

**APPRAISAL REPORT  
OF  
VACANT & IMPROVED PARCELS**



**OWNER: DIXIE CAPITAL PARTNERS, LLC**

**LOCATED AT**

**706-710 SOUTH H STREET  
LAKE WORTH BEACH, FLORIDA 33460**

**AS OF**

**APRIL 1, 2022**

**PREPARED FOR**

**CITY OF LAKE WORTH BEACH  
7 NORTH DIXIE HIGHWAY  
LAKE WORTH BEACH, FLORIDA 33460**

April 4, 2022

Mr. Paul Nicholas  
Engineering Manager-Special Projects  
Electric Utility Department  
City of Lake Worth Beach  
1900 2<sup>nd</sup> Avenue North  
Lake Worth Beach, Fl. 33461

**RE: Two Residential Properties  
706-710 South H Street  
Lake Worth Beach, Florida 33460  
Owner: Dixie Capital Partners, LLC**

Dear: Mr. Paul Nicholas,

Pursuant to our appraisal agreement, we have completed an appraisal of the above-captioned parcels. The purpose of the appraisal is to estimate the market value of the subject parcels as of April 1, 2022. The property consists of 13,517 square feet of land and is owned by Dixie Capital Partners, LLC. The function of the report is for submittal to the City of Lake Worth Beach for their use as an aid in the negotiation of the potential purchase of the subject parcels. The intended users of this report are the City of Lake Worth Beach, the City Commissioners and their legal and financial representatives. The sites are improved with houses, and our analysis will include the value of the parcels as one, determining both the value as vacant and as improved. It is our understanding that those improvements will be removed by the current owner as an agreement of the sale and were not considered in our analysis for the value as vacant. **This report is both a vacant land and as an improved Appraisal Report.**

Market value is defined as "the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

The attached report contains our analysis of the factual market data, which forms the basis for our conclusions. Your attention is directed to the Certificate of Valuation and the Assumptions and Limiting Conditions, which form an integral part of the attached report.

City of Lake Worth Beach  
April 4, 2022  
Page 2

We have personally inspected the property that is the subject of this report. Based upon the conclusions contained in the attached Appraisal Report, in my opinion, the market value of the whole property as of April 1 2022, is as follows:

**VALUE OF SUBJECT PROPERTY  
“AS IMPROVED”**

706 S. H Street  
TWO HUNDRED FORTY-THREE THOUSAND DOLLARS  
(\$243,000)

710 S. H Street  
ONE HUNDRED NINETY-THREE THOUSAND FIVE HUNDRED DOLLARS  
(\$193,500)

**“AS VACANT”**  
TWO HUNDRED SIXTEEN THOUSAND DOLLARS  
(\$216,000)

**The site is improved with two houses, and it is our understanding that those improvements will be removed and were not considered in our analysis for the land value, as vacant. This is both a land appraisal and improved land appraisal.**

Respectfully submitted,



Robert D. Miller, ASA  
State Certified General R.E. Appraiser No. RZ1270

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## CERTIFICATION

The undersigned does hereby certify that except as otherwise noted in this appraisal report:

1. To the best of our knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions expressed herein are based, are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analysis, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and I (we) have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of, this report.
5. Our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
6. Robert D. Miller has met or exceeded the minimum prescribed educational requirements for Re-certification as an Accredited Senior Appraiser (ASA) or the American Society of Appraisers.
7. Robert D. Miller did inspect the property that is the subject of this report on March 11, 2022 and April 1, 2022. I have not performed any services regarding the subject property within the prior three-year period immediately preceding the acceptance of this assignment, as an appraiser or in any other capacity.
8. John Zink provided significant professional assistance to the person signing this report. Members of my staff provided research information, but the final analysis and value conclusions were of the undersigned only.



Robert D. Miller, ASA  
State Certified General R.E. Appraiser No. RZ1270

## ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished to the appraiser is assumed to be correct.

All existing liens and encumbrances have been considered; however, the property is appraised as though free and clear, under responsible ownership and competent management.

The information identified in this report as being furnished to the appraiser by others is believed to be reliable, however, the appraiser assumes no responsibility for its accuracy.

The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

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

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

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

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

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

Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualifications and only in its entirety.

## ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

Disclosure of the contents of this appraisal is governed by the Bylaws and Regulations of the American Society of Appraisers.

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

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

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I 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 I have not any direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, or in the property. The appraiser 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.

The sites are improved with houses, and our analysis will include the value of the parcels as one, determining both the value as vacant and as improved. It is our understanding that those improvements will be removed by the current owner as an agreement of the sale and were not considered in our analysis for the value as vacant. **This report is both a vacant land and an improved land Appraisal Report.**



## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY LOCATION: 706-710 South H Street  
Lake Worth Beach, Florida 33460

FOLIOS: 38-43-44-21-15-223-0070  
38-43-44-21-15-223-0060

OWNER'S NAME: Dixie Capital Partners, LLC

OWNER'S ADDRESS: 2821 Astoria Blvd. PH3  
Long Island City, NY 11102

DATES OF INSPECTION: March 11, 2022 and April 1, 2022

LAND SIZE: 38-43-44-21-15-223-0070  
6,756 Square Feet

38-43-44-21-15-223-0060  
6,761 Square Feet

Total Land Size  
13,517 Square Feet

PRESENT USE: Improved with two Single Family  
Residences

ACCESS: Property has frontage and access on the east  
side of H Street.

HIGHEST AND BEST USE: As improved

IMPROVEMENTS: 38-43-44-21-15-223-0070  
706 S. H Street – 1,104 Square Feet UA

38-43-44-21-15-223-0060  
710 S. H Street – 774 Square Feet UA

ZONING: P - Public, City of Lake Worth Beach/MU-  
Dixie-Mixed Use District, The City of Lake  
Worth Beach

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS (CONTINUED)**

COST APPROACH TO VALUE:	N/A
SALES COMPARISON APPROACH TO VALUE:	\$216,000-Land Only \$436,500- Total As Improved) \$243,000 (706 South H Street) \$193,500 (710 South H Street)
INCOME APPROACH TO VALUE:	N/A
RECONCILIATION:	\$216,000-Land Only \$436,500-Improved Value
DATE OF VALUATION:	April 1, 2022

**LEGAL DESCRIPTION:**

38-43-44-21-15-223-0070

Lot 7, Block 223, The Palm Beach Farms Co. Plat No. 2, The Townsite of Lucerne now known as Lake Worth, according to the Plat of Record in Plat Book 2, Pages 29 Through 40, Public Records of Palm Beach County, Florida.

38-43-44-21-15-223-0060

Lot 6, Block 223, The Palm Beach Farms Co. Plat No. 2, The Townsite of Lucerne now known as Lake Worth, according to the Plat of Record in Plat Book 2, Page(s) 29, Through 40, Public Records of Palm Beach County, Florida.

**PROPERTY INSPECTION:**

1. Date(s) inspected: March 11, 2022 and April 1, 2022
2. Comments: The property was inspected from the exterior only and photographed during our visit to the site.

**TYPE OF PROPERTY:**

The subject property is located at 706-710 South H Street in the City of Lake Worth Beach and is improved with two single family residences. .

**FLOOD ZONE:**

The property is not located in a FEMA Special Flood Hazard Area as indicated on Map Number 12099C0781F dated 10-5-2017. The site is zoned X, and a copy of the map is included in the addendum.

**HISTORY OF PROPERTY:**

Owner: Dixie Capital Partners, LLC

Folio: 38-43-44-21-15-223-0070

The latest sale of this property was in May of 2019 via Warranty Deed, OR Book 30623, Page 1607, in consideration of \$140,000 to the current owners. The next prior sale was in June of 2005 via Warranty Deed, OR Book 18727, Page 00445, inconsideration of \$160,000 by Dean Biernat.

Folio: 38-43-44-21-15-223-0060

The latest sale of this property was in July of 2019 via Warranty Deed, OR Book 30764, Page 01711, in consideration of \$132,000 to the current owners. The next prior sale was in June of 2005 via Warranty Deed, OR Book 18727, Page 00471, inconsideration of \$150,000 by Dean Biernat.

**The above was taken from the Palm Beach County Property Appraiser’s website:**  
<http://www.co.palm-beach.fl.us/papa>

**PROPERTY INTEREST APPRAISED:**

For the whole property, the property rights appraised are the fee simple title ownership considering any restrictions of use.

**PURPOSE OF THE APPRAISAL:**

The purpose of the appraisal is to form an opinion of the market value of the subject property as of a current date based on the highest and best use. The assignment also requires the market value as vacant and as improved.

**FUNCTION OF THE APPRAISAL**

The function of the report is for your use in the negotiations for a potential purchase of the subject property by the City of Lake Worth Beach. The date of value is April 1, 2022.

## **INTENDED USERS OF THE REPORT**

The intended user of this report is City of Lake Worth Beach, the City Commissioners and their legal and financial representatives.

## **COMPETENCY PROVISION**

The appraiser has completed numerous appraisals for similar type properties in his 40 years as a real estate appraiser in South Florida and completed numerous appraisals for the City of Lake Worth Beach and their CRA and others in the Tri-County area. As a result of the appraiser's experience, the competency provision of USPAP has been met.

## **MARKETING PERIOD**

Based upon discussions with various brokers and review of the marketing period for similar properties we have estimated a marketing period of six to nine months. The estimated marketing period is based upon our review of marketing periods for similar properties in the market.

## **EFFECTIVE DATE (DATE OF VALUE):**

The date of value is April 1, 2022. The date of this report is April 4, 2022

## **SCOPE OF WORK**

The appraisal problem in this instance is to provide a market value estimate for the property. The report is to be used in the analysis and due diligence in the potential purchase of the property. The Cost Approach to Value, the Sales Comparison Approach to Value and the Income Approach to Value were all considered for this appraisal. The Income and Cost Approaches were not applicable for this assignment. We have determined that the highest and best as vacant is for future mixed-use development and as improved is the current improvements. Therefore, this appraisal was developed using the Sales Comparison Approach to Value. We have physically inspected the property at various times through March 20, 2022. Sales data in this report was obtained from my review of various publications and data services that include Palm Beach County Property Appraiser, CoStar Comps, MLS and LoopNet. All sales data was confirmed with a knowledgeable party to the transaction. Information that could not be verified is included in the report and noted. The weight given this information will be discussed when applicable. We have researched zoning and land use designations with the City of Lake Worth Beach. Deed information was obtained from the Palm Beach County Records Department. We were not provided with a survey of the property and have relied on the size as shown in the property records of Palm Beach County Property Appraiser's office.

