APPRAISAL OF
A 3,601 SQUARE FOOT COMMERCIAL
BUILDING
LOCATED AT
2601 BROADWAY
RIVIERA BEACH, FLORIDA 33404

FOR
SCOTT EVANS, AICP, DIRECTOR OF PLANNING
RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

BY
ROBERT B. BANTING, MAI, SRA
STATE CERTIFIED GENERAL REAL ESTATE APPRAISER RZ4

AND
MICHAEL J. EVANS
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ3308

WITH
ANDERSON & CARR, INC.
521 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401

DATE OF INSPECTION: NOVEMBER 14, 2012
DATE OF REPORT: NOVEMBER 19, 2012
DATE OF VALUE: NOVEMBER 14, 2012

FILE NO.: 2120569.000
CLIENT REFERENCE: RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
November 19, 2012

Mr. Scott Evans, AICP
Director of Planning
Riviera Beach Community Redevelopment Agency
2001 Broadway, Suite 300
Riviera Beach, FL 33404

Dear Mr. Evans, AICP:

Pursuant to your request, we have personally appraised the real property being a 3,601 square foot commercial building on a 9,901 square foot site. The subject property is located on the northwest corner of Broadway and Blue Heron Boulevard. The property address is 2601 Broadway, Riviera Beach, Florida 33404.

The purpose of this summary narrative appraisal is to estimate the market value, fee simple estate, of the subject property as of November 14, 2012. The intended use of the report is to assist the client and intended user in acquisition by a public agency. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

We have utilized the sales comparison to value, the most common method used for valuing properties such as the subject property.
As a result of our analysis, we have developed an opinion that the market value of the fee simple estate (as defined in the report), subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of November 14, 2012 was:

**MARKET VALUE:** $520,000

The following presents the appraisal in a summary narrative format. This letter must remain attached to the report, which contains 55 pages plus related exhibits, in order for the value opinion set forth to be considered valid.

Your attention is directed to the Assumptions and Limiting Conditions contained within this report.

Respectfully submitted,

ANDERSON & CARR, INC.

Robert B. Banting, MAI, SRA
State Certified General Real Estate Appraiser RZ4

Michael J. Evans
State-Certified General Real Estate Appraiser RZ3308

RBB/MJE:cmp
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Qualifications for Robert B. Banting, MAI, SRA, Cert Gen RZ4
Qualifications for Michael J. Evans (Cert Gen RZ3308)
Addendum
### SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

<table>
<thead>
<tr>
<th>Client:</th>
<th>Scott Evans, AICP, Director of Planning</th>
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<tbody>
<tr>
<td></td>
<td>Riviera Beach Community Redevelopment Agency</td>
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<tr>
<td>Intended User:</td>
<td>Riviera Beach Community Redevelopment Agency</td>
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<td>2601 Broadway LLC</td>
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<tr>
<td>Property Rights Appraised:</td>
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<td>Special Assumptions Reference:</td>
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<tr>
<td>Location:</td>
<td>Site is located on the northwest corner of Broadway and Blue Heron Boulevard.</td>
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<tr>
<td>Site/Land Area:</td>
<td>The subject site contains 9,020 square feet or 0.21 acres.</td>
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<tr>
<td>Improvements:</td>
<td>Year Built: 1955</td>
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<tr>
<td></td>
<td>Condition: Good</td>
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<tr>
<td></td>
<td>Building Size: 3,601 square feet</td>
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<tr>
<td>FAR:</td>
<td>0.40</td>
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<tr>
<td>Zoning:</td>
<td>CG - General Commercial by Riviera Beach</td>
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<tr>
<td>Land Use Plan:</td>
<td>C - Commercial by Riviera Beach</td>
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<tr>
<td>Flood Zone &amp; Map Reference:</td>
<td>Zone &quot;C&quot;, Community Panel Number 1251420003D, effective date of September 30, 1982</td>
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<td>Current Use:</td>
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<td>Estimated Property Values:</td>
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<td>Value via Cost Approach:</td>
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<td>Value via Income Capitalization Approach:</td>
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<td>Value via Sales Comparison Approach:</td>
<td>$520,000</td>
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</table>
Date of Inspection: November 14, 2012
Date of Report: November 19, 2012
Date of Value: November 14, 2012

Appraisers:

Robert B. Banting, MAI, SRA
State Certified General Real Estate Appraiser RZ4

Michael J. Evans
State-Certified General Real Estate Appraiser RZ3308
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 analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.

Robert R. Banting, MAI, SRA has performed appraisal services within the three year period immediately preceding acceptance of this assignment. Michael J. Evans has not performed any 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.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

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

My engagement in this assignment was not contingent upon developing or reporting predetermined results. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

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.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Michael J. Evans and Robert B. Banting, MAI, SRA have made a personal inspection of the property that is the subject of this report.

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

As of the date of this report, Robert B. Banting, MAI, SRA has completed the continuing education program of the Appraisal Institute.

Robert B. Banting, MAI, SRA
State Certified General Real Estate Appraiser RZ4

Michael J. Evans
State-Certified General Real Estate Appraiser RZ3308
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 being for the analytical services only. The report may not be copied or used for any purpose by any person or corporation other than the client or the party to whom it is addressed, without the written consent of an officer of the appraisal firm of Anderson & Carr, 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 Anderson & Carr, Inc. nor may any reference be made in such public communication to the Appraisal Institute or the MAI, SRA or SRPA designations.

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, 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 Anderson & Carr, 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, sub-soil, 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 the legal description provided or other matters legal in character or nature, or matters of survey, nor of any architectural, structural, mechanical, or engineering in nature. No opinion is rendered as to the title which is presumed to be good and merchantable. The property is valued as if free and clear of any and all liens and encumbrances and under responsible ownership and competent property management 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, their 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 when possible. 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 appraisers have no reason to believe that there may be hazardous materials stored and used at 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. If applicable, 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. Anderson & Carr, Inc. reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates or conclusions upon any previous or subsequent study or analysis becoming known to the appraiser.

15. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in this appraisal report.

16. The value estimated in this appraisal report is gross without consideration given to any encumbrance, lien, 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.

17. It is assumed that the property conforms to all applicable zoning, use regulations, and restrictions unless a nonconformity has been identified, described, and considered in this appraisal report.

18. It is assumed that all required licenses, certificates of occupancy, consents, and 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 opinion of value contained in this report is based.

19. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
20. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible non-compliance with the requirements of the ADA in estimating the value of the property has not been considered.

21. This appraisal report has been prepared for the exclusive benefit of the client and intended users, Riviera Beach Community Redevelopment Agency.
AREA/LOCATION MAPS
PARCEL MAP

Subject

Subject
AERIAL PHOTOGRAPHS
SUBJECT PROPERTY PHOTOS (TAKEN NOVEMBER 14, 2012)

Subject front, looking northwest

Subject rear, looking southeast
Interior

Interior, vacant space
PURPOSE AND DATE OF VALUE

The purpose of this appraisal is to estimate the market value, fee simple estate, of the subject property as of November 14, 2012.

PROPERTY APPRAISED

The subject is a one story commercial building that contains 3,601 square feet of building area on a 9,020 square foot or 0.21 acre site. The subject property is located at 2601 Broadway, Riviera Beach, Florida and is zoned CG - General Commercial by Riviera Beach.

LEGAL DESCRIPTION

The following legal description for the subject property was taken from the most recent deed for the subject property, recorded in OR Book 22318, Page 597.

LOTS 26, 27 AND 28, BLOCK 3, KIRKLINGTON PARK AN ADDITION TO RIVIERA, FLA. AND ALSO THE EAST ONE-HALF (1/2) OF THE ALLEY LYING WEST OF SAID LOTS, WHICH IS NOW ABANDONED, BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 26, IF EXTENDED WESTWARD AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF LOT 28, IF EXTENDED WESTWARD, ALL AS SHOWN UPON THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 14, PAGE(S) 4, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DISCLOSURE OF COMPETENCY

Per the Competency Rule contained within the Uniform Standards of Professional Appraisal Practice, the appraisers hereby affirm that they are competent to complete the appraisal assignment for which they have been engaged by the client.

INTENDED USE AND USER

The intended use of this report is to assist the client and intended user in acquisition by a public agency. The intended user of the report is Riviera Beach Community Redevelopment Agency.

This report has been prepared utilizing generally accepted appraisal guidelines, techniques, and methodologies as contained within the Uniform Standard of Professional Practice (USPAP), as promulgated by the Appraisal Foundation. As a State-Certified, Licensed or Registered Appraiser, the appraisers preparing this report are bound by these standards and regulated by the Florida Real Estate Appraisal Board of the Florida Department of Professional Regulation.

