

APPRAISAL OF



LOCATED AT:

Lot 2 Wallace Street  
Belle Isle, FL 32809

FOR:

The City of Belle Isle  
LydiaPisano@Yahoo.com

BORROWER:

The City of Belle Isle

AS OF:

April 7, 2016

BY:

Bert Wright, St Cert Res REA 5044

The City of Belle Isle  
LydiaPisano@Yahoo.com

File Number: 16-1139

In accordance with your request, I have appraised the real property at:

Lot 2 Wallace Street  
Belle Isle, FL 32809

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant.  
The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of April 7, 2016 is:

\$860,000  
Eight Hundred Sixty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,  
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

A handwritten signature in black ink, appearing to read 'Bert Wright', with a long horizontal flourish extending to the right.

Bert Wright, St Cert Res REA 5044

Appraiser

Appraisal Office of Orlando  
LAND APPRAISAL REPORT

File No. 16-1139

SUBJECT

Borrower The City of Belle Isle Census Tract 0141.00 Map Reference 24-23-29  
Property Address Lot 2 Wallace Street  
City Belle Isle County Orange State FL Zip Code 32809  
Legal Description See Attached Addendum  
Sale Price \_\_\_\_\_ Date of Sale \_\_\_\_\_ Loan Term \_\_\_\_\_ yrs. Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimus PUD  
Actual Real Estate Taxes 2,711 (yr.) Loan charges to be paid by seller \_\_\_\_\_ Other sale concessions \_\_\_\_\_  
Lender/Client The City of Belle Isle Address LydiaPisano@Yahoo.com  
Occupant Vacant Appraiser Bert Wright Instructions to Appraiser Provide Opinion of Value

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Convenience to Schools	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present <u>80</u> % One-Unit	<u>4</u> % 2-4 Units	<u>5</u> % Apts	<u>5</u> % Condo	Recreational Facilities	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use _____ % Industrial	<u>1</u> % Vacant _____ %			Adequacy of Utilities	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	<input type="checkbox"/> Taking Place(*)	Property Compatibility	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*)From _____ To _____			Protection from Detrimental Conditions	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>3</u> % Vacant	Police and Fire Protection	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One-Unit Price Range \$ _____ <u>50</u> to \$ _____ <u>3,500</u>			Predominant Value \$ _____ <u>235</u>	General Appearance of Properties	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One-Unit Age _____ <u>0</u> yrs. to _____ <u>80</u> yrs.			Predominant Age _____ <u>40</u> yrs.	Appeal to Market	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject neighborhood is conveniently located to schools, shopping, employment, places of worship and major traffic arteries. There are no apparent factors which should affect the subjects marketability.

SITE


Dimensions 338x301x359x301 = 104898 Sq Ft +/- 2.4 Acres ☐ Corner Lot  
Zoning Classification R 1 AA Present Improvements ☒ Do ☐ Do Not Conform to Zoning Regulations  
Highest and Best Use ☒ Present Use ☐ Other (specify) \_\_\_\_\_  
Public Other (Describe) \_\_\_\_\_  
Elec. ☒ None  
Gas ☐  
Water ☒  
San. Sewer ☒  
☐ Underground Elec & Tel  
OFF-SITE IMPROVEMENTS  
Street Access ☒ Public ☐ Private  
Surface Asphalt  
Maintenance ☒ Public ☐ Private  
☒ Storm Sewer ☐ Curb/Gutter  
☒ Sidewalk ☒ Street Lights  
Topo Basically Level  
Size Large for the area  
Shape Rectangular  
View N;Res;  
Drainage Appears Adequate  
Property located in a HUD identified Special Flood Hazard Area? ☐ Yes ☒ No  
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) 12095C0430F 09/25/2009 Zone X  
This lot is larger than typical of the neighborhood in terms of size and appeal with no readily apparent/adverse easements or encroachments.