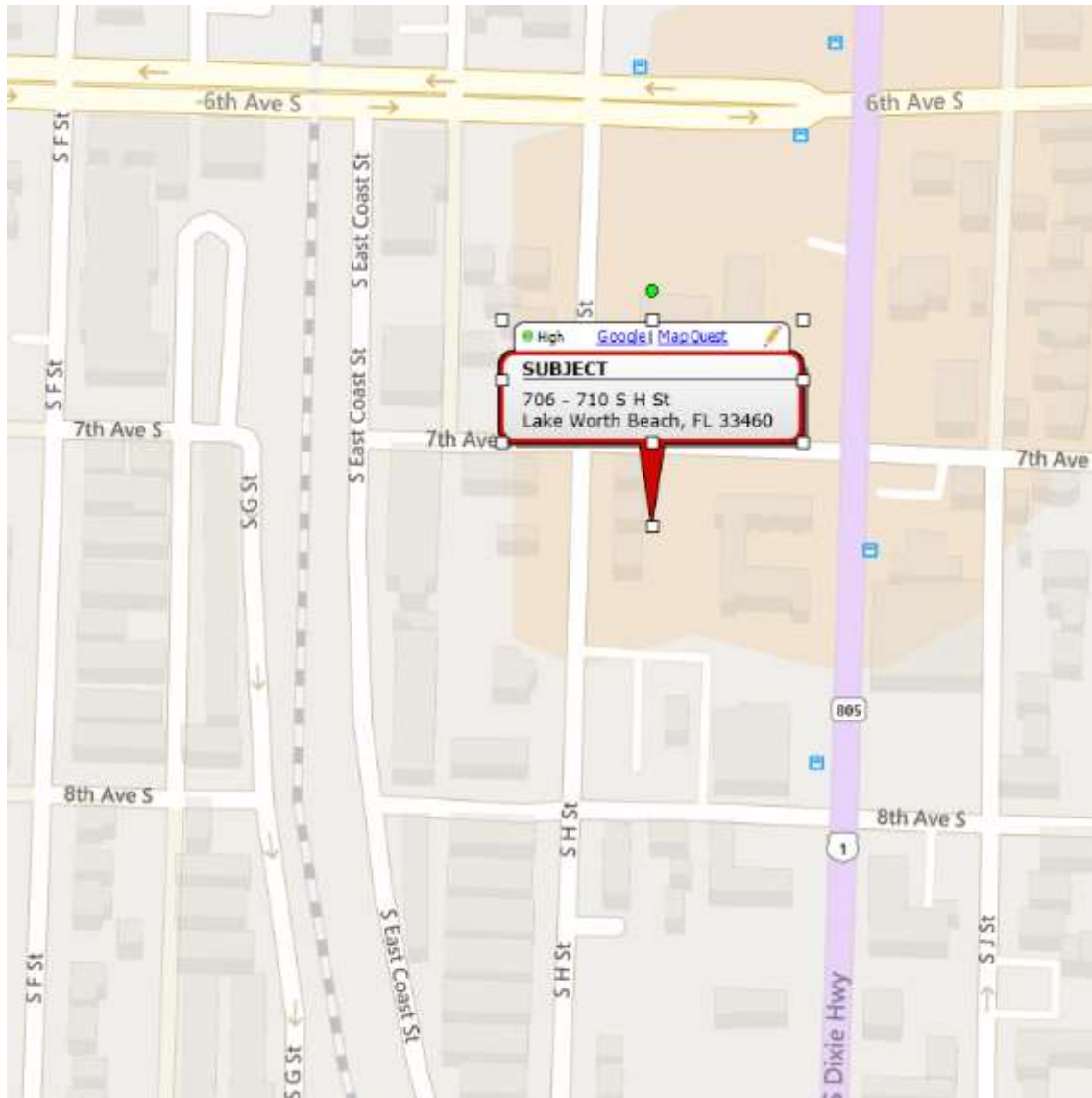
### **DEFINITION OF MARKET VALUE:**

Market value is defined in the Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 as follows. This is the standard definition of market value used in the majority of appraisal assignments.

The most probable price in terms of money which a property will bring in a competitive and open market under all condition's 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 they consider their 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.

## LOCATION MAP







## NEIGHBORHOOD DESCRIPTION

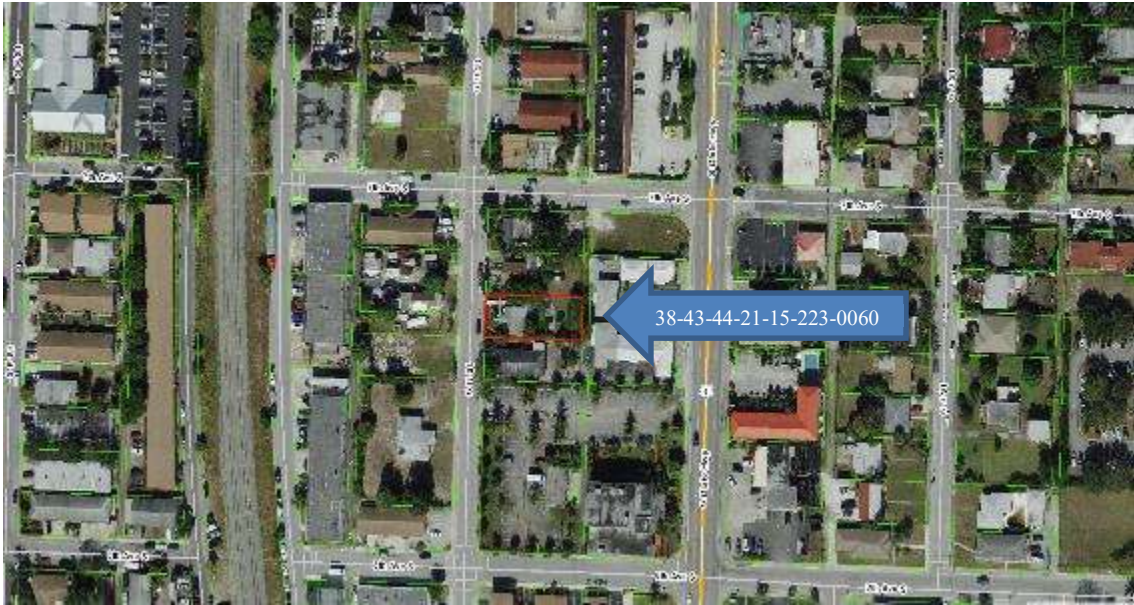
The neighborhood is located in an area of Lake Worth Beach generally described as being bound on the west by Intrastate I-95, on the east by the Intracoastal Waterway, on the north by Lucerne Avenue (Lake Worth Road) and the south by 12th Avenue South. The subject neighborhood is located southeast of the Downtown central business district of Lake Worth Beach and east of the I-95 access from 6<sup>th</sup> Avenue S. The main commercial developments in the City of Lake Worth Beach are centered at various intersections along 10<sup>th</sup> Avenue North, Dixie Highway, Federal Highway, 6<sup>th</sup> Avenue South, Lake Avenue and Lucerne Avenue. Generally speaking, all necessary retail, religious and school facilities are easily accessible from the subject neighborhood. There is a limited supply of vacant land, however, numerous improved properties are being purchased for redevelopment with commercial and mixed-use development and multifamily townhouse developments. Some new commercial sites are being constructed which are supported by the influx of new residential development within the neighborhood.

The area is easily accessible to I-95 via 6<sup>th</sup> Avenue South. The Florida Turnpike is located about 7.1 miles to the west of the subject and the Palm Beach International Airport is located 5.5 miles northwest of the subject. Interstate 95, Federal Highway and Dixie Highway provide the north/south access to the neighborhood.

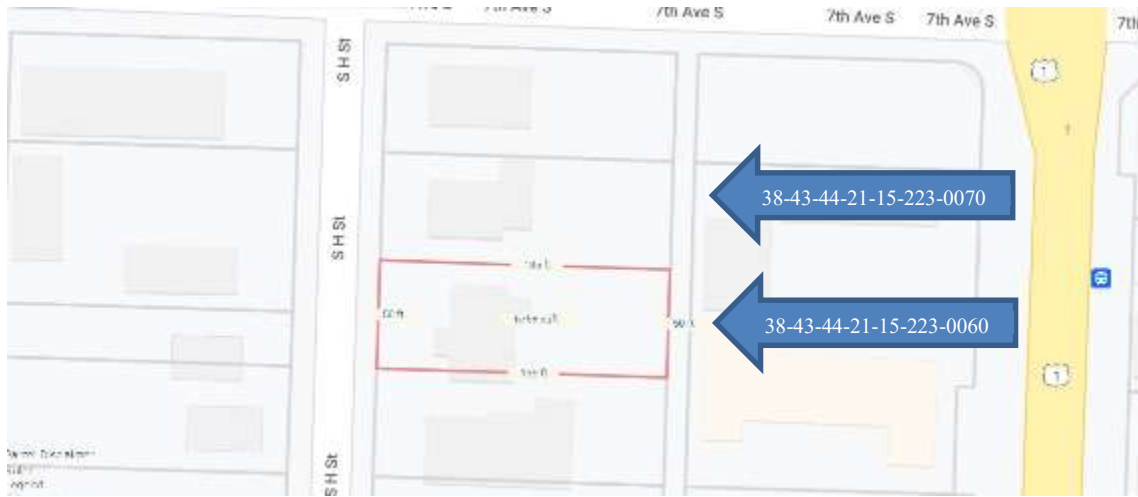
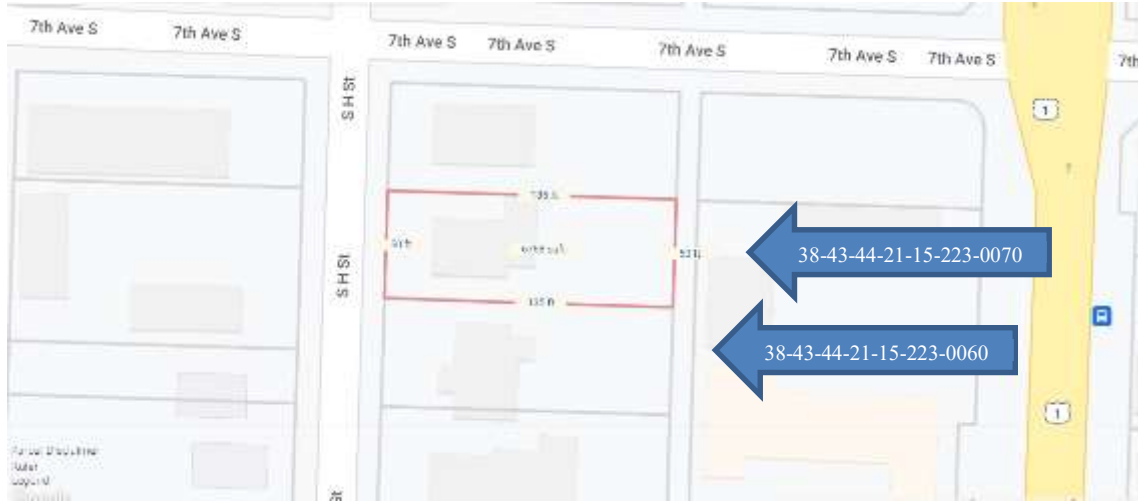
The Lake Worth Beach CRA has designated three distinct redevelopment corridors as part of the largest infrastructure projects in Lake Worth Beach. The City of Lake Worth Beach and the CRA established some new zoning districts within these areas designated for redevelopment areas. The North and South Dixie Commercial District involves the entire stretch of Dixie Highway within the City's limits. The 10<sup>th</sup> Avenue North and 6<sup>th</sup> Avenue South Gateway Districts are designed to be compact, pedestrian-oriented, mixed-use districts. The intent of the development standards for the Mixed-Use-Gateway District is to encourage and facilitate redevelopment within these areas that achieves a mix of residential and professional office land uses, to create a place of common vision and physical predictability for all new construction, renovations and redevelopment. The City over the past 10 years has been acquiring numerous properties as part of the Neighborhood Stabilization Program (NSP) and is in the process of renovating or developing newer replacement housing for the area. This acquisition and redevelopment were funded thru a grant from the Federal Government and has been highly successful to provide stabilization to the land and improved values in the area.

Overall, the subject neighborhood would be rated as stable with property values increasing. The eastern location in the County and the accessibility to the beaches and locations north and south will continue to make this area desirable for commercial, retail operations and mixed use residential.

**AERIAL VIEW OF THE SUBJECT PROPERTY**



### SKETCH OF THE SUBJECT PROPERTY



## **DESCRIPTION OF THE PROPERTY**

### **Location:**

The subject property is located on east side of South H Street with the address of 706-710 South H Street, in the City of Lake Worth Beach, Florida.

### **Land Area:**

The subject property contains the total 13,517 square feet of land area and is rectangular in shape.

### **Shape/Dimensions:**

The site is rectangular in shape with 100 feet of frontage on the east side of South H Street, with a depth of 135 feet. See MLS sketch on the previous page.

### **Ingress/Egress:**

The property has approximately 100 feet of frontage on the east side of South H Street with an alley access on the east boundary of the subject. See MLS sketches on the previous page.

### **Topography:**

The topography of the site is above grade of the surrounding roadway. Drainage is adequate. Based upon visual inspection of the site and buildings on adjacent properties, the soil conditions are considered adequate for most types of development.