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).
CLIENT

Scott Evans, AICP, Director of Planning
Riviera Beach Community Redevelopment Agency
2001 Broadway, Suite 300
Riviera Beach, FL 33404

FUNCTION TO EMPHASIZE PRIVITY

This appraisal report has been prepared for the exclusive benefit of Scott Evans, AICP, Riviera Beach Community Redevelopment Agency, to assist the client and intended user in acquisition by a public agency. It may not be used or relied upon by any other party or for any other use. Any party who uses or relies upon any information in this report, without the preparer’s written consent, does so at his own risk.

DEFINITIONS

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 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 own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA") and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010).

PERSONAL PROPERTY, FURNITURE, FIXTURES AND EQUIPMENT

This appraised value does not include the personal property, furniture, fixtures and equipment (FF&E), if any, used in the operation of the intended use of the property.

PROPERTY RIGHTS APPRAISED

The property rights appraised are those of the fee simple estate.

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

TYPICAL BUYER PROFILE

We found that buyers of similar properties in this market are either private real estate investors or owner users who occupy a portion or all of the space for their own business purposes. The property is too small to be of interest to typical institutional buyers. The sales comparison approach to value reflects the actions of typical buyers within this market.

SCOPE OF ASSIGNMENT

The traditional appraisal approaches include the cost approach, the sales comparison approach, and the income capitalization approach. We have considered all three approaches in this assignment, but found the sales comparison approach to be most applicable.

The cost approach is based on the principle of substitution, i.e. a buyer would pay no more for a property than the cost of acquiring a like site and constructing improvements with the same utility. This approach is most applicable when improvements are new and represent the highest and best use of the property and for special purpose properties when no comparisons are available. The older the improvements, however, the less reliable the approach becomes, due to the difficulty in estimating and supporting depreciation for older improvements. The subject was built in 1955 and has average depreciation. Depreciation is difficult to isolate and quantify in older buildings and this limits the reliability of the cost approach. The cost approach was not developed because it was not considered necessary for credible assignment results, given the intended use of the appraisal. It is the appraiser’s view that a buyer in the case of the subject would not make a purchase decision based on a cost analysis.

The appraisers have found that the main method of analysis for properties like the subject property is the sales comparison approach to value. Participants in the market are overwhelmingly owner users (as is evidenced by the sales utilized herein) and do not make purchase decisions based on an income analysis of the real estate, but rather as it pertains to the suitability of the real estate to the operation of their business. In addition, the subject property is being acquired for potential redevelopment. Hence, the appraisers have not utilized an income approach herein.

In the process of gathering data for the sales comparison approach to value, we conducted a search of our appraisal files and public information services such as the Palm Beach County Property Appraiser’s public access system and the Palm Beach County Clerk’s Office, as well as subscription based information sources such as CoStar.com and RealQuest.com for comparable sales in the relevant market area. We searched for the most similar sales to the subject property.

The sales ultimately selected for further analysis were the best comparable sales we were able to find in this market. We obtained and verified additional information on the comparable properties with a party to the transaction, or a broker or agent of the parties when possible.

We inspected the interior and exterior of the subject property and the exterior of the comparables. Physical data pertaining to the subject property was obtained from an inspection of the premises and public information sources such as the Palm Beach County Property Appraiser’s records. Other data pertaining to the subject property was obtained from the Palm Beach County Clerk’s and Tax Collector’s offices and local planning and zoning departments.
The product of our research and analysis is formulated within this report for analysis of and direct comparison with the subject property being appraised. Additionally, we have used original research performed in preparation of other appraisals by this office, which is considered appropriate for the subject property.

We make no warranty as to the authenticity and reliability of representations made by those with whom we verified sales, rental, and other information. We have taken due care in attempting to verify the data utilized in this analysis. We based our analysis and conclusions on overall patterns rather than on specific representations.

This appraisal assignment is presented in a summary narrative report.
Palm Beach County is located along Florida's Southeast coast. It is bordered by Martin County to the north, Hendry and Glades Counties to the west, Broward County to the south and the Atlantic Ocean to the east. The northwestern portion of the county is made up of Lake Okeechobee, the largest freshwater lake in Florida. The county is located approximately 80 miles north of Miami and 260 miles south of Jacksonville.

Palm Beach County encompasses approximately 2,203 square miles with roughly 1,974 square miles of land area, 229 square miles of water, and 47 miles of coastline. The local weather features an average high temperature of 83 degrees and an average low temperature of 67 degrees. The average annual rainfall is 61 inches.

According to the U.S. Census Bureau’s 2010 statistics, Palm Beach County has a population of 1,320,134. The vast majority of the county’s growth has been a result of in-migration from the northern states as well as from Miami-Dade and Broward Counties to the south. Palm Beach County ranks as the third most populous county in Florida behind Miami-Dade and Broward Counties.

The county includes 38 incorporated municipalities; the largest of which is West Palm Beach, the county seat. Boca Raton, located at the south end of the county, is the second largest city and one of the highest income retail trade areas in the United States. The Town of Palm Beach, Gulf Stream, and Manalapan are some of the wealthiest communities in the United States.
Transportation

Interstate 95 is a major north/south thoroughfare that connects Palm Beach County to the southeastern and northeastern portions of the state, and then continues along the Eastern Seaboard to Maine. Florida’s Turnpike also passes through the county and provides connections to the north central area of the state and Miami to the south. Other north/south highways include A1A, U.S. Highway 1, Congress Avenue, Military Trail and U.S. 441. There are numerous local east/west roadways with Southern Boulevard providing access to the western portions of the county, as well as Florida’s West Coast.

The expanded Palm Beach International Airport is conveniently located to provide air service to Palm Beach County. The airport’s growth necessitated a direct access overpass interchange with I-95 which significantly improved ingress and egress for PBIA. Other transportation services in Palm Beach County include the Florida East Coast Railway for rail service and The Port of Palm Beach. Tri-Rail provides commuter service through Miami-Dade, Broward, and Palm Beach Counties.

Economy

The unemployment rate in Palm Beach County reached a peak of 12 percent in July 2010. As of July 2012, the unemployment rate was 9.8 percent according to the U.S. Bureau of Labor Statistics. Tourism is the county's leading industry, employing over 70,000 people and generating about two billion dollars annually. The other multi-billion dollar industries are construction and agriculture. All three industries experienced some decline due to economic conditions from 2007 until the middle of 2011. The economy began to stabilize toward the end of 2011 and these industries have experienced some signs of recovery.

The largest employer in Palm Beach County is the Palm Beach County School Board with 20,810 employees and a $2.4 billion dollar budget for the 2012-2013 school year. The five largest private sector service producing employers for Palm Beach County are shown on the following chart.

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<thead>
<tr>
<th>Employer</th>
<th>Type of Business</th>
<th>Employees</th>
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<tr>
<td>Tenant Healthcare Corp.</td>
<td>Healthcare</td>
<td>5,127</td>
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<tr>
<td>HCA (Hospital Corp. of America)</td>
<td>Healthcare</td>
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<tr>
<td>Florida Power &amp; Light</td>
<td>Utilities</td>
<td>3,658</td>
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<tr>
<td>Wackenhut Corporation</td>
<td>Security Services</td>
<td>3,000</td>
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<tr>
<td>Bethesda Memorial Hospital</td>
<td>Healthcare</td>
<td>2,300</td>
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</tbody>
</table>

Palm Beach County’s favorable economic profile is partially defined by its biotech sector; however, a growing educational sector has emerged to enhance the economic base. Colleges and universities in the county include Palm Beach Atlantic College, two Florida Atlantic University campuses, Palm Beach State College, and Lynn University. In addition, Florida State University and Digital Domain will proceed with construction of a digital animation college in downtown West Palm Beach.
The county's taxable property value dropped by 0.39 percent, from $124.6 billion on January 1, 2011 to $124.1 billion on January 1, 2012. According to Property Appraiser Gary Nikolits, this is the lowest drop over the past five years indicating that property values are beginning to stabilize and “the real estate market appears to be on the mend”. The residential and condo markets accounted for roughly 70 percent of the tax roll with 20 percent for commercial properties. The balance of the tax roll was made up of agricultural properties and tangible personal property.

According to the Realtors Association of the Palm Beaches, single family home sales increased 67.9 percent from April 2011 to April 2012 and median sale prices increased from $199,900 to $210,100. April single family home inventory was 5.7 months, down from 12.8 months a year before. Townhouse and condo sales also improved by 39.2 percent with a price increase from $85,000 to $88,636.

**Commercial Real Estate**

According to CoStar’s Second Quarter 2012 data, the Palm Beach County commercial real estate market remained stable with specifics of each property class as follows. According to Marcus & Millichap, the apartment sector has experienced a decrease in vacancy, increase in asking rents and a positive net absorption for the first quarter 2012. This stabilization is likely due to the lack of new construction and increased demand for rental properties.