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>Lot 2 Wallace Street</u> <u>Belle Isle, FL 32809</u>	<u>5401 Palm Lake Circle</u> <u>Orlando, FL 32819</u>	<u>8602 Magnolia Homes Road</u> <u>Orlando, FL 32810</u>	<u>6770 Turkey Lake road</u> <u>Orlando, FL 32819</u>
Proximity to subject		<u>7.93 miles NW</u>	<u>11.99 miles NW</u>	<u>6.80 miles SW</u>
Sales Price	\$ _____	\$ <u>870,000</u>	\$ <u>875,000</u>	\$ <u>849,000</u>
Price \$/Sq. Ft.				
Data Source		<u>MFRMLS o5316616</u>	<u>MFRMLS o5149349</u>	<u>MFRMLS</u>
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		<u>03/24/2015</u>	<u>09/02/2014</u>	<u>04/17/2013</u>
		<u>52,200</u>	<u>78,800</u>	<u>101,900</u>
Location	<u>Good</u>	<u>Average</u>	<u>Average</u>	<u>Superior</u>
Site/View	<u>2.4 Acres</u>	<u>4.01 Acres</u>	<u>9.81 Acres/Pond</u>	<u>1.24 Acres</u>
Prior Sale	<u>None</u>	<u>05/28/1996</u>	<u>05/07/2014</u>	<u>01/01/1985</u>
Prior Price	<u>None</u>	<u>\$305,000</u>	<u>\$0 Quit Claim</u>	<u>\$85,000</u>
Sales or Financing Concessions		<u>DOM 179</u>	<u>DOM 347</u>	<u>DOM 276</u>
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>7,800</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>21,200</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>17,900</u>
Indicated Value of Subject		Gross Adj: <u>35.9 %</u> Net Adj: <u>-0.9 %</u> \$ <u>862,200</u>	Gross Adj: <u>66.1 %</u> Net Adj: <u>-2.4 %</u> \$ <u>853,800</u>	Gross Adj: <u>49.2 %</u> Net Adj: <u>2.1 %</u> \$ <u>866,900</u>

RECONCILIATION

Comments on Market Data Sales of vacant land this size are scarce, therefore the search had to be expanded intime & distance so as to obtain enough data to make adequate analysis of the value of the subject in this market. As such, some comps are slightly dated or distant, but are in the subject market area & appeal to the same buyers. All sales required time adjustments of 6% per year.  
Comments and Conditions of Appraisal Other adjustments were made for site size & location.  
Final Reconciliation Sales Comparison Analysis Approach to Value is considered reliable. The Income Approach & cost approaches are not applicable on vacant land. Most weight, therefore, is given to the Sales Comparison Analysis as it reflects the willingness of Buyers and Sellers.  
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF April 7, 2016 TO BE \$ 860,000  
APPRaiser  
Signature   
Name Bert Wright, St Cert Res REA 5044  
Title Appraiser  
Date Report Signed 04/10/2016  
State Certification # RD 5044 State FL  
State License # \_\_\_\_\_ State \_\_\_\_\_  
Expiration Date of Certification or License 11/30/2016  
Date of Inspection 04/07/2016  
SUPERVISORY APPRAISER (if applicable)  
Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date Report Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
State License # \_\_\_\_\_ State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_  
☐ Did ☐ Did Not Inspect Property Date of Inspection \_\_\_\_\_

# LAND APPRAISAL REPORT

File No. 16-1139

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Lot 2 Wallace Street Belle Isle, FL 32809	5001 Cinderlane Parkway Orlando, FL 32808					
Proximity to subject		9.89 miles NW					
Sales Price	\$		\$ 695,000		\$		\$
Price \$/Sq. Ft.							
Data Source		MFRMLS r4703429					
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Good	Active Listing	-20,850				
Site/View	2.4 Acres	Average	200,000				
		2.4 Acres					
Prior Sale	None	02/07/2007					
Prior Price	None	337000					
Sales or Financing Concessions		DOM 144					
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 179,150	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Indicated Value of Subject		Gross Adj: 31.8 % Net Adj: 25.8 %	\$ 874,150	Gross Adj: 0.0 % Net Adj: 0.0 %	\$ 0	Gross Adj: 0.0 % Net Adj: 0.0 %	\$ 0

Comments on Market Data    **Comp 4** listing in the subject market area used to evidence current market activity. It is adjusted downward for potential price negotiations.