### **Utilities on Site:**

The following utilities are available where indicated:

Electric       Water  
 Telephone     Sewer

## **DESCRIPTION OF THE PROPERTY (continued)**

### **Easements/Encroachments**

There are no easements or encroachments that would either enhance or inhibit the value of the subject property.

### **Description of the Improvements**

The sites are improved with houses, and our analysis will include the value of the parcels as one, determining both the value as vacant and as improved. It is our understanding that those improvements will be removed by the current owner as an agreement of the sale and were not considered in our analysis for the value as vacant. **This report is both a vacant land and as an improved land Appraisal Report.**





## REAL ESTATE ASSESSMENT DATA

**Taxing Authority:**

Palm Beach County

**Folio Number(s):**

38-43-44-21-15-223-0070

38-43-44-21-15-223-0060

**Owner Name:**

Dixie Capital Partners, LLC

Total Assessment Information 2021

Total 2021 Tax Paid 11/30/2021

Land \$ 153,068.00

\$ 6,618.48

Building \$ 98,800.00

Total Market Value: \$ 151,568.00

### 2021 Real Estate Taxes:

38-43-44-21-15-223-0070

Tax Payment					
Bill Year	Bill Number	Receipt Number	Amount Paid	Last Paid	Paid By
2021	101459796	B22.312347	\$3,443.10	11/30/2021	Dixie Capital

Tax Year	2021	2020	2019
Improvement Value	\$98,455	\$79,645	\$79,491
Land Value	\$49,400	\$45,000	\$41,048
Total Market Value	\$121,259	\$125,465	\$118,291

All values are as of January 1st each year.

#### Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$131,855	\$105,645	\$97,134
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$131,855	\$105,645	\$97,134

#### Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$2,055	\$1,935	\$1,795
Non Ad Valorem	\$301	\$495	\$407
Total Tax	\$2,356	\$2,432	\$2,202

38-43-44-21-15-223-0060

Tax Payment					
Bill Year	Bill Number	Receipt Number	Amount Paid	Last Paid	Paid By
2021	101459876	B22.312327	\$3,175.38	11/30/2021	Dixie Capital

Tax Year	2021	2020	2019
Improvement Value	\$70,573	\$63,211	\$65,237
Land Value	\$49,400	\$45,960	\$41,600
Total Market Value	\$119,973	\$112,971	\$110,157

All values are as of January 1st each year.

#### Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$119,973	\$112,971	\$93,147
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$119,973	\$112,971	\$93,147

#### Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$2,595	\$2,464	\$1,600
Non Ad Valorem	\$501	\$495	\$407
Total Tax	\$3,097	\$2,959	\$2,007

## **HIGHEST AND BEST USE - VACANT**

The estimate of the highest and best use of the land as legally permitted, if vacant, requires extensive market analysis especially in terms of the indicated market conditions of supply and demand. The value of the land is based upon the level of utility that is in demand and that will produce amenities or net income to the user. Therefore, the use which creates the greatest land value, and which is considered compatible in terms of the restrictions imposed by the physical, legal, economic, and financial factors is inherent in this analysis. The following analysis is intended to demonstrate and support our estimate of the highest and best use of the subject site.

### **Physically Possible**

The subject property contains 13,517 total square feet of land area and is located at 706-710 South H Street. The property provides good access to other major roadways and access points. The site is rectangular in shape and is of sufficient size for potential mixed-use development, including limited retail, office, hotel/motel and low-density multi-family residential development.

### **Legally Permissible**

The parcel is zoned P-Public/MU-Dixie Mixed Use Dixie Highway, City of Lake Worth Beach with future P-Public/MU-E land use. We have considered the zoning, land use and surrounding uses of the subject. Any use which was historically legally permitted under the prior zoning classification is considered reasonable after considering the physical possible uses. These uses included a potential mixed use, including limited retail, office, hotel/motel and low-density multi-family residential development as part of an assemblage. The zoning and land use changes are in anticipation of the city purchase of the property and use with a public use.

### **Financially Feasible**

The success of most developments is based on the financial feasibility of the potential use. Financial Feasibility considers what uses, if any, are the most probable and profitable use of the land. Based on our review of the site, as vacant, it is our opinion that the highest land value would be based for potential mixed use, including limited retail, office, hotel/motel and low-density multi-family residential development.



## **HIGHEST AND BEST USE-(CONTINUED)**

### **Maximally Productive**

The most maximally productive use of the site should produce the highest price or return required by the market for that use. After determining those uses, which are physically, possible, legally permissible and financially feasible, it is our opinion that the most maximally productive use of the land, as vacant, is for development of mixed use, including limited retail, office, hotel/motel and low-density multi-family residential development.

### **As Improved**

The site is currently improved with two single family residences and those uses indicate a market value above the land value and thus the highest and best use as improved is the current utilization.

### **Conclusion**

Based on the location, size, zoning, surrounding land uses and its current use, it is our opinion, that the subject property has a highest and best use as currently utilized.

## **APPROACHES TO VALUE OMITTED AS NOT APPLICABLE**

MARKET       COST       INCOME

The Market or Sales Comparison Approach to Value is considered applicable in this assignment in the valuation of the subject based on our estimate of the highest and best use as vacant and as improved. We have considered but not developed the Income and Cost Approaches due to the motivations of typical buyers of this type of property. Development of the Market Approach was considered the most applicable method of valuing the property.

## **SALES COMPARISON APPROACH**

The subject market value will be estimated via the Sales Comparison Approach. This approach is often referred to as the Direct Comparison Approach because the comparison procedure is its basic technique.

The Sales Comparison Approach requires careful selection of sale properties to ensure that they are relatively similar to the subject. No two properties are exactly alike. Therefore, a comparison between the subject and the sales must be considered in arriving at an indication of value for the subject. The market value conclusion is based on the highest and best use of the property. Therefore, we have reviewed the market for similar vacant land parcels in the Lake Worth area and that analysis will be followed by a review of comparable improved sales..

The following sales are deemed physically and economically comparable to the subject. An analysis sheet for each sale is included in the report. The normal items of comparison are discussed following the presentation of the sales data. After the presentation of the vacant land sales, a review of the improved sales and the market value for each residence will be estimated.

## COMPARABLE VACANT LAND SALE NUMBER 1



**Location:** 1009 N F Street  
Lake Worth Beach, FL 33460

**Folio No's.** 38-43-44-21-15-318-0010  
38-43-44-21-15-218-0140  
38-43-44-21-15-318-0150

**Recorded:** OR Book 31627 Pages:0732-733,  
0788-0789, 0808-810

**Grantor:** B & T Realty, LLC  
1009 N. F. Street, LLC  
Lake Worth It, LLC

**Grantee:** Eric 1212 Tenth Avenue North, LLC  
1212 Tenth Avenue North, LLC

**Date of Sale:** August 5, 2020

**Consideration:** \$410,000

**Type of Instrument:** Warranty Deeds

**COMPARABLE VACANT LAND SALE NUMBER 1 (CONTINUED)**

<b>Land Size:</b>	28,353 square feet
<b>Present Use:</b>	Vacant
<b>Zoning:</b>	MU- East Mixed-Use East “ by Lake Worth Beach”
<b>Condition of Sale:</b>	Arm’s-length
<b>Price per Square Foot of Land Area:</b>	\$14.46/square foot
<b>Comments:</b>	This is a vacant corner site with frontage on the north side of 10 <sup>th</sup> Avenue N, frontage on the west side of N F Street and frontage on the west side of N E Street, with an alley dividing the property.

LATEST DEEDS



CFN 20200279335

OR BK 31627 PG 0732  
RECORDED 08/05/2020 13:01:53  
AMT 199,831.75  
Doc Stamp 1,399.30  
Palm Beach County, Florida  
Sharon R. Beck, CLERK & COMPTROLLER  
Pec 0732 - 7337 (Fax)

Return to:

Kochman & Ziska, P.L.C.  
222 Lakeside Drive, Suite 1500  
West Palm Beach, FL 33401  
561-842-8988

Parcel Identification No. 38-43-44-21-15-318-0140

[Space Above This Line For Recording Date]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this August 4, 2020 between B & T Realty, LLC, a Florida limited liability company, whose mailing address is 920 South Lakeside Drive, Lake Worth, Florida 33460 ("Grantor"), and Eric 1212 Tenth Avenue North LLC, a Florida limited liability company, whose post office address is 17199 Shaddock Lane, Boca Raton, FL 33487 ("Grantee"),

Witnesseth that said Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lots 1, 2 and 3, Block 318, TOWNSITE OF LUCERNE, according to the Palm Beach Farms Company Plat No. 2, recorded in Plat Book 1, Page 29 through 40 inclusive in the office of the Clerk of the Circuit Court of the Public Records of Palm Beach County, Florida. (The Townsite of Lucerne is now known as LAKE WORTH); LESS, however, the South 40 feet of said Lot 1 of said Block 318 which is included in the external area formed by a 10 foot radius arc which is tangent to a line 40 feet North of and parallel to the South line of said Lot 1 and tangent to the West line of said Lot 1; all contained in 5421 square feet, more or less.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

B & T Realty, LLC, a Florida limited liability company

[Signature]  
Witness Name: Carisse Caras

By: [Signature]  
Brendan T. Lynch, its Manager

[Signature]  
Witness Name: E. Garcia

By: [Signature]  
Thomas E. Lynch, its Manager


State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this July 29, 2020, by Brendan T. Lynch and Thomas E. Lynch, as Managers of B & T Realty, LLC, a Florida limited liability company, who  are personally known or ( ) have produced a driver's license as identification.

[Notary Seal]

Paula T. Post  
Notary Public  
Printed Name:

My Commission Expires: 

	PAULA T. POST Notary Public, State of Florida My Comm. Exp. July 15, 2021 No. GG 124745
---	--



CFN 20200279345

OR BK 31627 PG 0788  
RECORDED 08/05/2020 13:05:08  
PAY 127478.99  
Doc Stamp 892.50  
Palm Beach County, Florida  
Sharon R. Back, CLERK & COMPTROLLER  
Fee 0788 - 7891 (2pass)

Return to:

Kochman & Ziska, PLLC  
222 Lakeside Drive, Suite 1500  
West Palm Beach, FL 33401  
561-802-8966

Parcel Identification No. 38-43-44-21-15-318-0140

[Space Above This Line For Recording Date]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this August 4, 2020 between 1009 N. F Street, LLC, a Florida limited liability company, whose mailing address is 920 South Lakeside Drive, Lake Worth, Florida 33460 ("Grantor\*\*"), and 1212 Tenth Avenue North LLC, a Florida limited liability company, whose post office address is 17199 Shaddock Lane, Boca Raton, FL 33487 ("Grantee\*\*"),

**Witnesseth** that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lot 14, Block 318, The Palm Beach Fettes Company Plat No. 2, Townsite of Lucerne (now known as Lake Worth), according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 29 through 49, inclusive.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\*\* "Grantor" and "Grantee" are used for singular or plural, as context requires.



In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness stated and delivered in our presence:

Caroline Z. Payne  
Witness Name: Caroline Z. Payne

[Signature]  
Witness Name: [Signature]

1009 N. F Street, LLC, a Florida limited liability company

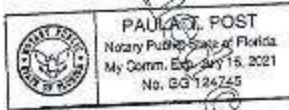
By: [Signature]  
Brendan T. Lynch, its Manager

By: [Signature]  
Thomas E. Lynch, its Manager

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this July 20, 2020, by Brendan T. Lynch and Thomas E. Lynch, as Managers of 1009 N. F Street, LLC, a Florida limited liability company, who are personally known or [ ] have produced a driver's license as identification.