**Office**

The total vacancy rate for the Palm Beach County office market mid-year 2012 was 16.8 percent, down from the first quarter 2012 of 17 percent. Rental rates averaged $25.75 per square foot, an increase over the previous quarter. Net absorption for the second quarter 2012 was positive 89,639 square feet; with the first quarter 2012 having a positive 73,919 square feet absorption. A total of one building was delivered containing 50,577 square feet; with 99,800 square feet still remaining under construction.

**Total Office Market Statistics**

<table>
<thead>
<tr>
<th>Market</th>
<th>Existing Inventory</th>
<th>Vacancy</th>
<th>YTD Net Absorption</th>
<th>YTD Deliveries</th>
<th>Under Const SF</th>
<th>Quoted Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boca Raton</td>
<td>462</td>
<td>17,547</td>
<td>3,116</td>
<td>99,716</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Boynton/Lantana</td>
<td>196</td>
<td>2,419</td>
<td>439</td>
<td>(96,999)</td>
<td>0</td>
<td>0,000</td>
</tr>
<tr>
<td>Delray Beach</td>
<td>664</td>
<td>4,142</td>
<td>1,064</td>
<td>2,602</td>
<td>0</td>
<td>21,18</td>
</tr>
<tr>
<td>Jupiter</td>
<td>198</td>
<td>3,170</td>
<td>356</td>
<td>82,817</td>
<td>0</td>
<td>0,000</td>
</tr>
<tr>
<td>North Palm Beach</td>
<td>401</td>
<td>8,680</td>
<td>1,224</td>
<td>43,246</td>
<td>0</td>
<td>0,000</td>
</tr>
<tr>
<td>Palm Beach</td>
<td>149</td>
<td>2,561</td>
<td>277</td>
<td>30,896</td>
<td>0</td>
<td>0,000</td>
</tr>
<tr>
<td>Palm Springs/Lake Worth</td>
<td>115</td>
<td>1,066</td>
<td>190</td>
<td>(3,243)</td>
<td>50,577</td>
<td>23,99</td>
</tr>
<tr>
<td>Royal Palm Beach/Wellington</td>
<td>73</td>
<td>1,489</td>
<td>245</td>
<td>8,313</td>
<td>0</td>
<td>0,000</td>
</tr>
<tr>
<td>West Palm Beach</td>
<td>791</td>
<td>12,903</td>
<td>197</td>
<td>22,389</td>
<td>0</td>
<td>0,000</td>
</tr>
<tr>
<td>Totals</td>
<td>2,749</td>
<td>54,340</td>
<td>9,011</td>
<td>191,736</td>
<td>50,577</td>
<td>99,800</td>
</tr>
</tbody>
</table>

Source: CoStar Property®
Industrial

The Palm Beach County industrial market ended the second quarter 2012 with a vacancy rate of 8.8 percent as compared to 9.1 percent at the end of first quarter 2012. Rental rates ended the second quarter 2012 at $8.14 per square foot, an increase from the previous quarter. Net absorption was positive 151,221 square feet in the second quarter 2012. Vacant sublease space ended the quarter at 205,067 square feet. There were 12,500 square feet still under construction at the end of the quarter.

<table>
<thead>
<tr>
<th>Market</th>
<th>Existing Inventory</th>
<th>Vacancy</th>
<th>YTD Net Absorption</th>
<th>YTD Deliveries</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td># Blds</td>
<td>Total RA</td>
<td>Direct SF</td>
<td>Total SF</td>
</tr>
<tr>
<td>45th Street Ind</td>
<td>48</td>
<td>1,568,241</td>
<td>197,768</td>
<td>221,768</td>
</tr>
<tr>
<td>Arvida Pk of Commerce Ind</td>
<td>111</td>
<td>5,479,138</td>
<td>572,619</td>
<td>580,719</td>
</tr>
<tr>
<td>Austin Park/Hill/Strd Ind</td>
<td>135</td>
<td>2,771,550</td>
<td>344,311</td>
<td>344,311</td>
</tr>
<tr>
<td>Boca Raton East Ind</td>
<td>224</td>
<td>3,428,049</td>
<td>211,377</td>
<td>237,888</td>
</tr>
<tr>
<td>Boca Raton West Ind</td>
<td>5</td>
<td>166,578</td>
<td>3,538</td>
<td>3,538</td>
</tr>
<tr>
<td>Boynton Beach Ind</td>
<td>258</td>
<td>5,233,318</td>
<td>428,333</td>
<td>428,333</td>
</tr>
<tr>
<td>Central Palm Bch Area Ind</td>
<td>196</td>
<td>5,947,664</td>
<td>394,274</td>
<td>394,274</td>
</tr>
<tr>
<td>Delray Beach Ind</td>
<td>183</td>
<td>2,912,782</td>
<td>360,359</td>
<td>360,359</td>
</tr>
<tr>
<td>DtvnPt to Tin-RaSta Ind</td>
<td>164</td>
<td>2,193,964</td>
<td>151,393</td>
<td>151,393</td>
</tr>
<tr>
<td>Electronics Way Ind</td>
<td>157</td>
<td>1,636,006</td>
<td>188,415</td>
<td>206,415</td>
</tr>
<tr>
<td>Jupiter Ind</td>
<td>240</td>
<td>3,196,883</td>
<td>135,465</td>
<td>161,739</td>
</tr>
<tr>
<td>Lake Park East Ind</td>
<td>20</td>
<td>365,227</td>
<td>16,165</td>
<td>16,155</td>
</tr>
<tr>
<td>Lake Park West Ind</td>
<td>166</td>
<td>1,837,418</td>
<td>89,974</td>
<td>89,974</td>
</tr>
<tr>
<td>Lake Worth East Ind</td>
<td>351</td>
<td>2,624,904</td>
<td>163,244</td>
<td>163,244</td>
</tr>
<tr>
<td>Lake Worth West Ind</td>
<td>140</td>
<td>2,838,118</td>
<td>158,258</td>
<td>168,942</td>
</tr>
<tr>
<td>Lewis Terminals Ind</td>
<td>109</td>
<td>3,193,281</td>
<td>539,649</td>
<td>539,649</td>
</tr>
<tr>
<td>Palm Bch Cty Outlying Ind</td>
<td>54</td>
<td>2,727,567</td>
<td>208,455</td>
<td>208,455</td>
</tr>
<tr>
<td>Palm Beach Airport Ind</td>
<td>295</td>
<td>4,251,332</td>
<td>368,973</td>
<td>407,175</td>
</tr>
<tr>
<td>Palm Beach Gardens Ind</td>
<td>39</td>
<td>778,064</td>
<td>109,349</td>
<td>109,349</td>
</tr>
<tr>
<td>Port Area Ind</td>
<td>18</td>
<td>367,667</td>
<td>37,880</td>
<td>37,880</td>
</tr>
<tr>
<td>Southern Blvd Ind</td>
<td>52</td>
<td>944,977</td>
<td>83,568</td>
<td>83,568</td>
</tr>
<tr>
<td>West of Turnpike Ind</td>
<td>173</td>
<td>3,691,956</td>
<td>303,635</td>
<td>326,921</td>
</tr>
<tr>
<td>Westbords Area Ind</td>
<td>81</td>
<td>2,244,463</td>
<td>66,880</td>
<td>94,680</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>3,221</strong></td>
<td><strong>60,429,748</strong></td>
<td><strong>5,138,671</strong></td>
<td><strong>5,343,738</strong></td>
</tr>
</tbody>
</table>

Source: CoStar Property®

Retail

The Palm Beach County retail market experienced a very slight improvement in the second quarter 2012 with vacancy at 7.7 percent. Average rental rates increased from $17.44 per square foot in the first quarter 2012 to $17.48 per square foot in the second quarter 2012. The mid-year 2012 net absorption rate was a positive 172,054 square feet. A total of one retail building with 5,155 square feet of retail space was delivered with 149,692 square feet still under construction at the end of the quarter.