Produced using ACI software, 800.234.8727 [www.aciweb.com](http://www.aciweb.com)

LAND2 04162012

ADDENDUM

Borrower: The City of Belle Isle		File No.: 16-1139
Property Address: Lot 2 Wallace Street		Case No.:
City: Belle Isle	State: FL	Zip: 32809
Lender: The City of Belle Isle		

**Legal Description**  
WALLER SUB 26/105 PART OF LOT 2 DESC AS BEG SW COR OF SAID LOT 2 TH RUN N00-07-50E 300 FT  
S89-55-55E 359.92 FT S04-13-30W 300.39 FT S90-00-00W 338.47 FT TO POB

**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 is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc. ) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc. ) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated ) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


APPRAISERS CERTIFICATION:     The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION:     If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED:   Lot 2 Wallace Street, Belle Isle, FL, 32809

APPRAISER:

Signature:   
Name: Bert Wright, St Cert Res REA 5044  
Date Signed: 04/10/2016  
State Certification #: RD 5044  
or State License #: \_\_\_\_\_  
State: FL  
Expiration Date of Certification or License: \_\_\_\_\_

SUPERVISORY APPRAISER (only if required)

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

☐ Did    ☐ Did Not Inspect Property

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: The City of Belle Isle		File No.: 16-1139
Property Address: Lot 2 Wallace Street		Case No.:
City: Belle Isle	State: FL	Zip: 32809
Lender: The City of Belle Isle		

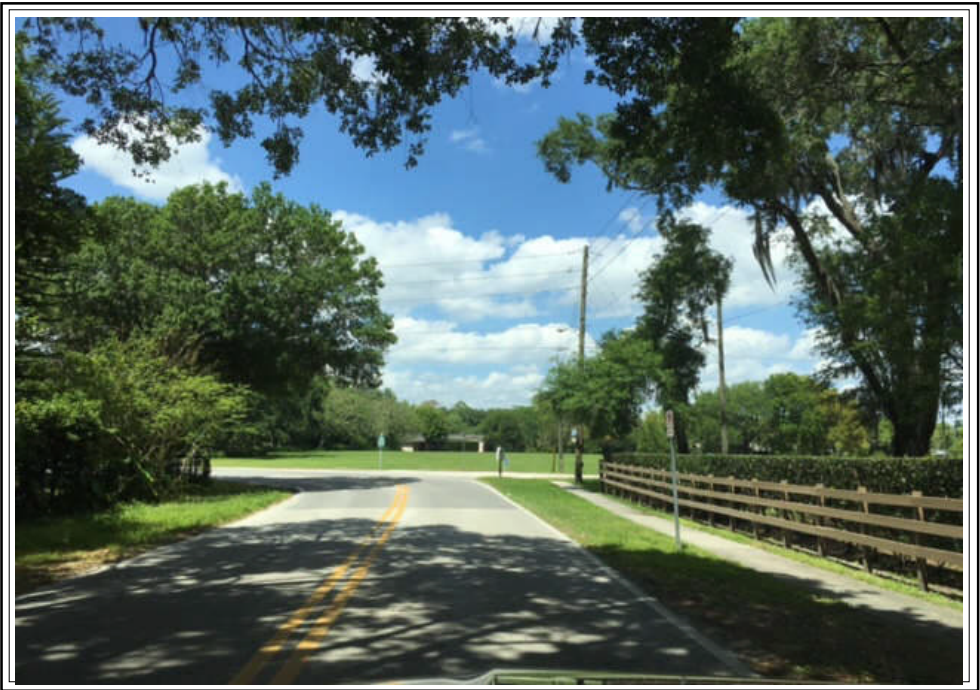


FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: April 7, 2016  
Appraised Value: \$ 860,000



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: The City of Belle Isle	File No.: 16-1139
Property Address: Lot 2 Wallace Street	Case No.:
City: Belle Isle	State: FL Zip: 32809
Lender: The City of Belle Isle	