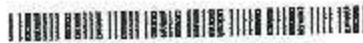
[Notary Seal]



[Signature]  
Notary Public  
Printed Name:

My Commission Expires:





CFN 20200279343

DR BK 31627 PG 0808  
RECORDED 08/05/2020 13:02:57  
AMT \$2,689.08  
Doc Stamp 578.90  
Palm Beach County, Florida  
Sharon R. Beck, CLERK & COMPTROLLER  
Pas 0808 - 8107 (2pas)

Return to:

Kochman & Ziska, PLC  
232 Lakeside Drive, Suite 1500  
West Palm Beach, FL 33401  
561-828-9998

Parcel Identification No. 38-45-44-21-15-318-0150

[Space Above This Line For Recording Date]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this August 4, 2020 between Lake Worth It, LLC, a Florida limited liability company, whose mailing address is 3520 S. Ocean Boulevard, Unit F-104, Palm Beach, Florida 33480 ("Grantor"), and 1212 Tenth Avenue North LLC, a Florida limited liability company, whose post office address is 17199 Shaddock Lane, Boca Raton, Florida 33487 ("Grantee"),

**Witnesseth** that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

**Lot 15, Block 318, TOWNSITE OF LUCERNE (Now Known As Lake Worth), according to the Palm Beach Farms Company Plat No. 2, recorded in Plat Book 1, Page 29 of the Public Records of Palm Beach County, Florida.**

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lake Worth It, LLC, a Florida limited liability company

[Signature]  
Witness Name: Silvia Gonzalez

By: Antonio Vitiello  
Antonio Vitiello, its Managing Member

[Signature]  
Witness Name: Rosa E. Arca

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this July \_\_\_\_, 2020, by Antonio Vitiello, as Managing Member of Lake Worth It, LLC, a Florida limited liability company, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Notary Public \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Clear/Reset

# Acknowledgment by Individual

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day  
of July, 2020, by means of  physical presence or  online notarization

Antonio V. Helle (name of person acknowledging).

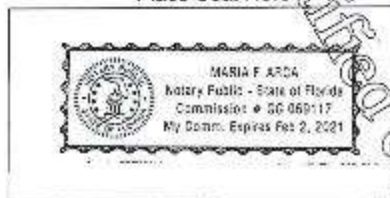
Personally known to me N/A  
 Produced Identification  
Type of Identification Produced FL DLIC 340-000-48-021-0

Notary signature [Signature]

Notary name (typed or printed) Maria F. Arca

Title (e.g., Notary Public) Notary Public

Place Seal Here



### For Bank Purposes Only Description of Attached Document

Type or Title of Document Warranty Deed

Document Date July 29, 2020 Number of Pages 3

Signer(s) Other Than Named Above  
N/A

Account Number (if applicable)  
N/A



## COMPARABLE VACANT LAND SALE NUMBER 2



<b>Location:</b>	7 Detroit Street Lake Worth, FL 33461
<b>Folio No.</b>	38-43-44-20-14-002-0010 38-43-44-20-14-002-0390
<b>Recorded:</b>	OR Book 31489 Page 1188
<b>Grantor:</b>	Seaglates Investment, Co.
<b>Grantee:</b>	Pacific Land Holdings, LLC
<b>Date of Sale:</b>	October 23, 2020
<b>Consideration:</b>	\$1,250,000
<b>Type of Instrument:</b>	Warranty Deed
<b>Land Size:</b>	105,816 square feet
<b>Present Use:</b>	Vacant

**COMPARABLE VACANT LAND SALE NUMBER 2 (CONTINUED)**

<b>Zoning:</b>	MU-W Mixed Use West - by Lake Worth Beach
<b>Condition of Sale:</b>	Arm's-length
<b>Price per Square Foot of Land Area:</b>	\$11.81/square foot
<b>Comments:</b>	This is a corner vacant lot with frontage on Detroit St to the east, frontage on 2 <sup>nd</sup> Avenue N to the north and Buffalo Street to the West in a mixed-use neighborhood.



LATEST DEED

CFN 20200396323  
OR BK 31849 PG 1188  
RECORDED 10/23/2020 10:42:35  
Palm Beach County, Florida  
AMT 1,250,000.00  
DEED DOC 6,750.00  
Sharon R. Bock  
CLERK & COMPTROLLER  
Pgs 1188-1190 (3Pgs)

Prepared by and return to  
Amber F. Williams  
Johnson Pepple Cantu PLLC  
2430 Estancia Blvd., Suite 114  
Clearwater, FL 33761

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made effective on October 19, 2020, by Seaglades Investment Co., a Florida Corporation ("**Grantor**"), whose mailing address is 15789 Cypress Chase Lane, Wellington, Florida 33414, and Pacific Land Holdings LLC, a Florida limited liability company ("**Grantee**"), whose mailing address is 5403 West Gray Street, Tampa, Florida 33609,

**WITNESSETH:**

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto Grantee and its successors and assigns forever, that certain real property together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest, estate, reversion, remainder and easement thereto belonging or in anywise appertaining (the "**Property**") in Palm Beach County, Florida, as more particularly described in Exhibit A attached hereto and made a part hereof.

Tax Parcel ID Nos. 38-43-44-20-14-002-0010 and 38-43-44-20-14-002-0390.

To have and to hold in fee simple forever.

SUBJECT to applicable land use and zoning restrictions and to easements, reservations and restrictions of record, which are specifically not reimposed or extended hereby, and to taxes for the year 2020 and subsequent years.

Grantor will warrant the title to the Property and will defend the same, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[Signatures on following page]*

IN WITNESS WHEREOF, Grantor has executed this deed the day and year above written.

Signed in the presence of:  
Janine Marano  
Signature  
Janine Marano  
Printed Name  
[Signature]  
Signature  
Stacey K. Mackenzie  
Printed Name

**GRANTOR:**  
Seaglades Investment Co., a Florida corporation  
By: [Signature]  
Paul A. Krasker, Esq., its Authorized Representative

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this October 11<sup>th</sup> 2020 by Paul A. Krasker, Esq., as Authorized Representative of Seaglades Investment Co., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Notary Seal]



[Signature]  
(Signature of person taking acknowledgment)  
Stacey K. Mackenzie  
(Name typed, printed or stamped)  
\_\_\_\_\_  
(Title or rank)  
\_\_\_\_\_  
(Serial number, if any)

EXHIBIT A  
to  
SPECIAL WARRANTY DEED

Legal Description

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, Block 2 of BUFFALO HEIGHTS, according to the Plat thereof as recorded in Plat Book 4, page 8, of the Public Records of Palm Beach County, Florida.

*This is not a certified copy*



**COMPARABLE IMPROVED SALE NUMBER 3**



**Location:** 1114 N. Federal Highway  
Lake Worth, FL 33460

**Folio No.** 38-43-44-21-15-354-0030  
38-43-44-21-15-354-0050  
38-43-44-21-15-354-0060  
38-43-44-21-15-354-0080

**Recorded:** OR Book 32375 Page 00544

**Grantor:** The Brugmansia House, LLC

**Grantee:** John Stevick

**Date of Sale:** April 12, 2021

**Consideration:** \$750,000

**Type of Instrument:** Warranty Deed

**Land Size:** 40,511 square feet

**Present Use:** Vacant

**COMPARABLE VACANT LAND SALE NUMBER 3 (CONTINUED)**

<b>Zoning:</b>	MU-FH, Mixed Use Federal Highway, City of Lake Worth Beach
<b>Condition of Sale:</b>	Arm's-length
<b>Price per Square Foot of Land Area:</b>	\$18.51/square foot
<b>Comments:</b>	This site is improved with an older improvement and was purchased as vacant for redevelopment purposes. The site is a corner lot with frontage on the south side of 12 Avenue N and frontage on the east side of N. Federal Highway.

LATEST DEED

CPN 20210165390  
DR BK 32375 PG 544  
RECORDED 04/12/2021 14:54:23  
Palm Beach County, Florida  
AMT 750.000.00  
DEED DOC 5,250.00  
Joseph Abruzzo  
Clerk  
Pgs 0544-0545; (2Pgs)

Prepared by and return to:

Law Office of Cary P. Sabol, PA  
P. O. Box 13981  
West Palm Beach, FL 33416  
561-281-2744  
File Number: RE-2021-013

Parcel Identification Number: 38-43-44-21-15-354-0050  
38-43-44-21-15-354-0080  
38-43-44-21-15-354-0030  
38-43-44-21-15-354-0060

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12<sup>th</sup> day of April, 2021 between THE BRUGMANSIA HOUSE LLC, a Florida Limited Liability Company whose principal office address is 11500 Indian Spring Ct., Great Falls, VA 22066, grantor, and John Steviele, a single man whose principal office address is 1636 Walnut St, Berkeley, CA 94709, grantee:

(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, and assigns of individuals, and their successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor, hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

PARCEL 1:  
Lots 3 and 4, Block 354, of The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (Now Known as Lake Worth), according to the plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

PARCEL 2:  
Lot 5, Block 354, of The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (Now Known as Lake Worth), according to the plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

PARCEL 3:  
Lots 6 and 7, Block 354, of The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (Now Known as Lake Worth), according to the plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

PARCEL 4:  
Lot 8, Block 354, of The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (Now Known as Lake Worth), according to the plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

DoubleTime®

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE BRUGMANSIA HOUSE LLC, a Florida Limited Liability Company

By: FLORIBUNDA, LLC, its Manager

By: *Douglas D. Scher*  
Douglas D. Scher, Manager and Authorized Representative

Witness Name: *Karina Patricio*

Witness Name: *Charles Nor...*

State of *Virginia*  
County of *Fairfax*

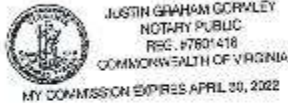
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this *24* day of *April*, 2021 by Douglas D. Scher, Manager and Authorized Representative of FLORIBUNDA, LLC as Manager of THE BRUGMANSIA HOUSE LLC, a Florida Limited Liability Company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Notary Public *Justin Gormley*

Printed Name: *Justin Gormley*

My Commission Expires: *April 30, 2022*





## COMPARABLE VACANT LAND SALE NUMBER 4



<b>Location:</b>	825 S. Federal Highway Lake Worth, FL 33460
<b>Folio No.</b>	38-43-44-27-01-021-0140 38-43-44-27-01-021-0160
<b>Recorded:</b>	OR Book 31174 Page 1218
<b>Grantor:</b>	KBA Holdings, LLC
<b>Grantee:</b>	The Lord's Place, Inc
<b>Date of Sale:</b>	January 22, 2020
<b>Consideration:</b>	\$305,000
<b>Type of Instrument:</b>	Warranty Deed
<b>Land Size:</b>	20,251 square feet
<b>Present Use:</b>	Vacant

**COMPARABLE IMPROVED SALE NUMBER 4 (CONTINUED)**

**Zoning:** MU-FH, Mixed Use Federal Highway, City of Lake Worth Beach

**Condition of Sale:** Arm's-length

**Price per Square Foot of Land Area:** \$15.06/square foot

**Comments:** This is a vacant site, basically rectangular and located on the northwest corner of S. Federal Highway and 9<sup>th</sup> Avenue S. with frontage on both and an alley. Highway.

## LATEST DEED

URL: 2020022801  
OR BK 31174 PG 1218  
RECORDED 01/22/2020 17:41:09  
Palm Beach County, Florida  
AMT 305,000.00  
DEED DOC 2,135.00  
Sharon R. Book  
CLERK & COMPTROLLER  
Pgs 1218-1219; (2Pgs)

This instrument is prepared by and  
is to be returned to:

Kathleen Klein  
499 Royal Palm Way, Suite 404  
Palm Beach, FL 33480  
Telephone: 561-655-6221

File Number: Asrami 825 2

### WARRANTY DEED

**THIS WARRANTY DEED** is made this 21st day of January, 2020, between KBA Holdings, LLC, a Florida Limited Liability Company, whose post office address is 5717 Native Dancer Road S, Palm Beach Gardens, FL 33418 ("Grantor"), and The Lord's Place, Inc., a Florida Not for Profit Corporation, whose post office address is PO Box 3265, West Palm Beach, FL 33402 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**WITNESSETH:** Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, certain real property located in Palm Beach County, Florida, described as follows:

Lots 14, 15 and 16 in Block 21, PALM BEACH FARMS COMPANY PLAT NO. 4 ADDITION NO. 1 TO THE TOWN OF LAKE WORTH, according to the Plat thereof, recorded in Plat Book 5, Page 6, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 38-43-44-27-01-021-0140 and  
Parcel Identification Number: 38-43-44-27-01-021-0160

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to all conditions, covenants, limitations, restrictions, reservations, and easements of record, if any, which are not reimposed hereby, taxes accruing subsequent to December 31, 2019, and zoning and/or restrictions and prohibitions imposed by any governmental or quasi-governmental authorities.