<table>
<thead>
<tr>
<th>Market</th>
<th>Existing Inventory</th>
<th>Vacancy</th>
<th>YTD Net Absorption</th>
<th>YTD Deliveries</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td># Blds</td>
<td>Total GLA</td>
<td>Direct SF</td>
<td>Total SF</td>
</tr>
<tr>
<td>Boca Raton</td>
<td>556</td>
<td>10,153,910</td>
<td>817,586</td>
<td>951,064</td>
</tr>
<tr>
<td>Boynton/Lantana</td>
<td>530</td>
<td>7,301,181</td>
<td>512,610</td>
<td>520,703</td>
</tr>
<tr>
<td>Delray Beach</td>
<td>254</td>
<td>4,306,788</td>
<td>225,095</td>
<td>225,095</td>
</tr>
<tr>
<td>Jupiter</td>
<td>699</td>
<td>11,226,019</td>
<td>754,957</td>
<td>790,686</td>
</tr>
<tr>
<td>North Palm Beach</td>
<td>252</td>
<td>4,633,649</td>
<td>250,037</td>
<td>250,037</td>
</tr>
<tr>
<td>Palm Beach</td>
<td>226</td>
<td>2,250,855</td>
<td>148,309</td>
<td>148,309</td>
</tr>
<tr>
<td>Royal Palm Bch/Wellington</td>
<td>227</td>
<td>7,277,876</td>
<td>454,853</td>
<td>476,176</td>
</tr>
<tr>
<td>West Palm Beach</td>
<td>1,448</td>
<td>19,976,870</td>
<td>2,149,276</td>
<td>2,152,818</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>4,691</strong></td>
<td><strong>78,602,799</strong></td>
<td><strong>5,845,865</strong></td>
<td><strong>6,048,700</strong></td>
</tr>
</tbody>
</table>

Source: CoStar Property®
Rental Apartments

The most recent addition of *PwC Real Estate Investor Survey, Southeast Regional Apartment Market* indicated that select apartment markets in Tampa, Orlando, and Miami have experienced a slight increase in market rents. The publication stated that “a lack of new supply, positive demographic trends, and an unwillingness to purchase homes due to economic uncertainty resulted in increased demand and falling vacancy rates for many apartment areas”.

According to statistics from Marcus & Millichap’s *Apartment Research Market Report, Second Quarter 2012*, the Palm Beach County apartment market has experienced nine consecutive quarters of rising rental rates. Many of the sales of large complexes sold in excess of $150,000 per unit as investors anticipated significant rent growth. The report estimated countywide vacancy to drop by ninety basis points to 5.7 percent in 2012. It is expected that rent growth will also gain momentum as the year progresses.

Projects containing 318 units came online in 2011, representing a 0.6 percent addition to the stock of large properties. No market-rate rental projects were completed in the first quarter of 2012. It is estimated that only 200 market-rate rentals will be completed in 2012, although approximately 1,400 units will be permitted, the highest total since 2007.

Rents are steadily recovering in Palm Beach County with asking rents for the first quarter 2012 averaging $1,098 per month and effective rents $1,022 per month. Asking rents are projected to increase 2.8 percent in 2012 to $1,125 per month. Effective rents are projected to gain 3.8 percent to $1,055 per month.

### Submarket Vacancy Ranking

<table>
<thead>
<tr>
<th>Rank</th>
<th>Submarket</th>
<th>Vacancy Rate</th>
<th>Y-O-Y Basis</th>
<th>Effective Rents</th>
<th>Y-O-Y % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Boca Raton East</td>
<td>4.6%</td>
<td>-10</td>
<td>$1,161</td>
<td>6.9%</td>
</tr>
<tr>
<td>2</td>
<td>Green Acres City/Palm Springs/Lake Worth</td>
<td>5.1%</td>
<td>-110</td>
<td>$954</td>
<td>0.9%</td>
</tr>
<tr>
<td>3</td>
<td>Boca Raton West</td>
<td>5.4%</td>
<td>-90</td>
<td>$1,068</td>
<td>2.0%</td>
</tr>
<tr>
<td>4</td>
<td>Century Village</td>
<td>6.3%</td>
<td>70</td>
<td>$333</td>
<td>0.2%</td>
</tr>
<tr>
<td>5</td>
<td>West Palm Beach/Palm Beach</td>
<td>7.0%</td>
<td>-100</td>
<td>$965</td>
<td>0.0%</td>
</tr>
<tr>
<td>6</td>
<td>Boynton Beach/ Delray Beach</td>
<td>7.1%</td>
<td>-110</td>
<td>$1,121</td>
<td>1.7%</td>
</tr>
<tr>
<td>7</td>
<td>North Palm Beach</td>
<td>8.8%</td>
<td>0</td>
<td>$943</td>
<td>3.0%</td>
</tr>
</tbody>
</table>

### Rent Trends

Rental rates have been experiencing a gradual increase since 2009, with a stabilization in 2012.

**Conclusion**

Some of the factors that fed Palm Beach County's past growth diminished in 2007 with a decline in the national economy which included reduced home prices and high unemployment. This trend continued until the middle of 2011 when signs of stabilization began to emerge. In the fourth quarter 2011, sales activity showed some recovery and this trend continued in the first quarter 2012. All indications are that the current economic conditions will continue to make a slow recovery. The long-term outlook for Palm Beach County is considered positive due to the broad employment base and desirability as a winter tourist destination. As population grows, more supporting commercial, industrial, and service development will be required. These factors, combined with a finite quantity of developable land, create a positive real estate outlook for the future.
CITY OF RIVIERA BEACH SUMMARY

The City of Riviera Beach was incorporated in 1922 and lies within the north/central coastal area of Palm Beach County. It covers a land area of approximately six square miles and is bound on the east by the waters of Lake Worth and the Atlantic Ocean, on the north and south by Lake Park and West Palm Beach, with Mangonia Park and Military Trail on the west.

The population estimate for 2011 was 32,535, which is up slightly from 32,488 persons in 2010, a change of only 0.14%. It is ranked as the ninth largest municipality in Palm Beach County. The population increased by roughly 9% percent in the period 2000-2011. These growth rates are below the median growth rate compared to other cities in Palm Beach County, partly due to Riviera Beach being almost fully built-out.

Riviera Beach residents have a wide spectrum of social and economic backgrounds, which range from the affluent families and seasonal residents located within the Singer Island portion of the city, to the majority of the residents which live in the more modest area between US 1 and Acrehome Boulevard. Residents of Riviera Beach are typically working people within the lower to middle income category, who reside in generally modest housing. Rental properties are common throughout the city.

Major arteries of transportation include Blue Heron Boulevard, Port Road, and Silver Beach Road, which run east/west and US 1, Old Dixie Highway, and Australian Avenue, which run north/south. Blue Heron Boulevard has the only interchange with Interstate 95 and is primarily four lanes and has a modern, sixty-five foot clearance, fixed span bridge to Singer Island.
The primary direction of growth has been westerly along the major arteries of traffic. This growth trend is expected to continue into the foreseeable future, as the general area becomes more extensively developed. However, over the past few years urban redevelopment has become the norm for coastal Palm Beach County and Riviera Beach is attempting to follow suit.

The city has made several attempts at urban redevelopment over the past and it is still struggling to implement a working plan acceptable to the open market. The most ambitious plan, a 400 acre project estimated at over $1 billion dollars, was shelved by the CRA in 2007. It was later scaled down to a version presented to the city by Viking Developers and Rybovich in 2010. The project would involve a phased development plan beginning with the lease of a portion of the city’s marina to Rybovich for construction of a mega yacht servicing facility. This would be followed by a reconstruction of the City’s municipal marina property located at the eastern terminus of 13th Street. The marina redevelopment would include the addition of new retail, restaurant and office space and a parking garage, as well as reconstruction of the adjacent Bicentennial Park, which has long been under utilized. The City is hoping that this will serve as a catalyst for future phases of development. However, in November 2010 city voters approved a referendum that would preclude the city from leasing a portion of the city marina to Rybovich. The November 2010 decision was overturned via another ballot initiative in March 2011. Despite the reversal, negotiations with Rybovich had broken down and this has put the future of the rest of the plan in doubt.

Despite the setbacks incurred with a large scale comprehensive redevelopment effort, there has been some success in recent years, including a residential redevelopment project within the waterfront area known as the Marina Grande at Inlet Harbor. It is a mixed use commercial and residential condominium development adjacent to the north side of the Blue Heron Bridge. A few hundred feet west a new Publix supermarket, has been constructed. Combined with the popularity of waterfront entertainment uses such as the Tiki Bar and Restaurant adjacent to the city’s marina, there are indications of the viability of a commercial revitalization of the City’s number one asset, a very attractive waterfront district.

That said, the picture along Broadway is not as upbeat as is evidenced by the depressed rental rates and a proliferation of storefront churches and thrift stores. It is the hope that successful redevelopment efforts on the waterfront will eventually push westward to Broadway such as the phased development outlined in the plan submitted by Viking.

The subject’s immediate neighborhood is considered to be the stretch of Broadway running north from the Port of Palm Beach to Silver Beach Road. Uses within the immediate neighborhood include a mix of neighborhood commercial to marine commercial uses along the Broadway frontage to the north. Along the waterfront, land uses are almost entirely marine commercial in nature south of Blue Heron Boulevard, and waterfront residential to the north of Blue Heron Boulevard. Uses to the south of the subject along the same Broadway corridor in West Palm Beach are almost exclusively neighborhood commercial in nature, with residential uses along the waterfront and to the west of Broadway.
PROPERTY DATA

Taxpayer of Record

2601 Broadway, LLC

Palm Beach County Property Control Number(s)

56-43-42-28-14-003-0260

Assessed Value and Taxes for 2012

The following information was taken from the Palm Beach County Property Appraiser’s and Tax Collector’s Web site.

