\$0.00	\$0.00	\$0.00	Subject =	\$26.50
		Min	\$23		Max	\$28		Average:	\$26		Median	\$27	

We consider the sales price per square foot of land area. The comparable sales in the table above reflect an unadjusted price range of \$31/square foot to \$48/square foot, rounded. The property that is at the high end of the range has superior location, that includes waterfront, compared to the subject. The property at the low end is located on a main arterial road that is superior to the subject. The adjusted price range is \$23/square foot to \$28/square foot, rounded. The adjusted price of all the sales is less than the unadjusted price because of downward adjustment for the subject inferior legal access. In the final analysis, we placed weight on all of the sales. We also considered the mean and median of the adjusted sales price of the comparables. The mean adjusted sales price is \$26/square foot, and the median adjusted sales price is \$27/square foot.

Based on the preceding data and analysis, we have formed the opinion that the market value for the subject is \$26.50/square foot of land area. The value on a per square foot basis, 30,928 square feet @ \$26.50/square foot: = \$819,592, rounded to: \$820,000.

Market value, Fee Simple, as of August 16, 2019: \$820,000

\$820,000

(EIGHT HUNDRED TWENTY THOUSAND DOLLARS)

QUALIFICATIONS FOR HARVEL W. GRAY, FRICS, MAI, CCE, LEED APEXPERIENCE

Harvel W. Gray has been actively engaged in property valuation since 1983 on a part-time Machinery and Equipment (Personal Property) Appraiser and since 1993 has been full-time Real Estate, and Machinery and Equipment Appraiser, and part-time Business Appraiser. Prior to full-time valuation practice Harvel was a consulting engineer.

His valuation experience for real estate include: office building, green office building, office warehouse, mixed use commercial, warehouse, strip shopping center, shopping mall, yacht building/repair facility, mini-storage warehouse, retail property, golf course, hotel/motel, cold storage facility, produce packing plant, Commercial Property, automotive dealership, automotive repair facility, apartment building, gas service station, veterinary hospital, vacant land including environmentally sensitive land, wetlands, agricultural acreages and subdivision analysis; condemnation, feasibility study, market study, agricultural farms, and residential property.

Machinery and equipment experience include: cement processing equipment, sugar manufacturing plant, food processing plant, bauxite mining equipment, water treatment facility, wastewater treatment facility, construction equipment, gas service station, automotive repairs and servicing, medical office, retail trades, steel fabrication shop, machine shop, metal plating, night clubs, Commercial Property, produce packing plant, broadcast services equipment, water well, and brick manufacturing.

He has performed real estate appraisals for buy-sell agreements, estate and gift tax purpose, loan transactions, proposed commercial development, insurance placements, and city zoning compliance purposes. Machinery and equipment appraisals have been performed for buy-sell agreements, eminent domain, loan transactions, insurance claims, insurance placements, property tax appeal, liquidation, and estate and gift tax purposes.

Special Magistrate: Harvel Gray served as special master for property tax appeal in Broward County and Miami-Dade County. He has presided over cases in both real estate and machinery and equipment tax appeals cases since 1996.

License: Florida State-Certified General Appraiser, License #RZ2166

Professional Designations

- M.A.I. Designated a Member of the Appraisal Institute , Real Estate, by the Appraisal Institute
- F.R.I.C.S Designated a Fellow of the Royal Institute of Chartered Surveyors, by the RICS Americas
- A.S.A. Designated an Accredited Senior Appraiser, Real Estate, by the American Society of Appraisers
- A.S.A. Designated an Accredited Senior Appraiser, Machinery & Equipment by the American Society of Appraisers
- LEED AP Accredited Professional - United States Green Building Council (USGBC)
- C.C.E. Designated a Certified Cost Engineer by The American Association of Cost Engineers
- CEng. Chartered Engineer . U.K. (British Professional Engineer . PE.)