To Have and to Hold, the same in fee simple forever.

Page 1

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

KBA Holdings, LLC, a Florida limited liability company

By: [Signature]  
Kabir Asrani, Manager

[Signature]  
Witness Name: Quinn Parrish

[Signature]  
Witness Name: Deborah J. Bates

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged, sworn to and subscribed before me by means of  physical presence or  online notarization, this 17th day of January, 2020 by Kabir Asrani, Manager of KBA Holdings, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced Florida Driver's License as identification.

[Notary Seal]

[Signature]  
Notary Public, State of Florida

Printed Name: Deborah J. Bates

My Commission Expires: May 22, 2022





**COMPARABLE VACANT LAND SALE NUMBER 5**



**Location:** 1831 N Dixie Highway  
Lake Worth, FL 33460

**Folio No.** 38-43-44-27-16-06-012-0011

**Recorded:** OR Book 33172 Page 0925

**Grantor:** Abellon, P.A.

**Grantee:** 1831 Dixie Highway, LLC

**Date of Sale:** December 28, 2021

**Consideration:** \$365,000

**Type of Instrument:** Warranty Deed

**Land Size:** 18,874 square feet

**Present Use:** Vacant

**COMPARABLE IMPROVED SALE NUMBER 5 (CONTINUED)**

<b>Zoning:</b>	MU-Dixie, Mixed Use Dixie Highway, City of Lake Worth Beach
<b>Condition of Sale:</b>	Arm's-length
<b>Price per Square Foot of Land Area:</b>	\$19.34/square foot
<b>Comments:</b>	This is a vacant corner site, basically rectangular and located on the southwest corner of N. Dixie Highway and 19 <sup>th</sup> Avenue N. with frontage on both streets.

LATEST DEED



CFN 20210588277  
OR BK 33172 PG 0925  
RECORDED 12/29/2021 11:00:39  
AMT 365,000.00  
Doc Stamp 2,335.00  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pss 0925 - 927; (3pss)

THIS DEED WAS PREPARED BY:  
BOULEVARD TITLE COMPANY  
685 ROYAL PALM BEACH BLVD., SUITE 101  
ROYAL PALM BEACH, FLORIDA 33411

County Parcel Identification Number: 38-43-44-16-06-012-0011

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 28<sup>th</sup> day of December, 2021 by ABELLON, P.A., A FLORIDA CORPORATION, whose post office address is 6600 S. DIXIE HIGHWAY, SUITE 1, WEST PALM BEACH, FL 33405, hereinafter called the Grantor(s):

1831 DIXIE HIGHWAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 1608 EAST COMMERCIAL BLVD., FT. LAUDERDALE, FL 33334, hereinafter called the Grantee(s)

(Wherever used hereafter the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

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

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

BRUCE E. GREENFIELD  
Witness #1 Printed Name

Witness #2 Signature

JANET M. FOSTER  
Witness #2 Printed Name

ABELLON, P.A., A FLORIDA CORPORATION

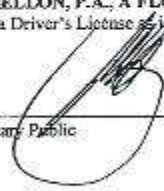
MARIA C. ABELLON, PRESIDENT

File No.: 21-104

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 28<sup>th</sup> day of December, 2021 by MARIA C. ABELLON, President of ABELLON, P.A., A FLORIDA CORPORATION, who is either  personally known to me or who  has produced a Florida Driver's License as identification.



  
\_\_\_\_\_  
Notary Public

My Commission Expires

SEAL

This is not a certified copy

**Exhibit "A"**

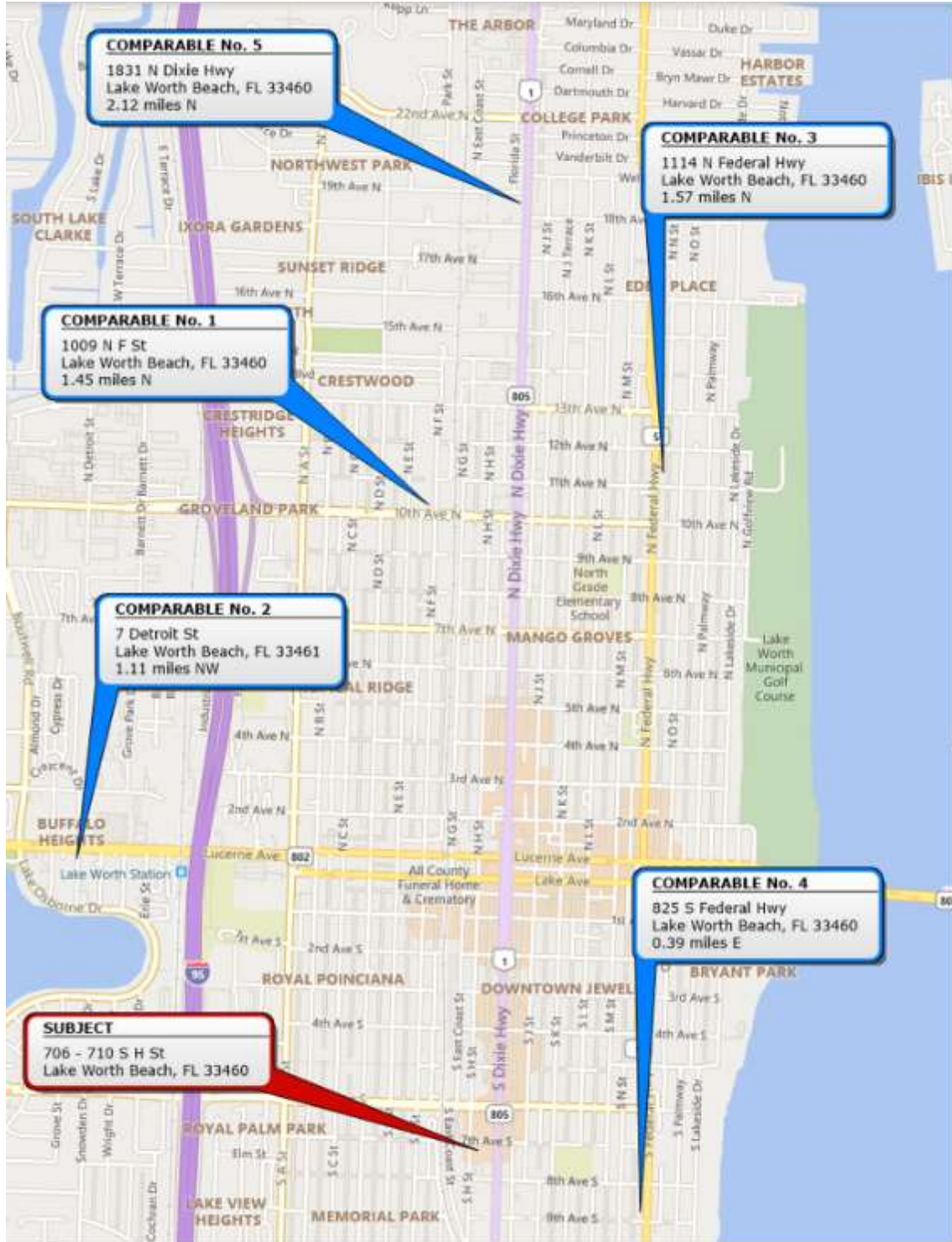
**Legal Description for File No.: 21-104**

The East 170 Feet of Lot 1, Block B, Lake Worth Heights, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 7, Page 25, LESS and except the East 2.00 feet and less and except that portion more particularly described as follows:

Commence at the Northwest Corner of said Lot 1; thence South 89° 58' 09" East along the Northerly boundary line of said Lot 1, a distance of 165.00 Feet to the Point of Beginning; thence continue South 89° 58' 09" East along said Northerly boundary line, a distance of 7.30 Feet to a point on the Westerly existing Right-of-Way line for State Road 805 (Dixie Highway), said Westerly existing Right-of-Way line being 2.00 Feet Westerly of and parallel with the East line of said Lot 1; thence South 00° 00' 02" East along said Westerly existing Right-of-Way line and said parallel line, a distance of 7.30 Feet; thence North 44° 59' 05" West, a distance of 10.33 Feet to the Point of Beginning.



## COMPARABLE VACANT LAND SALES LOCATION MAP



**COMPARABLE VACANT LAND SALE TABLE**

<b>SALE NO.</b>	<b>DATE OF SALE</b>	<b>SALE PRICE</b>	<b>LOCATION</b>	<b>SIZE SF</b>	<b>PRICE SF</b>	<b>ZONING</b>
<b>1</b>	<b>8/5/2020</b>	<b>\$410,000</b>	<b>1009 N. F Street Lake Worth 33460</b>	<b>28,353</b>	<b>\$14.46</b>	<b>MU-East</b>
<b>2</b>	<b>10/23/2020</b>	<b>\$1,250,000</b>	<b>7 Detroit Street Lake Worth 33461</b>	<b>105,816</b>	<b>\$11.81</b>	<b>MU-West</b>
<b>3</b>	<b>4/12/2021</b>	<b>\$750,000</b>	<b>1114 N. Federal Highway Lake Worth 33460</b>	<b>40,511</b>	<b>\$18.51</b>	<b>MU-FH</b>
<b>4</b>	<b>1/22/2020</b>	<b>\$305,000</b>	<b>825 S. Federal Highway, Lake Worth 33460</b>	<b>20,251</b>	<b>\$15.06</b>	<b>MU-FH</b>
<b>5</b>	<b>12/28/2021</b>	<b>\$365,000</b>	<b>1831 N. Dixie Highway, Lake Worth, Fl. 33460</b>	<b>18,874</b>	<b>\$19.34</b>	<b>MU-Dixie</b>
<b>Subject</b>			<b>706-710 South H Street, Lake Worth Beach, Fl 33460</b>	<b>13,517</b>		<b>P - MU-Dixie</b>

## **SALES COMPARISON APPROACH TO VALUE**

### **MARKET DATA ANALYSIS**

The Sales Comparison Approach to value entails the direct comparison of similar properties that have sold in the recent past. We have reviewed about twenty recent sales in the Lake Worth area and surrounding communities and have narrowed our sales to the five transactions located within the City of Lake Worth Beach and all are located within 2.12 miles of the subject property. The sales have all occurred within the prior 24 months.

We have reviewed the sales and considered adjustments based upon an analysis of the real property rights conveyed, the conditions of sale, differences in general market conditions (time), and physical differences between the sale properties and the subject property.

The sales sold in the time frame of January of 2020 to December of 2021. The date of value for this assignment is April 1, 2022. The sales all occurred in a similar time frame and market conditions. However, it was noted that the unit prices had increased on the two sales on Federal Highway with the 2020 sale at \$15.06 and the 2021 sale at \$18.51 per square foot of land area. The review of these sales leads us to conclude that Sales 1, 2 and 4 should be adjusted higher for the difference in time frame with Sale 5 the most recent sale. .

The subject property contains a total of 13,517 square feet of land area and the site was considered as vacant land. The comparable sales range in land size from 18,874 square feet to 105,816 square feet with the largest sale having the lowest unit sale price. Although the sales are larger than the subject, these were considered most applicable.

The zoning on Sale 5 (MU-Dixie) is the same as the subject property and all of the other sales have similar mixed-use zonings in other areas of Lake Worth. Our review of the sales did not indicate any market-based adjustments or trends for this difference in zoning.

All of the sales are located in close proximity to the subject property, and all are located within the City of Lake Worth Beach. The subject location is considered inferior for the location on H Street as opposed to the higher traffic locations on Dixie, Federal, and 10<sup>th</sup> Street with Sale 2 considered inferior in location, west of I-95.