<table>
<thead>
<tr>
<th>Appraisals</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvement</td>
<td>$181,190</td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$139,986</td>
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<tr>
<td>Total Value</td>
<td>$321,176</td>
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</table>

<table>
<thead>
<tr>
<th>Assessed and Taxable Values</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessed Value</td>
<td>$321,176</td>
<td></td>
</tr>
<tr>
<td>Exemption</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$321,176</td>
<td></td>
</tr>
</tbody>
</table>

| Taxes                      |                |                |
|-----------------            |                |                |
| Ad Valorem        | $7,734         |                |
| Non Ad Valorem    | $781           |                |
| Total Tax         | $8,515         |                |

A typical informed buyer would recognize the probability of a reassessment following a sale of the property and the possibility that taxes could change as a result, if the assessed value is substantially different than the true market value.

Our value conclusion does not discount for any taxes owed on the property, current or delinquent. The value assumes the property is free and clear and not subject to any prior year’s delinquencies or outstanding tax certificates. The appraisers strongly suggest any potential buyer, mortgagee or other investor in the property fully investigate the tax status of the subject property with the County’s Tax Collectors office.
Census Tract

The subject property is located in census tract 12.00.

Census Tract Map
Flood Zone Designation

The subject property is located on the National Flood Insurance Program Map on Community Panel Number 1251420003D, effective date of September 30, 1982. The subject appears to lie in an area designated as zone "C".

Flood Zone "C" is defined as areas of minimal flooding.

Flood Map
Zoning and Future Land Use

The subject property's use is dictated by the Riviera Beach Zoning Code and Comprehensive Plan. The Riviera Beach zoning and future land use maps indicate the subject property has a zoning designation of CG - General Commercial with an underlying land use designation of C-Commercial.

Permitted uses under this zoning category generally include, but are not limited to; retail stores, professional offices and personal service establishments. The subject’s current use as professional offices is in line with the current zoning as a permitted use and the current zoning is in harmony with the future land use designation.

The appraisers have not independently verified that the subject complies with current site development regulations (set backs, site coverage, etc.). It has been assumed that by virtue of the subject’s on-going use, should there be any areas of non-compliance, a variance has been issued or some other form of special exception has been made.

Zoning Map
Concurrency

The strongest growth control measure ever imposed 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.

In May of 2011, House Bill 7172 amended the Growth Management act in an effort to spur economic growth through streamlining and lessening growth management controls. Transportation concurrency requirements were exempted in dense urban land areas with populations of at least 1,000 people per square mile. Also, within dense urban land areas, the DRI process has been exempted. State review of local comprehensive plans was streamlined and zoning changes are now allowed to be considered concurrently with land use plan amendments. School concurrency timelines were extended until December 1, 2011 and penalties for failing to adopt school concurrency were removed.

It is the appraisers' understanding that the subject, as constructed, is not subject to any concurrency restrictions. Should the property be altered or redeveloped, the matter of concurrency would need to be revisited at that time.

Utilities

The following utilities are available to the subject property: water, electricity, municipal sewer and telephone.

Subject Property 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. The Palm Beach County Property Appraiser’s records indicate that the subject property last sold on December 05, 2007 for a price of $650,000. This sale was recorded in Palm Beach County OR Book 22318, Page 597. The subject is currently listed for sale with Michael Falk & Co. with an asking price of $550,000. This equates to roughly $151 per square foot of building area. It is being marketed on Loopnet.com (Listing ID 17621554) as well as via a sign on the site. The appraisers were provided by the listing broker with a copy of a current purchase agreement for the subject property. It was signed by the buyer on 10/13/2012 and the seller on 10/30/2012. The sales price reflected in the contract is $525,000 or roughly $146 per square foot of building area.

Site Analysis

The following analysis is based upon a personal inspection of the site and Palm Beach County Public Records.

Location

The subject property is located on the northwest corner of Broadway and Blue Heron Boulevard. The property address is 2601 Broadway, Riviera Beach, Florida 33404.
Size and Shape

We have relied on the site size for the property from the survey provided. The site is a rectangular shaped parcel of land having roughly 88 feet of frontage on Broadway and roughly 102 feet of frontage on Blue Heron Boulevard. The subject site area is approximately 9,020 square feet or 0.21 acres.

Topography and Drainage

The site is level and near road grade. Drainage appears to be adequate for its current use. No apparent drainage problems were noted during the inspection. However, the appraisers have not had the opportunity to visit the site during a time of heavy rainfall. It is assumed that the subject does not suffer from any detrimental drainage problems.

Access

Access is via a curb cut on Broadway and a curb cut on Blue Heron Boulevard.

Easements or Encroachments

Typical utility easements are believed to exist. The survey that was provided did not delineate the boundaries of any potentially detrimental easements or encroachments. This appraisal assumes that there are no easements or encroachments on the property that would affect its use in such a way as to have a negative impact on value.

Soil/Environmental Conditions

We have not been provided with nor have we commissioned a soil or sub-soil condition report. The subject’s land appears to be composed of typical loose South Florida sand.

The appraisers have no reason to believe that there may be hazardous materials stored and used at 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.

Site Improvement Analysis

The site has an asphalt parking area behind the building with eleven marked parking spaces. There is no landscaping.
**Building Improvement Analysis**

We have relied upon a personal inspection of the building as well as the Palm Beach County Public Records for the following building description.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built:</td>
<td>1955</td>
</tr>
<tr>
<td>Foundations:</td>
<td>Poured concrete</td>
</tr>
<tr>
<td>Basic Construction:</td>
<td>CBS</td>
</tr>
<tr>
<td>Exterior Finish:</td>
<td>Painted stucco</td>
</tr>
<tr>
<td>Roof Support/Covering:</td>
<td>Steel roof joists with steel decking and built-up covering</td>
</tr>
<tr>
<td>Doors:</td>
<td>Retail type, glass in metal frames, hollow core interior</td>
</tr>
<tr>
<td>Windows:</td>
<td>Retail type, glass in metal frames</td>
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<tr>
<td>Floors:</td>
<td>Tile and carpet</td>
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<tr>
<td>Ceiling:</td>
<td>Drop ceiling acoustical panels</td>
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<tr>
<td>Interior Walls:</td>
<td>Painted drywall</td>
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<tr>
<td>Lighting:</td>
<td>Fluorescent lighting</td>
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<tr>
<td>Plumbing:</td>
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<tr>
<td>Heating and Cooling:</td>
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<tr>
<td>Fire Detection:</td>
<td>Smoke detectors</td>
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<tr>
<td>Building Area:</td>
<td>3,601 square feet</td>
</tr>
<tr>
<td>Site Area:</td>
<td>9,020 square feet or 0.21 acres</td>
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<tr>
<td>FAR:</td>
<td>0.40</td>
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<td>Building Comments/Condition:</td>
<td>Property appeared to be in good overall condition. No signs of deferred maintenance were noted during the appraisers' inspection.</td>
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<tr>
<td>-----------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
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<tr>
<td>Actual Age:</td>
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<tr>
<td>Total Economic Life:</td>
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<td>Effective Age:</td>
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<td>Remaining Economic Life:</td>
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<tr>
<td>Physical Depreciation:</td>
<td>33 %</td>
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<td>Functional Utility:</td>
<td>The subject property appears to have functional utility commensurate with other competing properties in the market and does not appear to suffer from functional obsolescence.</td>
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<td>Economic/External Obsolescence:</td>
<td>The property does not appear to be suffering from any external/economic obsolescence.</td>
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Building Sketch and Area Calculations

AREA CALCULATIONS SUMMARY

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<tr>
<th>Code</th>
<th>Description</th>
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<th>Net Total</th>
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<tr>
<td>USA1</td>
<td>First Floor</td>
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<td>3601.000</td>
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BUILDING AREA BREAKDOWN

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<th>Subtotal</th>
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<td>First Floor</td>
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<tr>
<td>6.00 x 5.00</td>
<td>30.000</td>
</tr>
<tr>
<td>5.00 x 5.10</td>
<td>25.500</td>
</tr>
<tr>
<td>4.00 x 5.00</td>
<td>20.000</td>
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<td>4.00 x 2.00</td>
<td>8.000</td>
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<tr>
<td>TOTAL BUILDING</td>
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</table>

4 Calculations Total (rounded) 3601
HIGHEST AND BEST USE

The Appraisal Institute defines "highest and best use" as follows:

The reasonably probable and legal use of vacant land or an improved property that 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 productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value.


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.