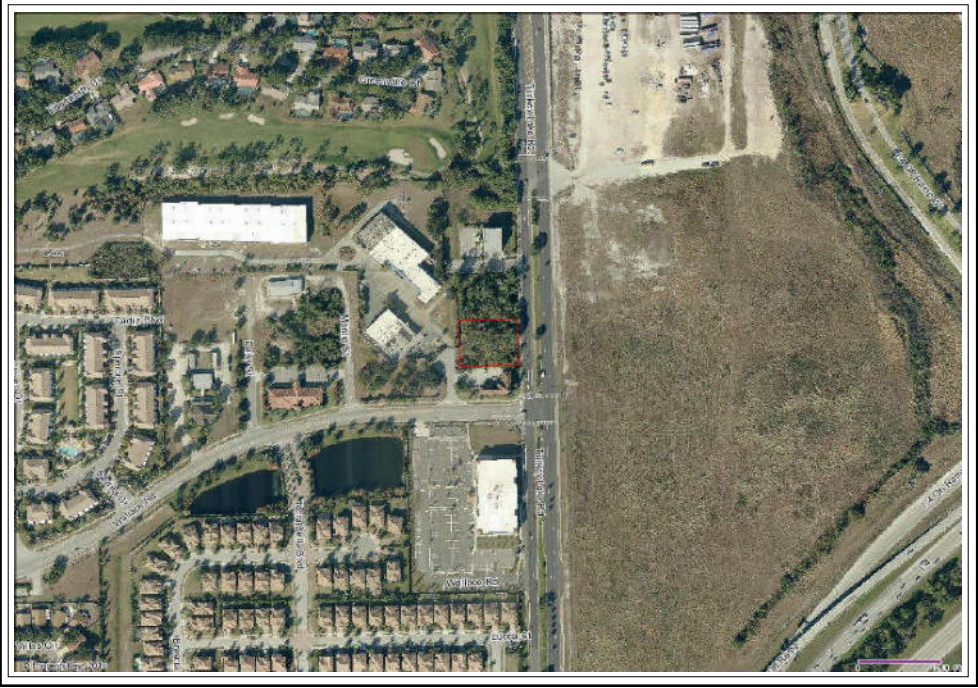
COMPARABLE SALE #1

5401 Palm Lake Circle  
Orlando, FL 32819  
Sale Date: 03/24/2015  
Sale Price: \$ 870,000



COMPARABLE SALE #2

8602 Magnolia Homes Road  
Orlando, FL 32810  
Sale Date: 09/02/2014  
Sale Price: \$ 875,000



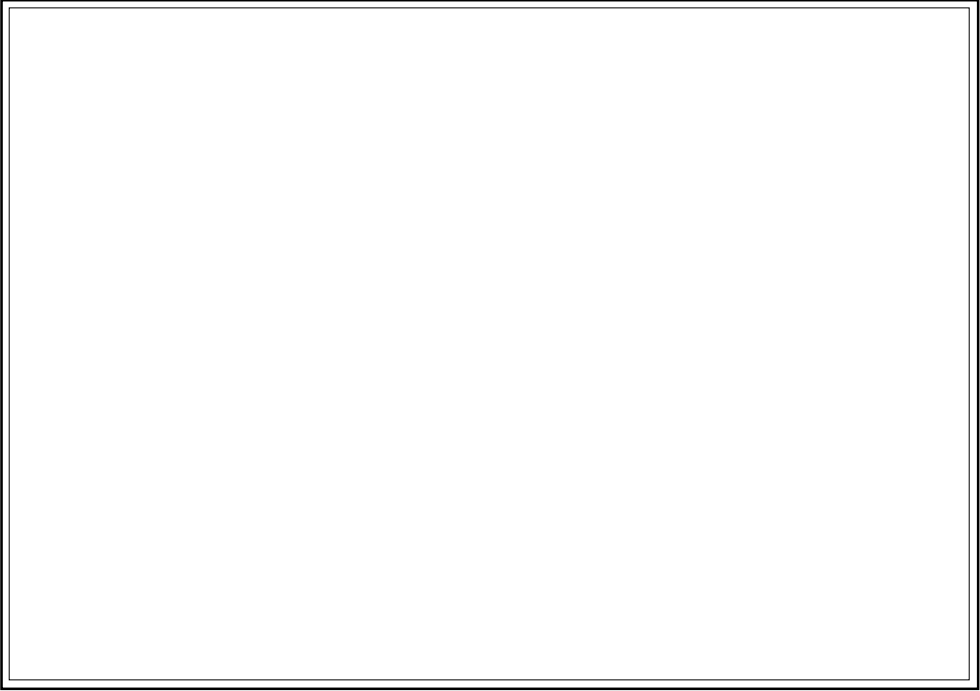
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: The City of Belle Isle		File No.: 16-1139
Property Address: Lot 2 Wallace Street		Case No.:
City: Belle Isle	State: FL	Zip: 32809
Lender: The City of Belle Isle		