## SALES COMPARISON APPROACH TO VALUE (CONTINUED)

### MARKET DATA ANALYSIS (Continued)

The following is a summary of our review of each of the sales:

**Sale 1** is located on the corner of 10<sup>th</sup> Street North and F Street, just west of the railroad tracks and sold in August of 2020 for \$410,000 or \$14.46 per square foot of land area. This site was considered inferior overall and an adjustment upward for time was required.

**Sale 2** is located just west of I-95 and was the largest site considered in our review. This sale was considered inferior for size and location being located just north of Lake Worth Road, near Boutwell Road. This property sold in October of 2020 for \$11.81 per square foot and was considered inferior overall.

**Sale 3** is located further east on Federal Highway and had a MU-FH zoning and sold in April of 2021. This 40,511 square foot site sold for \$18.51 per square foot of land area and was considered to be slightly superior overall to the subject property.

**Sale 4** is located to the southeast of the subject property on Federal Highway and sold for \$15.06 per square foot of land area. This was next to the smallest site reviewed and this site is larger than the subject property. This property had an MU-FH zoning and is the oldest sale occurring in January of 2020. This sale was considered inferior overall due to the date of sale.

**Sale 5** is located to the north of the subject property on Dixie Highway and sold for \$19.34 per square foot of land area. This was the smallest site reviewed and although slightly larger, this was considered similar overall. This property had MU-Dixie zoning the same as the subject and is the most recent sale occurring in December of 2021. This sale was considered most similar due to the size and superior for the location on Dixie Highway.

In addition to these sales also reviewed two current contracts of lands in Lake Worth with similar MU zonings and these two properties had asking prices of \$18.66 and \$19.12 per square foot of land area . The actual sale price was not revealed to the appraiser, however, a unit sale price less than the asking price is still typical for vacant land parcels.

**MARKET DATA ANALYSIS (CONTINUED)**

Based on our overall review of the 5 sales, it was our opinion that the market value of the subject site would be in the range of Sales 3, 4 and 5 as Sales 1 and 2 were considered inferior overall. Based on the review of the sales, a value conclusion at \$16.00 per square foot of land area was considered applicable and is supported by the sales and current contracts in the area.

Therefore, the following indicates the market value for the subject property.

<b>Land Size (Sq. Ft)</b>		<b>Indicated Unit Price (per Sq. Ft)</b>		<b>Indicated Value</b>
<b>13,517</b>	<b>X</b>	<b>\$16.00 per Sq. Ft</b>	<b>=</b>	<b>\$216,272</b>
<b>INDICATED MARKET VALUE OF SUBJECT</b>				<b>\$216,000</b>

## COMPARABLE IMPROVED SALE NUMBER 1



<b>Location:</b>	913 5 <sup>TH</sup> Ave S Lake Worth, FL 33460
<b>Folio No.</b>	38-43-44-21-15-175-0160
<b>Recorded:</b>	OR Book 2758 Page 583
<b>Grantor:</b>	Curtis L Dokken
<b>Grantee:</b>	501-507 S. Dixie Hwy LLC
<b>Date of Sale:</b>	July 30, 2021
<b>Consideration:</b>	\$250,000
<b>Type of Instrument:</b>	Warranty Deed
<b>Land Size:</b>	0.0775 Acres or 3,376 square feet
<b>Present Use:</b>	Improved

**COMPARABLE IMPROVED NUMBER 1 (CONTINUED)**

<b>Building Size:</b>	952 Square Feet Under Air
<b>Unit Price:</b>	\$262.61 per Square Foot
<b>Land to Bldg. Ratio:</b>	3.546:1
<b>Zoning:</b>	MU-Dixie, Mixed Use Dixie Highway, City of Lake Worth Beach
<b>Condition of Sale:</b>	Arm's-length
<b>Price per Square Foot of Land Area:</b>	\$68.01/square foot
<b>Comments:</b>	This is a corner site, basically rectangular and located on the northeast corner of S. H Street and 5 <sup>th</sup> Avenue S, with access frontage on to both.

LATEST DEED

Prepared by and return to:  
ROBERT P. FRITTS

CITRUS TITLE INSURANCE AGENCY, INC.  
5700 Lake Worth Road Suite 105  
Lake Worth, FL 33463  
561-964-5106  
File Number: 21-148

CFN 20210366675  
OR BK 32758 PG 0583  
RECORDED 08/06/2021 10:59:36  
AMT 250,000.00  
Doc Stamp 1,750.00  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs 0583 - 5841 (2pgs)

Parcel Identification No. 38-43-44-21-15-175-0160

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30 day of July, 2021 between Curtis L. Dokken , grantor\*, and 501-507 S DIXIE HWY LLC, a Florida Limited Liability Company whose post office address is 151 Lucerna Drive, Hypoluxo, FL 33462 , grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County Florida, to-wit:

Lot 16, Block 175, The Palm Beach Farms Company Plat No. 2 Lucerne Townsite, according to the plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 3304 Pebble Beach Drive, Lake Worth, FL 33467.

SUBJECT TO: Comprehensive land use plans, zoning, and other land use restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry, unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear and front lines and 7-1/2 feet in width as to side lines); none of the foregoing of which are reimposed hereby; and taxes for the year 2021 and subsequent years.

DoubleTime®

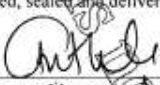


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


"Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: ANTONIA MUNK

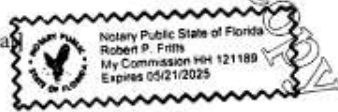
 (Seal)  
CURTIS L. DOKKEN

  
Witness Name: ROBERT P. FRITTS

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of July, 2021 by CURTIS L. DOKKEN, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**COMPARABLE IMPROVED SALE NUMBER 2**



**Location:** 524 S. F Street  
Lake Worth, FL 33460

**Folio No.** 38-43-44-21-15-179-0040

**Recorded:** OR Book 32778 Page 0701

**Grantor:** Roseline Moyse

**Grantee:** Williane St. Preux

**Date of Sale:** July 28, 2021

**Consideration:** \$124,000

**Type of Instrument:** Warranty Deed

**Land Size:** .0775 Acres or 3,376 square feet

**Present Use:** Improved

**COMPARABLE IMPROVED NUMBER 2 (CONTINUED)**

<b>Building Size:</b>	1,007 Under Air
<b>Unit Price:</b>	\$123.14 per Square Foot
<b>Land to Bldg. Ratio:</b>	3.353:1
<b>Zoning:</b>	MU-E, Mixed Use East, City of Lake Worth Beach
<b>Condition of Sale:</b>	Arm's-length
<b>Price per Square Foot of Land Area:</b>	\$36.74/square foot
<b>Comments:</b>	This is an interior basically rectangular lot with access frontage on S. F Street and access frontage access to S. G Street.

LATEST DEED

CFN 20210377845  
OR BK 32778 PG 701  
RECORDED 08/13/2021 07:53:32  
Palm Beach County, Florida  
AMT 124,000.00  
DEED DOC 868.00  
Joseph Abruzzo  
Clerk  
Pgs 0701-0702; (2Pgs)

Prepared by and return to:  
Erin Sherman  
Boston National Title Agency, LLC  
400 Bouser Road, Suite 500  
Coryopolis, PA 15108

File Number: FL21138494

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 28th day of July, 2021, between Roseline Moysé, a married woman, whose post office address is 4457 Aster Dr, Lake Worth, FL 33460, grantor, and Williane St Preux, a married woman, whose post office address is 1315 N K St, Lake Worth, FL 33460, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of One Hundred Twenty-Four Thousand Dollars and Zero Cents (\$124,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, obtained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

The following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lot 4, Block 179, The Palm Beach Farms Co. Plat No. 2 Townsite of Lucerne N/K/A Lake Worth, according to the map or plat thereof, as recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 38-43-02-179-0040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Roseline Moyse

  
Witness Name: JOHN ST GER

  
Witness Name: Blake Leary

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this  
29 day of July, 2021, by Roseline Moyse who is personally known  
to me or has produced Roseline Moyse License as identification.

(NOTARIAL SEAL)

  
NOTARY PUBLIC, State of Florida





**COMPARABLE IMPROVED SALE NUMBER 3**



**Location:** 523 S. E Street  
Lake Worth, FL 33460

**Folio No.** 38-43-44-21-15-183-0270

**Recorded:** OR Book 32646 Page 1519

**Grantor:** TR The Taxman, Inc.

**Grantee:** MM Lopez, Inc.

**Date of Sale:** June 25, 2021

**Consideration:** \$215,000

**Type of Instrument:** Warranty Deed

**Land Size:** .1705 Acres or 7,427 square feet

**Present Use:** Vacant

**COMPARABLE IMPROVED NUMBER 3 (CONTINUED)**

<b>Building Size:</b>	971 Square Feet Under Air
<b>Unit Price:</b>	\$221.42 per Square Foot
<b>Land to Bldg. Ratio:</b>	7.649:1
<b>Zoning:</b>	MU-E, Mixed Use East, City of Lake Worth Beach
<b>Condition of Sale:</b>	Arm's-length
<b>Price per Square Foot of Land Area:</b>	\$221.42/square foot
<b>Comments:</b>	This is an interior lot, basically rectangular with frontage access on the west side of S. E Street and alley access.



# LATEST DEED

CFN 20210308273  
OR BK 32646 PG 1519  
RECORDED 07/01/2021 15:10:06  
Palm Beach County, Florida  
AMT 215,000.00  
DEED DOC 1,505.00  
Joseph Abruzzo  
Clerk  
Pgs 1519-1520. (2Pgs)



Prepared by  
Cristina Aguilera, an employee of  
**First American Title Insurance Company**  
3475 W Woodbright Road  
Boca Raton, Florida 33436  
(561) 967-3120

Return to: Grantee

File No.: 12672-2696923

## WARRANTY DEED

THIS INDENTURE, executed on **June 25, 2021**, between

**Simon 2014 LLC, a Florida limited liability company**

whose mailing address is: c/o TR The Taxman, Inc. 9858 Clint Moore Road Suite C111-131, Boca Raton, FL 33496, hereinafter called the "grantor", and

**MM Lopez, Inc., a Florida corporation**

whose mailing address is: 523 S E St., Lake Worth Beach, FL 33460, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Palm Beach County, FL**, to-wit:

All Of Lots 27, 28 And The North Five Feet Of Lot 29, In Block 183, In THE PALM BEACH FARMS CO. PLAT NO. 2. THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), Recorded In Plat Book 2, Pages 29-40, Inclusive, In The Office Of The Clerk Of The Circuit Court In And For Palm Beach County, Florida.

Parcel Identification Number: **38-43-44-21-15-183-0270**

**Subject** to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all

Page 1 of 2  
File No. 12672-2696923

persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Simon 2014 LLC,  
a Florida limited liability company

By: \_\_\_\_\_  
Name: Sigalit Simon  
Title: Member

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness Signature  
MARIA GOITIA  
Print Name

\_\_\_\_\_  
Witness Signature  
Raman Coefri  
Print Name

State of Florida  
County of West Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on JUNE 25, 2021, by Sigalit Simon, as Member and, as on behalf of Simon 2014 LLC, a Florida limited liability company, existing under the laws of the State of Florida.

\_\_\_\_\_  
Notary Public  
MARIA GOITIA  
(Printed Name)



MARIA GOITIA  
Commission # GG 218030  
Expires July 10, 2022  
Guarded They Budget Notary Service

My Commission expires: 7/10/22

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license

(Notarial Seal)

Not a Certified Copy

## COMPARABLE IMPROVED SALE NUMBER 4



**Location:** 726 S. D Street  
Lake Worth, FL 33460

**Folio No.** 38-43-44-21-15-231-0020

**Recorded:** OR Book 32804 Page 1837

**Grantor:** Joel Zwemer and Amy Zwemer

**Grantee:** Richard A Poanco

**Date of Sale:** August 16, 2021

**Consideration:** \$245,000

**Type of Instrument:** Warranty Deed

**Land Size:** .1549 Acres or 6,747 square feet

**Present Use:** Improved

**COMPARABLE IMPROVED NUMBER 4 (CONTINUED)**

<b>Building Size:</b>	780 Square Feet Under Air
<b>Unit Price:</b>	\$314.10 per Square Foot
<b>Land to Bldg. Ratio:</b>	8.650:1
<b>Zoning:</b>	SFR – Single Family Residential, City of Lake Worth Beach
<b>Condition of Sale:</b>	Arm’s-length
<b>Price per Square Foot of Land Area:</b>	\$36.31/square foot
<b>Comments:</b>	This is a vacant corner site, basically rectangular and located on the southwest corner of N. Dixie Highway and 19 <sup>th</sup> Avenue N. with frontage on both streets.