As Vacant

The subject site is of sufficient size and configuration that it could physically support numerous uses, limited only by the fact that such uses must be legal, reasonable, probable, and a logical continuation of surrounding uses within the subject property's neighborhood. The subject is zoned CG - General Commercial with a land use designation of Commercial. Any number of uses would be legally possible. It is located in an area that is developed with a variety of uses.

In consideration of the site's location, land use classification, zoning and surrounding uses, the highest and best use for the subject, as if vacant, would be development with some type of commercial building in keeping with the zoning, land use, and neighborhood uses.

As Improved

In the process of researching the subject market, the appraisers have determined that the subject improvements are substantial enough and in good enough condition that they add value to the site and it would not be economically justified to remove them at the present time.

In consideration of the subject's location, land use classification, zoning, surrounding uses and type and condition of current improvements, the highest and best use for the subject is its current use.
EXPOSURE TIME AND MARKETING TIME

Exposure time is: 1) The time a property remains on the market; 2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, “Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions” address the determination of reasonable exposure and marketing time.)


Credit markets have constricted over the past couple of years but are now showing signs of easing and financing for commercial properties appears to be more readily available at this time. Most properties offered for sale have been exposed on the market for six to twelve months or longer.

In their third quarter 2012 issue, PwC Real Estate Investor Survey published by PwC, indicates an average marketing time of approximately 6.6 months for properties in the southeast Florida office market. This is as the prior quarter and down from 6.8 months a year ago. The overall range was listed at 2 to 18 months.

The CoStar Group reported the sale of 49 small office properties in Palm Beach County over the past two years. Of the 49 properties they reported a marketing time for 24 of them. The marketing time ranged from three months to forty-two months, with an average of fifteen months, and the majority of the sales were under twelve months. The data reflects some overpriced listings the sales were between six and twelve months, assuming a reasonable asking price.

Considering the preceding, as well as sales that have taken place in the local market, and assuming a prudent pricing strategy, we estimate an exposure time of six to twelve months. Looking forward, we feel this would be a reasonable estimate for marketing time as well.
SALES COMPARISON APPROACH

The sales comparison approach is the process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.


The sales comparison approach requires that the appraiser 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.

A search of the Palm Beach 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 type properties. 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 quantitative process to compare the subject property with the comparables to reflect a value for the subject property.

The following pages feature a detailed write up of each comparable used in the analysis, a location map and summary of the selected comparable sales data, which is followed by a discussion of the pertinent adjustments and conclusion of value.
SALE NO. 1- 1001 North Dixie Highway, West Palm Beach, FL
Our File No.: 2100594

OR Book 24351, Page 1034
Sale Status: Sale
Type: Office
Sub-Type: Single Tenant Professional

Date: February 04, 2011
Grantor: Robert J. Zammit, Sr. Trust
Grantee: Wham Enterprises LLC
Legal: Lots 9, 10, 11, and 12, Less the East 12 feet Dixie Highway road right-of-way, Block 2, Brelsord Park, Plat Book 8, Page 21, Palm Beach County, Florida.
Location: Northwest corner of North Dixie Highway and 9th Street, West Palm Beach.
Zoning: BPD-5 - Brelsford Park District 5 by West Palm Beach
Utilities: Water and sewer
Site Size: Square Feet: 9,800
Shape: Rectangular
Acres: 0.23
Improvements: Gross Bldg. SF: 2,746 Net Rentable SF: 2,746
Year Built: 1927 Stories: 1
Condition: Fair Parking: On-site, adequate
Construction: CBS / Hollow Tile Air Conditioning: Central

FAR: 0.28

Use: Current Use: Commercial
Intended Use: Commercial
Highest and Best Use: Commercial

Verification: Source: John F. Schutz and Contract
Relationship: Buyer
Conditions of Sale: Arm's-length
Verified by: Gary K. Orr, Mark L. Herold
Date: November 11, 2010

Sales History: $10, October 2007, Deed into Trust, OR 22241/0590
Sales Price: $320,000
Price/SF Building: $116.53
Price/Rentable SF: $116.53
Financing: Seeking acquisition and renovation SBA loan from Regions Bank

Comments:
This property is an old car dealership with the most recent use for used car sales. The front half of the building is showroom and small office with the rear half being shop and parts room. The roof was replaced in 2004 but the building and parking lot were in overall fair condition. The buyer has since renovated the property into office for his law practice. The building was gutted and totally renovated with an expenditure of approximately $315,000 ($300,000 contractor estimate plus 5% for soft and unforeseen items) or $115 per square foot of building area. The renovated sale price is $635,000 or $231 per square foot of building area. There will be 12 on-site parking spaces. This property was appraised by Anderson & Carr for mortgage financing purposes.
SALE NO. 2- 3512 South Dixie Highway, West Palm Beach, FL
Our File No.: 2120340

OR Book 24397, Page 0300
Sale Status: Sale
Type: Retail Sub-Type: Multi-Tenant (Retail)

Date: March 03, 2011

Grantor: 3512 South Dixie, LLC
Grantee: Timeless Antiques, LLC

Legal: Lots 33 and 34, Block 8, Southland Park, Plat Book 9, Page 18, Palm Beach County, Florida.

Folio No.: 74-43-43-34-09-008-0330

Location: East side of South Dixie Highway about 1/4 mile north of Southern Boulevard, West Palm Beach.

Zoning: NC - Neighborhood Commercial by West Palm Beach

Utilities: Water and sewer

Site Size: Square Feet: 5,000
          Acres: 0.12
          Shape: Rectangular
Improvements:  
- Gross Bldg. SF: 3,000
- Net Rentable SF: 3,000
- Year Built: 1957
- Stories: 1
- Condition: Good
- Parking: On-site, limited
- Construction: CBS
- Air Conditioning: Central

FAR: 0.60

Use:  
- Current Use: Retail
- Intended Use: Retail
- Highest and Best Use: Retail

Verification:  
- Relationship: Owner / Seller
- Conditions of Sale: Arm's-length
- Verified by: Gary K. Orr
- Date: July 12, 2012

Sales History:  
- $800,000, May 2005, OR 18592/1814

Sales Price: $625,000

Price/SF Building: $208.33

Price/Rentable SF: $208.33

Financing: Cash to seller

Comments:

This is the sale of a retail building that was purchased for owner occupancy but which would accommodate two users. The property was totally renovated in 2006 and has five on-site parking spaces in front. It was listed for $750,000 prior to selling after about three years on the market.
SALE NO. 3- 7500 South Dixie Highway, West Palm Beach, FL
Our File No.: 2120248.002

OR Book 24846, Page 1145
Sale Status: Sale
Type: Office
Sub-Type: Single Tenant Medical

Date: November 09, 2011
Grantor: Donna Aliapoulios
Grantee: Quality Family Care, LLC

Legal: Lot 5 and the North 10 feet of Lot 6, Block 6, Homewood First Addition, in Plat Book 23, Page 26, Palm Beach County, Florida
Folio No.: 74-43-44-10-07-006-0050
Location: East side of South Dixie Highway, just south of Summa Street, West Palm Beach, Florida
Zoning: NC - Neighborhood Commercial by West Palm Beach
Utilities: Electric, telephone, water and sewer

Site Size: Square Feet: 12,000
Shape: Rectangular
Acres: 0.28
Improvements: Gross Bldg. SF: 4,057  Net Rentable SF: 4,057
Year Built: 1958  Stories: 1
Condition: Average  Parking: On-site, adequate
Construction: CBS  
Air Conditioning: Central

FAR: 0.34

Use: Current Use: Medical Office
Intended Use: Medical Office
Highest and Best Use: Commercial

Verification: Source: Paul Snitkin
Relationship: Listing Broker
Conditions of Sale: Arm's-length
Verified by: Kevin C. Doran
Date: May 22, 2012

Sales History: No prior sales in the past 5 years

Sales Price: $350,000

Price/SF Building: $86.27
Price/Rentable SF: $86.27
Financing: Cash to seller

Comments:
This property was listed for sale for approximately 17 months prior to contract. The listing broker claimed that the interior was dated and it needed a new roof.
SALE NO. 4 - 518 South Dixie Highway, West Palm Beach, FL

Our File No.: 2120304.000, 2120324.000

OR Book 25202, Page 0213

Sale Status: Sale

Type: Retail
Sub-Type: Multi-Tenant (Retail)

Date: April 30, 2012

Grantor: Southern Holdings, LLC

Grantee: 518 South Dixie, LLC

Legal: Lot 12, Block 2, Potter Addition, according to the plat thereof as recorded in Plat Book 2, Page 42, Public Records of Palm Beach County, Florida. Less and except the West 10 feet and South 4 feet thereof.

Folio No.: 74-43-39-021-002-0120

Location: On the northeast corner of South Dixie Highway and Hibiscus Street in West Palm Beach, Florida.