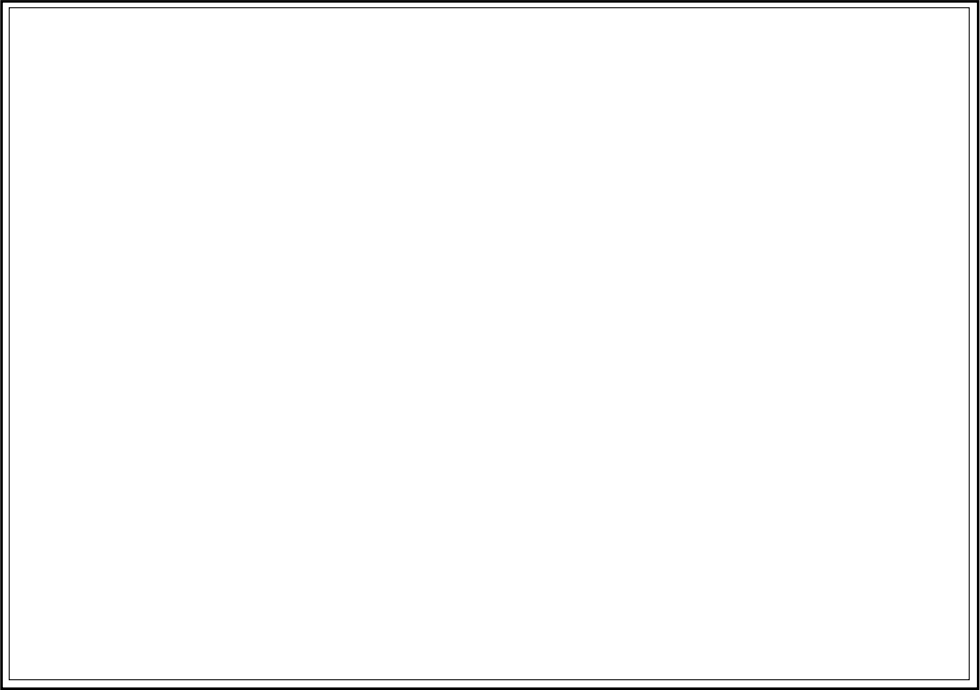
COMPARABLE SALE #4

5001 Cinderlane Parkway  
Orlando, FL 32808  
Sale Date: Active Listing  
Sale Price: \$ 695,000



COMPARABLE SALE #5

Sale Date:  
Sale Price: \$

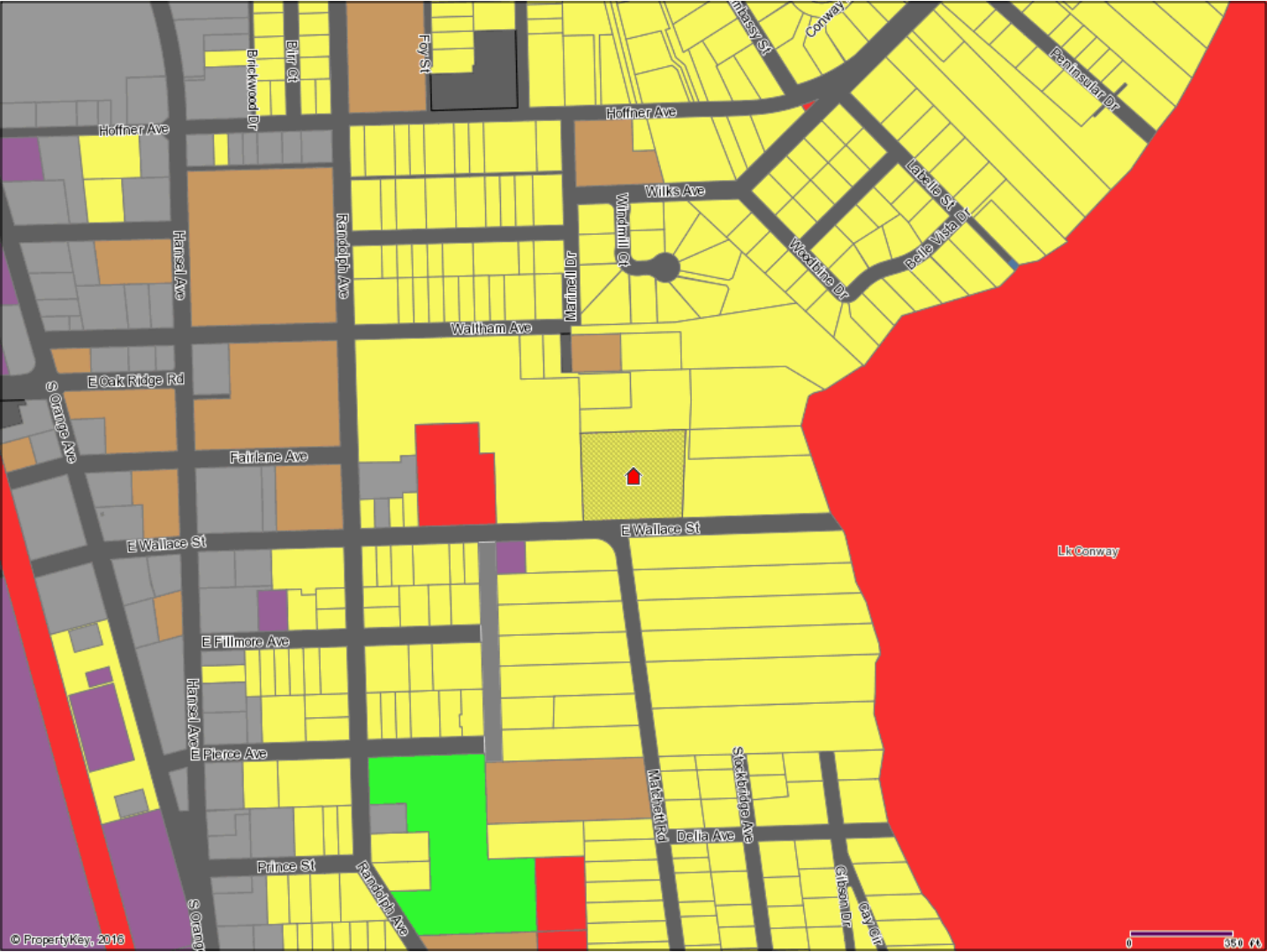


COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

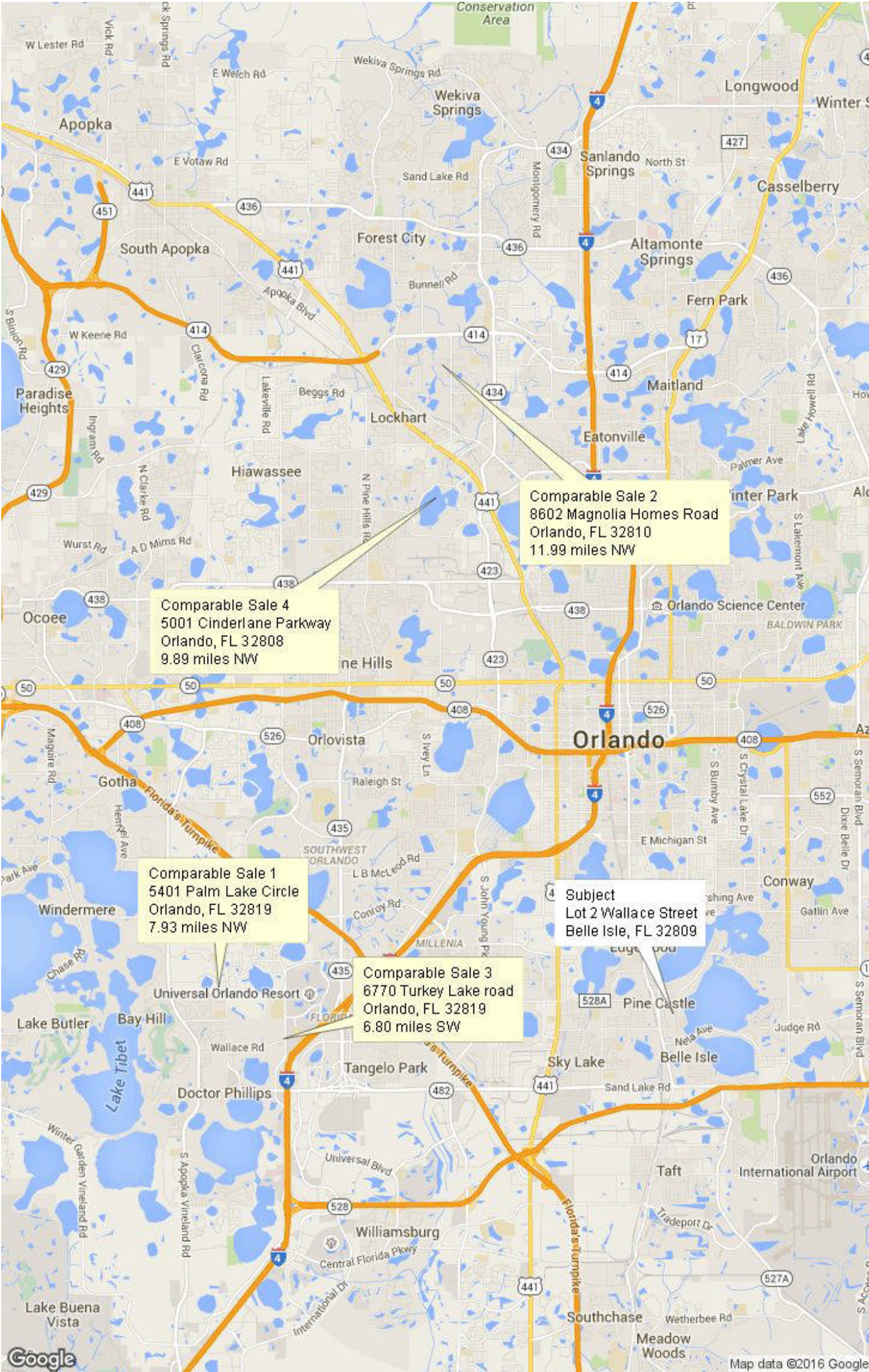
PLAT MAP

Borrower: The City of Belle Isle		File No.: 16-1139
Property Address: Lot 2 Wallace Street		Case No.:
City: Belle Isle	State: FL	Zip: 32809
Lender: The City of Belle Isle		