LATEST DEED



CFN 20210391957

OR BK 32804 PG 1837

RECORDED 08/23/2021 08:56:28

AMT 245,000.00

Doc Stamp 1,715.00

Palm Beach County, Florida

Joseph Abruzzo, Clerk

Pgs 1837 - 1838 (2pgs)

Prepared by and return to:  
Thomas D. Rielly, Esq.  
Thomas D. Rielly, P.A.  
200 Butler Street, Suite 207  
West Palm Beach, FL 33407

Parcel Identification Number: 38-43-44-21-15-231-0020

Warranty Deed

This Warranty Deed, made this 16<sup>th</sup> day of August, 2021, between **Joel Zwemer and Amy Zwemer**, husband and wife, herein the Grantor, whose post office address is 667 Tangelt Circle SW, Vero Beach, FL 32968, and **Richard A. Polanco**, a single man, and **Adelicia V. Villagaray**, a single woman, as joint tenants with right of survivorship, herein the Grantee, whose post office address is 726 S. D Street, Lake Worth Beach, FL 33460.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate lying and being in the County of **Palm Beach**, State of Florida to wit:

**Lot 2, Block 231, The Palm Beach Farms Company Plat No. 2 Townsite of Lucerne n/k/a Lake Worth, according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.**

Subject to current taxes and subsequent years, restrictions, limitations, reservations, easements or other matters of record, if any, but said reference shall not operate to reimpose the same. Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness  
Printed Name: Sandra Herrera

*[Signature]*  
Witness  
Printed Name: Thomas D. Rully

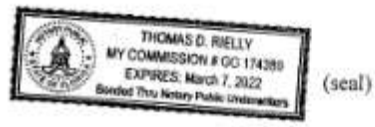
*[Signature]*  
Joel Zwemer

*[Signature]*  
Amy Zwemer

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by ( X ) physical presence or ( ) online notarization on this 16<sup>th</sup> day of August, 2021, by Joel Zwemer and Amy Zwemer, who is/are ( ) personally known or who has/have ( X ) produced a Florida Driver's License as identification.

*[Signature]*  
Notary Public  
Printed Name: Thomas D. Rully  
My Commission Expires:





## COMPARABLE IMPROVED SALE NUMBER 5



<b>Location:</b>	905 S. F Street Lake Worth, FL 33460
<b>Folio No.</b>	38-43-44-21-15-261-0100
<b>Recorded:</b>	OR Book 32624 Page 1416
<b>Grantor:</b>	Carmen Diaz
<b>Grantee:</b>	Louisimene Pierre
<b>Date of Sale:</b>	May 26, 2021
<b>Consideration:</b>	\$220,000
<b>Type of Instrument:</b>	Warranty Deed
<b>Land Size:</b>	.1550 Acres or 6,752 square feet
<b>Present Use:</b>	Improved

**COMPARABLE IMPROVED NUMBER 5 (CONTINUED)**

<b>Building Size:</b>	773 Square Feet Under Air
<b>Unit Price:</b>	\$284.61 per Square Foot
<b>Land to Bldg. Ratio:</b>	8.735:1
<b>Zoning:</b>	SFR -Single Family Residential, City of Lake Worth Beach
<b>Condition of Sale:</b>	Arm's-length
<b>Price per Square Foot of Land Area:</b>	\$32.58/square foot
<b>Comments:</b>	This is an interior basically rectangular site with frontage access to the west side of S. W Street and alley access.

## LATEST DEED

CFN 20210296895  
OR BK 32624 PG 1416  
RECORDED 06/25/2021 08:55:23  
Palm Beach County, Florida  
AMT 220,000.00  
DEED DOC 1,540.00  
Joseph Abruzzo  
Clerk  
Pgs 1416-1417; (2Pgs)

**Prepared By and Return To:**  
Partnership Title and Escrow, LLC  
1663 S. Congress Avenue  
West Palm Beach, FL 33406

Order No.: 21-1157P

Property Appraiser's Parcel I.D. (folio) Number:  
38434421152610100

## WARRANTY DEED

THIS WARRANTY DEED dated May 26, 2021, by Carmen Diaz, an unremarried widow, whose post office address is 3060 Congress Park Dr., Apt. 634, Lake Worth, Florida 33461 (the "Grantor"), to Louisimene Pierre, whose post office address is 905 S F Street, Lake Worth, Florida, 33460 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Palm Beach, State of Florida, viz:

Lot 10, Block 261, TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH) PALM BEACH FARMS COMPANY'S PLAT NO. 2, according to Plat thereof as recorded in Plat Book 2, Page 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Carmen Diaz  
Carmen Diaz

[Signature]  
Witness Signature

VIVIAN BAEZ  
Printed Name of First Witness

**Grantor Address:**  
3060 Congress Park Dr., Apt. 634  
Lake Worth, FL 33461

[Signature]  
Witness Signature

Gaudulope L. Carque  
Printed Name of Second Witness

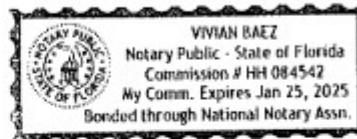
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization on 5/26/21, by Carmen Diaz.

Personally known   
or Produced Identification   
Type of Identification Produced A.I.D.

[Signature]  
Notary Public  
Print Name:  
My Commission Expires:



This is not a certified copy



## COMPARABLE IMPROVED SALE NUMBER 6



<b>Location:</b>	801 S. F Street Lake Worth, FL 33460
<b>Folio No.</b>	38-43-44-21-15-247-0090
<b>Recorded:</b>	OR Book 33314 Page 998
<b>Grantor:</b>	Abellon, P.A.
<b>Grantee:</b>	1831 Dixie Highway, LLC
<b>Date of Sale:</b>	March 11 2022
<b>Consideration:</b>	\$270,000
<b>Type of Instrument:</b>	Warranty Deed
<b>Land Size:</b>	.1550 Acres of 6,752 Square Feet
<b>Present Use:</b>	Improved

**COMPARABLE IMPROVED NUMBER 6 (CONTINUED)**

<b>Building Size:</b>	850 Square Feet Under Air
<b>Unit Price:</b>	\$317.64 per Square Foot
<b>Land to Bldg. Ratio:</b>	7.943:1
<b>Zoning:</b>	SFR – Single Family Residential, City of Lake Worth Beach
<b>Condition of Sale:</b>	Arm’s-length
<b>Price per Square Foot of Land Area:</b>	\$39.99/square foot
<b>Comments:</b>	This is an improved corner site, basically rectangular with access frontage to S. F Street to the east, access frontage to the north on 8 <sup>th</sup> Avenue S and alley access.



LATEST DEED

CFN 20220072682  
OR BK 33314 PG 998  
RECORDED 02/15/2022 13:52:38  
Palm Beach County, Florida  
AMT 270,000.00  
DEED DOC 1,890.00  
Joseph Abruzzo  
Clerk  
Pgs 0998-1000; (3Pgs)

PREPARED BY & RETURN TO:

Name: N. Dixon, an employee of  
Phoenix Land Title & Escrow, Inc.  
Address: 701 Promenade Drive  
Suite 203  
Pembroke Pines, FL 33026  
File No. 22-01-6248  
Parcel No.: 38-43-44-21-15-247-0090

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 2 day of **February, 2022**, by **OWEN FLYNN, A SINGLE MAN,** and **IVY GENTLES, A SINGLE WOMAN,** hereinafter called the Grantors, to **TRACY DEAN, A SINGLE WOMAN,** whose post office address is 301 SOUTH F STREET, LAKE WORTH, FL 33460, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated in County of Palm Beach, State of Florida, viz:

**LOT 9, BLOCK 247, THE PALM BEACH FARMS COMPANY PLAT NO. 2, LUCERNE TOWNSITE NKA LAKE WORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

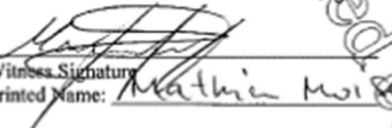
Page 2 of 3  
**OWEN FLYNN & IVY GENTLES**  
Warranty Deed Continued

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature   
Printed Name: Pierre Augustin

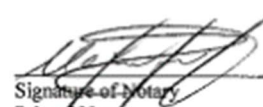
Name: **OWEN FLYNN** L.S.  
Address: 54 CARNEY ROAD, ENFIELD, CT 06082

Witness Signature   
Printed Name: Mathieu Moise

STATE OF **FLORIDA**  
COUNTY OF Falm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of **February**, 2022, by **OWEN FLYNN**, who [ ] is personally known to me or who have produced FL DC as identification.



Signature of Notary   
Printed Name:  
My commission expires:

Page 3 of 5  
**OWEN LYNN & IVY GENTLES**  
Warranty Deed Continued

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature  
Printed Name: Frehiwot Endale

[Signature] L.S.  
Name: **IVY GENTLES**  
Address: 1637 WHITEHALL DRIVE, SILVER SPRING, MD  
20904

[Signature]  
Witness Signature  
Printed Name: Mari Gregory

STATE OF Maryland  
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of **February, 2022**, by **IVY GENTLES**, who [ ] is personally known to me or who have produced Maryland Driver's License as identification.



[Signature]  
Signature of Notary  
Printed Name: Daniel Alexander Joya-Iglesias  
My commission expires: 05/14/2025

This is not a Certified Copy

**COMPARABLE IMPROVED SALE NUMBER 7**



**Location:** 615 S. F Street  
Lake Worth, FL 33460

**Folio No.** 38-43-44-21-15-199-0120

**Recorded:** OR Book 33190 Page 1675

**Grantor:** Jason Hasson

**Grantee:** Thomas J. Kline and Cynthia E. Kline

**Date of Sale:** December 9, 2021

**Consideration:** \$370,000

**Type of Instrument:** Warranty Deed

**Land Size:** .1550 Acres or 6,752 square feet

**Present Use:** Improved

**COMPARABLE IMPROVED NUMBER 7 (CONTINUED)**

<b>Building Size:</b>	1,354 Square Feet
<b>Unit Price:</b>	\$273.26
<b>Land to Bldg. Ratio:</b>	4.987:1
<b>Zoning:</b>	MU-E, Mixed Use East, City of Lake Worth Beach
<b>Condition of Sale:</b>	Arm's-length
<b>Price per Square Foot of Land Area:</b>	\$54.80/square foot
<b>Comments:</b>	This is an interior site, basically rectangular with frontage access to the west side of S. F Street and alley access.

LATEST DEED

CFN 20220005283  
OR BK 33190 PG 1675  
RECORDED 01/06/2022 08:36:58  
Palm Beach County, Florida  
AMT 370,000.00  
DEED DOC 2,590.00  
Joseph Abruzzo  
Clerk  
Pgs 1675-1676; (2Pgs)

**Prepared by:**  
Elena Dominguez  
HomePartners Title Services LLC  
1535 Three Village Road  
Weston, FL 33326

**Return to:**  
HomePartners Title Services LLC  
Elena Dominguez  
1535 Three Village Road  
Weston, FL 33326

Incident to the issuance of a title insurance commitment.