Zoning: QGD-10 - Quadrille Garden-10 by City of West Palm Beach

Utilities: Electric, telephone, water and sewer

Site Size: Square Feet: 6,839
Shape: Rectangular

Acres: 0.16
Improvements: Gross Bldg. SF: 6,750  Net Rentable SF: 6,750
Year Built: 1940  Stories: 2
Condition: Average  Parking: None
Construction: CBS  Air Conditioning: Central

FAR: 0.99

Use: Current Use: Commercial/Residential
Intended Use: Commercial/Residential
Highest and Best Use: Commercial/Residential

Verification: Source: Paul Snitkin
Relationship: Broker
Conditions of Sale: Arm's-length
Verified by: Michelle J. Jackson
Date: June 08, 2012

Sales History: No previous sales or transfers during the past five years.
Sales Price: $830,000
Price/SF Building: $122.96
Price/Rentable SF: $122.96
Financing: Cash to seller

Comments:

This building has 5,339 square feet on the first floor and 1,500 square feet on the second. The buyer purchased the property as an investment and has plans to open a high end European deli with caviar and champagne. Currently, the property is occupied with a convenience store and a tailor. There are 1,500 square feet available on the first floor with an asking price of $15 per square foot on a modified gross basis. The convenience store is currently leasing at $20 per square foot on a modified gross basis. The building is in need of general renovation and updating.

There are four residential units on the second floor of the building. All are rented at this time. Three of the units are achieving $600 per month and the fourth is achieving $650 per month equating to roughly $19.60 per square foot for the second floor.
SALE NO. 5- 909 North Dixie Highway, West Palm Beach, FL
Our File No.: 2120304.000

OR Book 25223, Page 0458    Type: Office
Sale Status: Sale                Sub-Type: Single Tenant Professional

Date: May 23, 2012
Grantor: Brian M. O'Connell, Individually and as Trustee
Grantee: Abe Haruvi
Legal: Lots 39, 40, 41 and 42, Block 2, Brelsford Park, according to the Plat thereof as recorded in Plat Book 8, Page 21, Public Records of Palm Beach County, Florida, and
Lots 7 and 8, Block 3, Brelsford Park, less the East 12 feet according to the Plat thereof as recorded in Plat Book 8, Page 21, Public Records of Palm Beach County, Florida.
Folio No.: 74-43-43-15-20-003-0070; 002-0390; 002-0410
Location: On the west side of North Dixie Highway, south of 9th Street, and on the north side of 9th Street, just west of North Dixie Highway in West Palm Beach, Florida
Zoning: BPD-5 - Brelsford Park District by City of West Palm Beach
Utilities: Electric, telephone, water and sewer
Site Size:  
Square Feet: 4,792  
Acres: 0.11  
Shape: Rectangular  

Improvements:  
Gross Bldg. SF: 4,586  
Net Rentable SF: 4,586  
Year Built: 1952  
Stories: 1  
Condition: Average  
Parking: None  
Construction: CBS  
Air Conditioning: Central  

FAR: 0.96  

Use:  
Current Use: Commercial  
Intended Use: Commercial  
Highest and Best Use: Commercial  

Verification:  
Source: Kris Hustad  
Relationship: Broker  
Conditions of Sale: Arm's-length  
Verified by: Michelle J. Jackson  
Date: June 08, 2012  

Sales History:  
No previous sales or transfers during the past five years.  
Sales Price: $410,000  
Price/SF Building: $89.40  
Price/Rentable SF: $89.40  
Financing: Cash to seller  

Comments:  
This sale includes three parcels of land, a commercial piece of property located at 909 North Dixie Highway with direct frontage on North Dixie Highway and two additional residential lots located on the north side of 9th Street, just north and west of the commercial parcel. The three parcels transferred together on the same deed. Since the two additional vacant parcels are zoned residential, they have limited development potential, and contribute little value to the overall property. The size of the residential parcels totals 14,000 square feet or 0.3214 acres and has not been included in the land area portion of this write up as it would skew the FAR of the improved commercial parcel.  
The broker stated that the buyer intends to lease out the commercial building after repairs are completed. The building had termites at the time of sale and there were some roof issues.  
The property had been marketed for over two years according to the broker.
SALE NO. 6 - 2601 Broadway, Riviera Beach, FL
Our File No.: 2120569

Date: November 15, 2012
Grantor: 2601 Broadway, LLC
Grantee: Riviera Beach Community Redevelopment
Legal: Lots 26, 27 and 28, Block 3, Kirklington Park an addition to Riviera, FLA. and east one-half of the ally lying west of said lots, as recorded in Plat Book 14, Page 4, Public Records of Palm Beach County, Florida
Folio No.: 56-43-42-28-14-003-0260
Location: Northwest corner of Broadway and Blue Heron Boulevard in Riviera Beach
Zoning: CG - General Commercial by Riviera Beach
Utilities: Electric, telephone, water and sewer
Site Size: Square Feet: 9,020  Acres: 0.21
Shape: Rectangular
Improvements: Gross Bldg. SF: 3,601 Net Rentable SF: 3,601
Year Built: 1955 Stories: 1
Condition: Good Parking: On-site, limited
Construction: CBS Air Conditioning: Central

FAR: 0.40

Use: Current Use: Office
Intended Use: Office
Highest and Best Use: Commercial

Verification: Source: Contract, Michael Falk
Relationship: Listing Broker
Conditions of Sale: Arm's-length
Verified by: Michael J. Evans
Date: November 14, 2012

Sales History: Previously sold for $650,000 in December 2007, recorded in Palm Beach County OR Book 22318, Page 0597.

Sales Price: $525,000
Price/SF Building: $145.79
Price/Rentable SF: $145.79
Financing: Buyer will attempt assumption of existing mortgage

Comments:
This property was on the market for approximately 7 months before going under contract. The building is configured for three tenants, with one space occupying roughly 70% of the building. There is currently a vacancy of the smallest unit.
<table>
<thead>
<tr>
<th>Sale No. Date</th>
<th>OR Bk Page</th>
<th>Property Address</th>
<th>Land SF Acres</th>
<th>Year Built</th>
<th>Bldg. SF</th>
<th>FAR</th>
<th>Sale Price</th>
<th>Price/SF Bldg.</th>
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<tbody>
<tr>
<td>1 Feb-11</td>
<td>24351</td>
<td>1001 North Dixie Highway</td>
<td>9,800</td>
<td>1927</td>
<td>2,746</td>
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<td>2 Mar-11</td>
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<td>3512 South Dixie Highway</td>
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<td>3 Nov-11</td>
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<td>7500 South Dixie Highway</td>
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**Date of Value**

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<tr>
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<th>OR Bk Page</th>
<th>Property Address</th>
<th>Land SF Acres</th>
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<th>FAR</th>
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<th>Price/SF Bldg.</th>
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<td></td>
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</tr>
</tbody>
</table>
Sales Summary and Discussion

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

The appraisers based the comparisons on a standardized unit of measure, the sale price per square foot of building area. The sale price per square foot of building area correlates well among the comparable sales and is commonly used by buyers in this type of analysis.

Property Rights

The property rights transferred were believed to be those of the fee simple estate. No differences between the sales and the subject are reflected.

Conditions of Sale

All sales were reportedly market oriented. No adjustment consideration for conditions of sale was necessary.

Financing

We considered any indication of favorable financing. All sales were either on a cash basis or had market oriented financing, therefore, no differences were noted nor were adjustments made.

Market Conditions

The sales occurred over the period from February 4, 2011 to November 14, 2012. The date of value is November 14, 2012. The market has shown declining market conditions over the past with the most significant decreases in 2008 and 2009. This trend has moderated since and has been more or less stabilized recently. The sales are recent enough that no adjustment for market conditions is warranted.

Location

The subject property is located at 2601 Broadway, on the northwest corner of Broadway and Blue Heron Boulevard in Riviera Beach. This is a signalized intersection of two main traffic corridors. Sales 1, 2, 3 and 4 are on either interior lots or not at a main intersection. These sales received an upward adjustment for their inferior locations. Sale 5 is in downtown West Palm Beach and is considered a superior location. This sale received a downward adjustment for location.

Size

Generally, larger properties will sell for a somewhat lower price per square foot of building area than smaller ones, and vice versa, when all else is equal. The sales in this data set do not appear to follow this pattern and no adjustment is warranted.
Quality/Condition/Appeal

This consideration takes into account differences in quality of construction, the property’s physical condition and overall appeal. The subject property was reportedly built in 1955 and it has been updated over the years. The condition of the subject improvements is good for its age. Sales 1, 3, 4, and 5 were all in need of renovation or repair and received upward adjustments for condition. Sale 2 had been totally renovated in 2006 and received a downward adjustment for condition.