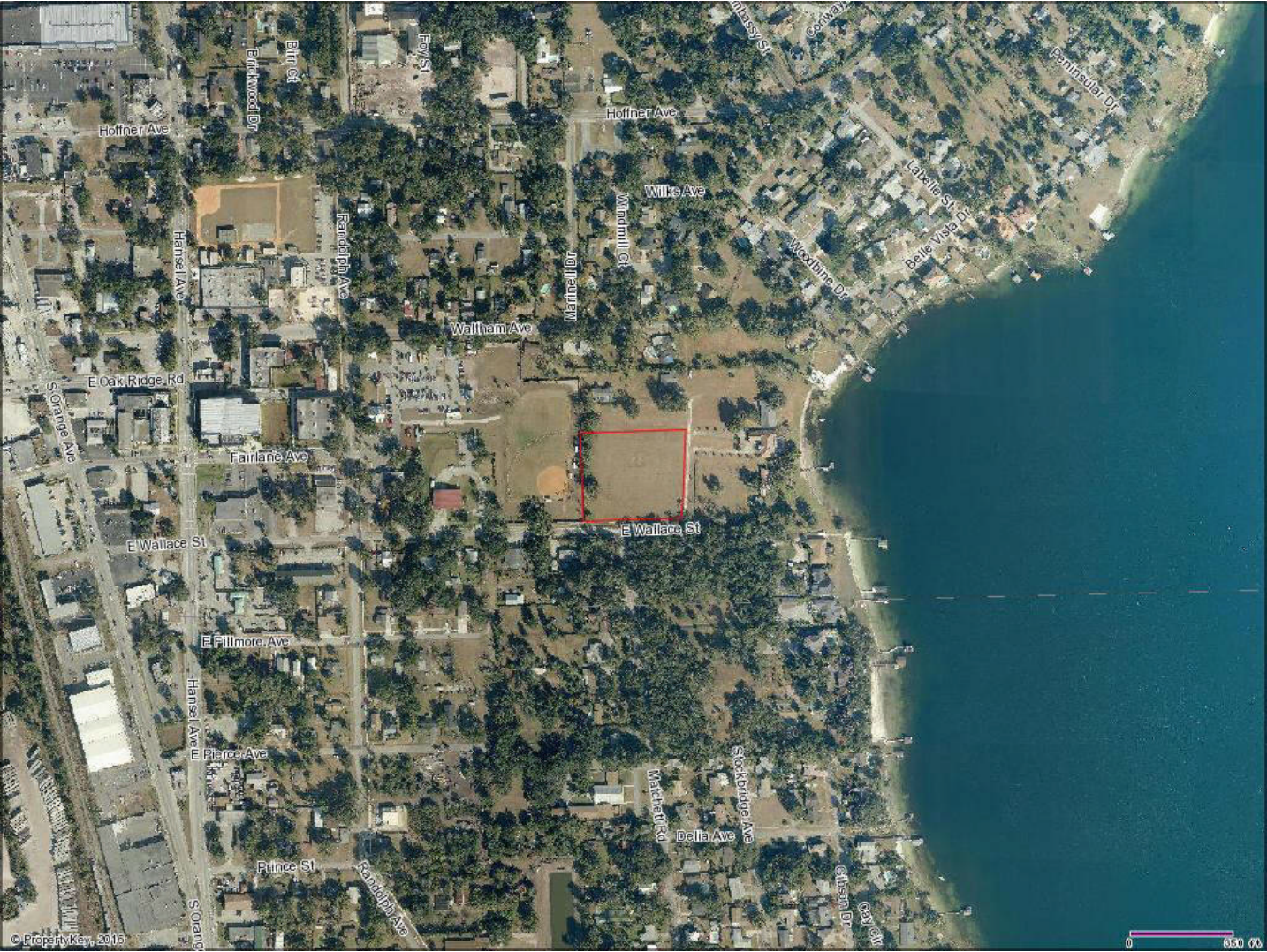
LOCATION MAP

Borrower: The City of Belle Isle		File No.: 16-1139
Property Address: Lot 2 Wallace Street		Case No.:
City: Belle Isle	State: FL	Zip: 32809
Lender: The City of Belle Isle		



Aerial Map



Borrower: The City of Belle Isle		File No.: 16-1139
Property Address: Lot 2 Wallace Street		Case No.:
City: Belle Isle	State: FL	Zip: 32809
Lender: The City of Belle Isle		



Borrower: The City of Belle Isle		File No.: 16-1139
Property Address: Lot 2 Wallace Street		Case No.:
City: Belle Isle	State: FL	Zip: 32809
Lender: The City of Belle Isle		

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION FLORIDA REAL ESTATE APPRAISAL BD	
LICENSE NUMBER	
RD5044	
The CERTIFIED RESIDENTIAL APPRAISER Named below IS CERTIFIED Under the provisions of Chapter 475 FS. Expiration date: NOV 30, 2016	
WRIGHT, ELBERT CECIL IV 409 W. ORANGE STREET ALTAMONTE SPRINGS FL 32714	
	
	

ISSUED: 11/19/2014      DISPLAY AS REQUIRED BY LAW      SEQ # L1411190001353



324\* **20. Additional Terms:** Contract is contingent upon the approval of Belle Isle City Council, within 15 days of  
 325 effective date.  
 326 \_\_\_\_\_  
 327 \_\_\_\_\_  
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 339 \_\_\_\_\_  
 340 \_\_\_\_\_

341 **This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney before**  
 342 **signing.**

343\* **Buyer:** <sup>Authentication</sup>  
Richard Anderson Date: 4/1/2016

344\* **Print name:** 4/1/2016 4:49:30 PM EDT  
Richard Anderson

345\* **Buyer:** \_\_\_\_\_ Date: \_\_\_\_\_

346\* **Print name:** \_\_\_\_\_

347 **Buyer's address for purpose of notice:**

348\* **Address:** \_\_\_\_\_

349\* **Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

350\* **Seller:** \_\_\_\_\_ Date: \_\_\_\_\_

351\* **Print name:** \_\_\_\_\_

352\* **Seller:** \_\_\_\_\_ Date: \_\_\_\_\_

353\* **Print name:** \_\_\_\_\_


354 **Seller's address for purpose of notice:**

355\* **Address:** \_\_\_\_\_

356\* **Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

357\* **Effective Date:** \_\_\_\_\_ **(The date on which the last party signed or initialed and delivered the**  
 358 **final offer or counter offer.)**

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Buyer  (\_\_\_\_) and Seller (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is 7 of 7 pages.  
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