Education

Diploma of Membership of Imperial College, Engineering, Imperial College, London, England

Master of Science Degree, Mechanical Engineering . University of London

Bachelor of Science, Industrial-Mechanical Engineering, Kingston Polytechnic University, London, England

Graduate Diploma in Management Studies . University of the West Indies, Kingston, Jamaica

Appraisal and Related Education

- Residential Real Estate Appraising 1, Gold Coast School of Real Estate
- Residential Real Estate Appraising 2, Gold Coast School of Real Estate
- Residential Income Property Appraising, Gold Coast School of Real Estate
- Income (Commercial) Property Appraising, Gold Coast School of Real Estate
- Uniform Standard of Professional Appraisal Practice, Gold Coast School of Real Estate
- Uniform Standard of Professional Appraisal Practice, A and B, The Appraisal Institute
- Advanced Income Capitalization - 510, The Appraisal Institute
- Market Analysis and Highest and Best Use - 520, The Appraisal Institute
- Sales Comparison (Market) and Cost Approaches - 530, The Appraisal Institute
- Report Writing and Valuation Analysis - 540, The Appraisal Institute
- Advanced Applications . 550, The Appraisal Institute
- Condemnation Appraising: Basic Principles & Applications, - 710, The Appraisal Institute
- Condemnation Appraising: Advanced Topics & Applications, - 720, The Appraisal Institute
- Separating Real & Personal Property from Intangible Business Assets, - 800, The Appraisal Institute
- Report Writing Seminar, The Appraisal Institute
- Effective Appraisal Writing Seminar, The Appraisal Institute
- Lease Abstracting and Analysis, The Appraisal Institute
- Introduction to Appraising & Analysis of Proposed Subdivisions & Condominiums, The Appraisal Institute
- Machinery and Equipment Appraising, Level 4 (Audit), American Society of Appraisers
- Inventory Appraising, American Society of Appraisers
- Advanced Cost Approach: Machinery & Equipment, American Society of Appraisers
- Introduction to Computer Valuation, American Society of Appraisers
- Business Valuation Level 1 American Society of Appraisers
- Business Valuation Level 2 (Audit) American Society of Appraisers
- Appraisers as Expert Witnesses Seminar, American Society of Appraisers
- Mastering Appraisal Skills for Valuing Closely-Held Business, 8000 Institute of Business Appraisers
- The Valuation of Health Care Entities, 1011 Institute of Business Appraisers
- Fundamentals & Direct Market Data Methods, 1012 Institute of Business Appraisers
- Report Writing and Analysis, 1010 Institute of Business Appraisers
- Litigation Support, 1019 Institute of Business Appraisers

- Valuing Intangibles, 1035 Institute of Business Appraisers
- Advanced Financial Statement Analysis, 1039 Institute of Business Appraisers
- Forecasting Net Cash Flow, 1040 Institute of Business Appraisers
- Critiquing Business Valuation Report, 1044 Institute of Business Appraisers
- Advanced Application Of The Market Approach, 1045 Institute of Business Appraisers
- Investment and Security Analysis, Oakland Park Adult Institute
- Regression Analysis for Appraisers, McKissock Data Systems
- Environmental Auditing, Lincoln Graduate Center
- Fundamentals Skills of Cost Engineering, Iowa State University . Continuing Education
- Construction Cost Estimating 1, Florida International University
- Construction Cost Estimating 2, Florida International University
- Construction Unit Cost Estimating, RS Means Construction
- Construction Cost Segregation Analysis , RS Means Construction
- Construction Cost Works, RS Means Construction
- Construction Estimating, Xactimate Construction Data
- Energy Conservation Course , College of Arts Science & Technology
- An Introduction to Valuing Green Buildings Seminar, The Appraisal Institute
- LEED for New Construction & Major Renovations Technical Review Workshop, USGBC
- Elements of Green Leases Webinar, BOMA
- Energy Star & The Appraisal Process Seminar, Energy Star & The Appraisal Institute 11/2008, 3 hours
- The Canary in the Coal Mine Seminar, Energy Star & The Appraisal Institute 10/2006, 3 hours
- LEED 101: Green Building Basics Online Seminar, USGBC 09/2008, 1 hour
- Introduction to LEED for Homes, Online Seminar, USGBC 10/2008, 2.5 hours
- Mediation/Mediator Training . 20 Hours, National Association of Realtors

Professional Organizations

- Appraisal Institute
- American Society of Appraisers (Past Chapter President, 1st Vice President, 2nd Vice President, Secretary, Treasurer . South Florida Atlantic Chapter)
- Institute of Business Appraisers, Inc.
- The American Association of Cost Engineers
- United States Green Building Council (USGBC), South Florida Chapter
- The Institution of Mechanical Engineers . UK

Community Organizations

- Kiwanis Club of Lauderdale Lakes

Conferences

- American Association of Cost Engineers: 1993
- Institute of Business Appraisers: 2002 Business Valuation Conference
- American Society of Appraisers: 2004 and 2005