Zoning / Land Use

The subject property has a zoning designation of CG - General Commercial by Riviera Beach with an underlying future land use of C - Commercial by Riviera Beach. All of the sales have similar zoning and no adjustment is warranted for this factor.
<table>
<thead>
<tr>
<th>Sale No./Date</th>
<th>Property Address</th>
<th>Bldg. SF</th>
<th>Price/SF Bldg.</th>
<th>Location</th>
<th>Quality/ Cond/Appeal</th>
<th>Final Combined Adjustment</th>
<th>Overall Indication</th>
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</thead>
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<tr>
<td>1</td>
<td>1001 North Dixie Highway</td>
<td>2,746</td>
<td>$116.53</td>
<td>20%</td>
<td>10%</td>
<td>30%</td>
<td>$151.49</td>
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<tr>
<td>Feb-11</td>
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<tr>
<td>2</td>
<td>3512 South Dixie Highway</td>
<td>3,000</td>
<td>$208.33</td>
<td>10%</td>
<td>-20%</td>
<td>-10%</td>
<td>$187.50</td>
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<tr>
<td>3</td>
<td>7500 South Dixie Highway</td>
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<td>30%</td>
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<td>4</td>
<td>518 South Dixie Highway</td>
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<td>5%</td>
<td>$129.11</td>
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<tr>
<td>5</td>
<td>909 North Dixie Highway</td>
<td>4,586</td>
<td>$89.40</td>
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<td>6</td>
<td>2601 Broadway</td>
<td>3,601</td>
<td>$145.79</td>
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<td>0%</td>
<td>$145.79</td>
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<td>Nov-12</td>
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<tr>
<td>Subj. Date of Value</td>
<td>2601 Broadway</td>
<td>3,601</td>
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<tr>
<td>Nov-12</td>
<td>Riviera Beach</td>
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<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
Conclusion

Considering all of these differences, we developed the preceding quantitative comparison chart listing the sales as they compare to the subject property, based on a price per square foot of building area. Not all categories considered are depicted. Those omitted reflect no differences between the sales and the subject property.

The unadjusted range of value indicated by the sales is roughly $86.27 to $208.33 per square foot of building area. The preceding quantitative comparison chart shows the value range for the subject property after adjustment based on a price per square foot of building area to be from $112.15 to $187.50 with a mean of $139.30, when not including the current contract on the subject. Considering all of the salient factors discussed previously and prevailing market conditions, the appraisers feel a conclusion in the middle portion of the indicated range is most appropriate. Given the preceding data and discussions, it is concluded that the market reflects a value per square foot of building area for the subject property of $145.00 as of November 14, 2012. Total value is calculated as follows:

\[
3,601 \text{ Square Feet} \times 145.00 \text{ per Square Foot} = 522,145
\]

Rounded to:

**MARKET VALUE VIA SALES COMPARISON:**

\[\text{\$520,000}\]
QUALIFICATIONS OF APPRAISER
ROBERT B. BANTING, MAI, SRA

PROFESSIONAL DESIGNATIONS - YEAR RECEIVED
MAI - Member Appraisal Institute - 1984
SRA - Senior Residential Appraiser, Appraisal Institute - 1977
SRPA - Senior Real Property Appraiser, Appraisal Institute - 1980

EDUCATION AND SPECIAL TRAINING
Licensed Real Estate Broker - #3748 - State of Florida
Graduate, University of Florida, College of Business Administration, BSBA (Major - Real Estate & Urban Land Studies) 1973
Successfully completed and passed the following Society of Real Estate Appraisers (SREA) and American Institute of Real Estate Appraisers (AIREA) courses and/or exams: Note: the SREA & AIREA merged in 1991 to form the Appraisal Institute.

SREA R2: Case Study of Single Family Residence
SREA 201: Principles of Income Property Appraising
SREA: Single Family Residence Demonstration Report
SREA: Income Property Demonstration Report
AIREA 1B: Capitalization Theory and Techniques
SREA 101: Introduction to Appraising Real Property
AIREA: Case Studies in Real Estate Valuation
AIREA: Standards of Professional Practice
AIREA: Introduction to Real Estate Investment Analysis
AIREA 2-2: Valuation Analysis and Report Writing
AIREA: Comprehensive Examination
AIREA: Litigation Valuation
AIREA: Standards of Professional Practice Part C

ATTENDED VARIOUS APPRAISAL SEMINARS AND COURSES, INCLUDING:
The Internet and Appraising Golf Course Valuation Discounting Condominiums & Subdivisions
Narrative Report Writing Appraising for Condemnation Condemnation: Legal Rules & Appraisal Practices
Condominium Appraisal Reviewing Appraisals Analyzing Commercial Lease Clauses
Eminent Domain Trials Tax Considerations in Real Estate Testing Reasonableness/Discounted Cash Flow
Mortgage Equity Analysis Partnerships & Syndications Hotel and Motel Valuation
Advanced Appraisal Techniques Federal Appraisal Requirements Analytic Uses of Computer in the Appraisal Shop
Valuation of Leases and Leaseholds Valuation Litigation Mock Trial Residential Construction From The Inside Out
Rates, Ratios, and Reasonableness Analyzing Income Producing Properties Development of Major/Large Residential Projects
Standards of Professional Practice Regression Analysis In Appraisal Practice Federal Appraisal Requirements

Engaged in appraising and consulting assignments including market research, rental studies, feasibility analysis, expert witness testimony, cash flow analysis, settlement conferences, and brokerage covering all types of real estate since 1972.
President of Anderson & Carr, Inc., Realtors and Appraisers, established 1947
Past President Palm Beach County Chapter, Society of Real Estate Appraisers (SREA)
Realtor Member of Central Palm Beach County Association of Realtors
Special Master for Palm Beach County Property Appraisal Adjustment Board
Qualified as an Expert Witness providing testimony in matters of condemnation, property disputes, bankruptcy court, foreclosures, and other issues of real property valuation.
Member of Admissions Committee, Appraisal Institute - South Florida Chapter
Member of Review and Counseling Committee, Appraisal Institute - South Florida Chapter
Approved appraiser for State of Florida, Department of Transportation and Department Natural Resources.
Instructor of seminars, sponsored by the West Palm Beach Board of Realtors.
Authored articles for The Palm Beach Post and Realtor newsletter.
Real Estate Advisory Board Member, University of Florida.

TYPES OF PROPERTY APPRAISED - PARTIAL LISTING
Air Rights Medical Buildings Apartment Buildings Churches
Amusement Parks Department Stores Hotels - Motels Marinas
Condominiums Industrial Buildings Office Buildings Residences - All Types
Mobile Home Parks Service Stations Special Purpose Buildings Restaurants
Auto Dealerships Vacant Lots - Acreage Residential Projects Golf Courses
Shopping Centers Leasehold Interests Financial Institutions Easements

"I am currently certified under the continuing education program of the Appraisal Institute."
QUALIFICATIONS OF APPRAISER
MICHAEL J. EVANS

GENERAL INFORMATION

State Certified General Real Estate Appraiser RZ3308

EDUCATION AND SPECIAL TRAINING

Graduate, Sacramento State College, Bachelor of Science, Finance, 1970
Graduate, Hastings College of Law, Juris Doctorate, 1975

Practiced Law in San Diego County and Monterey County, California from 1976 through 2002

Successfully completed and passed the following courses:

   Florida Real Estate Appraisal Board Licensed Residential Appraiser Course (ABI) March 2004
   Mastering Real Estate Appraisal, (ABII), June 2006
   Certified General Appraisal Course, October 2007
   USPAP, June 2006

Engaged in appraising real estate on a full time basis with:

   Appraisal Realty Institute, May 2004
   North Palm Beach, Florida

   Anderson & Carr, Inc, July 2008
   West Palm Beach Florida

Resident of Palm Beach County since 2002

TYPES OF PROPERTIES APPRAISED

Single Family Homes          Residential Condominiums
Vacant Commercial Land       Vacant Residential Land
Apartment Buildings          Commercial Buildings
Restaurants                  Shopping Centers
Warehouse Buildings          Commercial Condominiums
Insurable Value Reports
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<th>Date</th>
<th>Batch Number</th>
<th>Expiration Date</th>
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<td>AC# 6479204</td>
<td>10/23/2012</td>
<td>128125703</td>
<td>Nov 30, 2014</td>
</tr>
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</table>

The Certified General Appraiser

Name below is Certified

Under the provisions of Chapter 475 FS

Expiry date: Nov 30, 2014

BANTING, ROBERT B
521 S OLIVE AVE
WEST PALM BEACH
FL 33401

EVANS, MICHAEL JOSEPH
13019 13TH AVENUE NORTH
JUPITER
FL 33478

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

CHARLIE CRIST
GOVERNOR

CHARLIE DIEM
SECRETARY

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