Tax ID: 38-43-44-21-15-199-0120

File Number: 190-23222

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 9<sup>th</sup> day of December, 2021, between

Jason Hasson, a single man  
whose post office address is 6552 Westview Drive, Lake Worth, FL 33462, grantor,  
and

Thomas J. Kline and Cynthia E. Kline, husband and wife  
whose post office address is 615 S F Street, Lake Worth, FL 33460, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Palm Beach County, Florida, to-wit:

Lot 12, Block 199, The Palm Beach Farms Co., Plat No. 2, The Townsite of Lucerne n/k/a Lake Worth, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 38-43-44-21-15-199-0120

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all



encumbrances, except taxes for the year of closing and subsequent years, restrictions, reservations, covenants and easements of record, if any.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature  
Printed Name: PATRICK M. SHEEHAN

[Signature]  
Jason Hasson

[Signature]  
Witness Signature  
Printed Name: LENA SUSSMAN PA

State of Florida  
County of Palm Beach

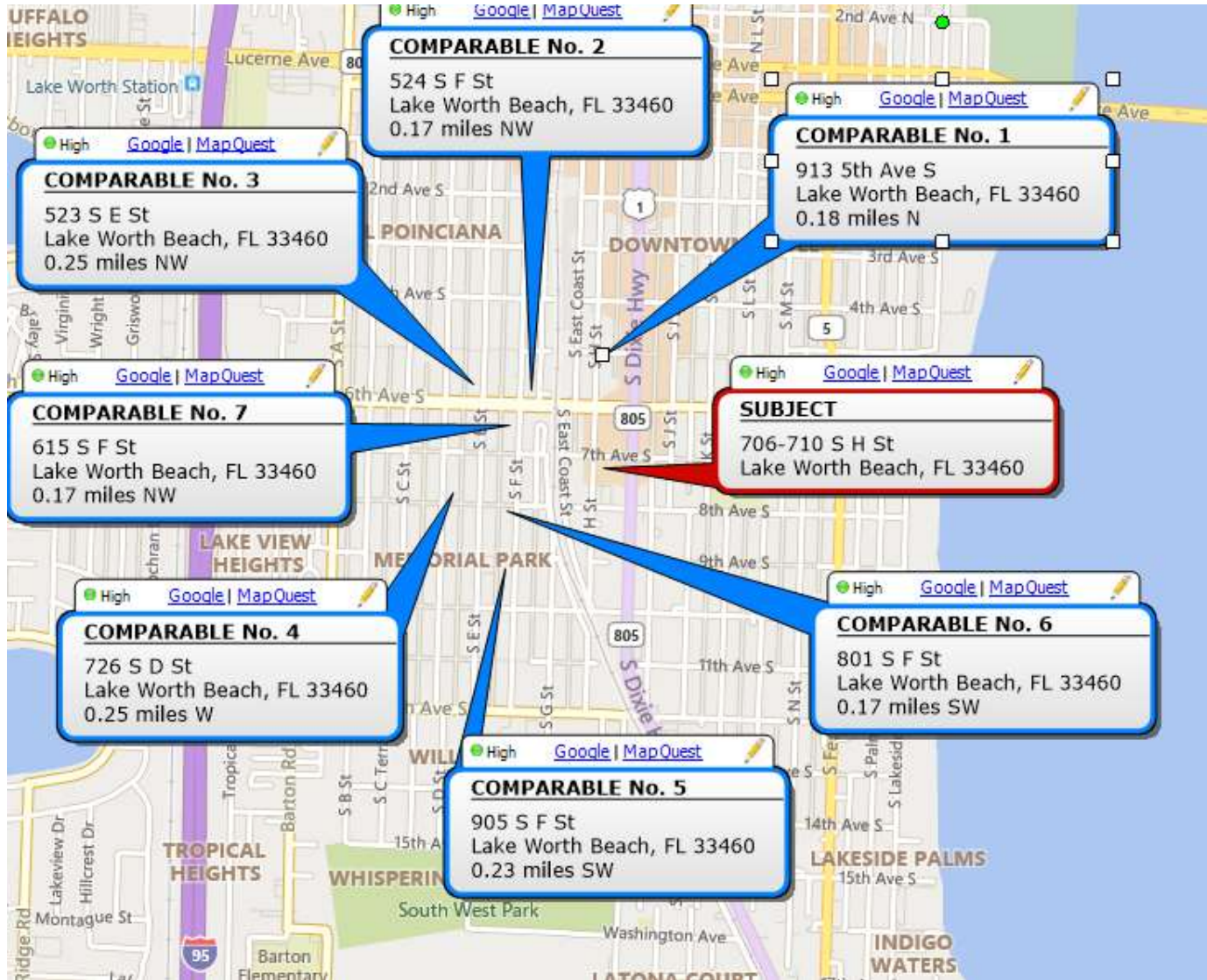
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of December, 2021, by Jason Hasson, a single man, who is personally known to me or  has produced [Signature] as identification.

[Signature]  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



*a certified copy*

## COMPARABLE IMPROVED SALE LOCATION MAP



**COMPARABLE IMPROVED SALES TABLE**

Sale	Sale Date	Sale Price	Address	Site Size Square Feet	Land Price per SF	Under Air SF	Building Unit price per SF	land to Bldg. Ratio	Zoning
1	7/30/2021	\$250,000	913 5th Ave. S. Lake Worth, Fl. 33460	3,376	\$74.05	952	\$262.61	3.546	MU-Dixie
2	7/28/2021	\$124,000	524 S. F Street, Lake Worth, Fl. 33460	3,376	\$36.73	1,007	\$123.14	3.352	MU-E
3	6/25/2021	\$215,000	523 S. E Street, Lake Worth, Fl. 33460	7,427	\$28.95	971	\$221.42	7.649	MU-E
4	8/16/2021	\$245,000	726 S. D Street, Lake Worth, Fl. 33460	6,747	\$36.31	780	\$314.10	8.651	SFR
5	5/26/2021	\$220,000	905 S. F Street, Lake Worth, Fl. 33460	6,752	\$32.58	773	\$284.61	8.735	SFR
6	2/2/2022	\$270,000	801 S. F Street, Lake Worth, Fl. 33460	6,752	\$39.99	850	\$317.65	7.943	SFR
7	12/9/2021	\$370,000	615 S. F Street Lake Worth, Fl. 33460	6,752	\$54.80	1,354	\$273.26	4.987	MU-E
			Subject						
			706 S. H Street, Lake Worth, 33460	6,756		1,104			P - MU-Dixie
			710 S. H Street, Lake Worth, Fl. 33460	6,761		774			P - MU-Dixie
			Totals	13,517		1,878			

## **SALES COMPARISON APPROACH TO VALUE**

### **MARKET DATA ANALYSIS**

The Sales Comparison Approach to value entails the direct comparison of similar properties that have sold in the recent past. We have reviewed about twenty recent sales in the Lake Worth area and surrounding communities and have narrowed our sales to the seven transactions located within the City of Lake Worth Beach and all are located within .25 miles of the subject property. The sales have all occurred within the prior 12 months.

We have reviewed the sales and considered adjustments based upon an analysis of the real property rights conveyed, the conditions of sale, differences in general market conditions (time), and physical differences between the sale properties and the subject property.

The sales sold in the time frame of May of 2021 to February of 2022. The date of value for this assignment is April 1, 2022. The sales all occurred in a similar time frame and market conditions. The comparable sales range in air-conditioned building size from 773 square feet to 1,354 square feet. The building unit unadjusted prices ranged from a low of \$123.14 per square foot to a high of \$317.65 per square foot.

The subject property contains a total of 13,517 square feet of land area and the site was improved with two single family residences containing 1,104 square feet and 774 square feet of building area. The comparable sales range in land size from 3,376 square feet to 7,427 square feet.

The zoning on Sale 1 (MU-Dixie) had the same as the subject property and all of the other sales have similar MU-E, Mixed Use -East or SFR, Single-Family Residential zonings in similar areas of Lake Worth. Our review of the sales did not indicate any market-based adjustments or trends for this difference in zoning.

All of the sales are located within .25 miles to the subject property, and all are located within the City of Lake Worth Beach and considered similar to the subject location on H Street.

## SALES COMPARISON APPROACH TO VALUE (CONTINUED)

### MARKET DATA ANALYSIS (Continued)

The following is a summary of our review of each of the sales:

**Sale 1** is located on the corner of 5<sup>th</sup> Avenue South and S. H Street and has 3,376 square feet of land. It sold in July of 2021 for \$250,000 or \$74.05 per square foot of land area and \$262.61 per square foot of air-conditioned building area. This property is zoned MU-Dixie or the same as the subject.

**Sale 2** is an interior lot located on the east side of S. F Street, has alley access to the rear of the property and has 3,376 square feet of land. This property sold in July of 2021 for \$124,000 or \$36.73 per square foot of land area and \$123.14 per square foot of air-conditioned building area. This property is zoned MU-E similar to the subject.

**Sale 3** is an interior lot located on the west side of S. E Street, has alley access to the rear of the property and is the largest site with 7,427 square feet of land. This property sold in June of 2021 for \$215,000 or \$28.95 per square foot of land area and \$221.42 per square foot of air-conditioned building area. This property is zoned MU-E similar to the subject.

**Sale 4** is an interior lot located on the east side of S. D Street, has alley access to the rear of the property and has 6,747 square feet of land. This property sold in August of 2021 for \$245,000 or \$36.31 per square foot of land area and \$314.10 per square foot of air-conditioned building area.

**Sale 5** is an interior lot located on the west side of S. F Street, has alley access to the rear of the property and has 6,752 square feet of land. This property sold in May of 2021 for \$220,000 or \$32.58 per square foot of land area and \$284.61 per square foot of air-conditioned building area.

**Sale 6** is a corner lot located on the southwest corner of 8<sup>th</sup> Avenue S. and S. F Street, has alley access to the rear of the property and has 6,752 square feet of land. This property sold in February of 2022 for \$270,000 or \$39.99 per square foot of land area and \$317.65 per square foot of air-conditioned building area.

**Sale 7** is an interior lot located on the west side of S. F Street, has alley access to the rear of the property and has 6,752 square feet of land. This property sold in December of 2021 for \$370,000 or \$54.80 per square foot of land area and \$273.26 per square foot of air-conditioned building area. This property is zoned MU-E similar to the subject.

**MARKET DATA ANALYSIS (CONTINUED)**

Based on our overall review of the seven (7) sales, it was our opinion that the market value of the subject site would be in the range of Sales 1, 2, 3, and 7. Sales 4, 5 and 6 were considered superior overall. Based on the size of each of the comparable sales as well as the subject building sizes, a different unit sale price for each property was considered applicable. Based on the review of the sales, a value conclusion at \$220.00 per square foot of building area for 706 S. H. Street was considered applicable and \$250.00 per square foot for 710 S. H Street is supported by the sales data.

Therefore, the following indicates the market value for the subject property.

**706 S. H Street - 38-43-44-21-15-223-0070**

<b>Bldg. Size Under Air (Sq. Ft)</b>		<b>Indicated Unit Price (per Sq. Ft)</b>		<b>Indicated Value</b>
<b>1,104</b>	<b>X</b>	<b>\$220.00 per Sq. Ft</b>	<b>=</b>	<b>\$242,880</b>
<b>INDICATED MARKET VALUE OF SUBJECT</b>				<b>\$243,000</b>

**710 S. H Street 38-43-44-21-15-223-0060**

<b>Bldg. Size Under Air (Sq. Ft)</b>		<b>Indicated Unit Price (per Sq. Ft)</b>		<b>Indicated Value</b>
<b>774</b>	<b>X</b>	<b>\$250.00 per Sq. Ft</b>	<b>=</b>	<b>\$193,500</b>
<b>INDICATED MARKET VALUE OF SUBJECT</b>				<b>\$193,500</b>



## RECONCILIATION

We have considered the Sales Comparison, Cost, and Income Approaches to value in this assignment. The Cost and Income Approaches were not considered applicable due to our review of the motivations of the buyers for this type of property. Based upon the quantity and quality of the market data, i.e., the comparable sales, it is our opinion that the Sales Comparison Approach to Value is the most reliable indicator of the value of the subject property (land only). The use of the Sales Comparison Approach to Value allowed us the opportunity to review the value of the property considering the unit sale price per square foot of land area. Considering the subject and surrounding uses, the review of the unit sale price and overall sale prices of the comparables was considered most applicable and the sales considered, in our opinion, reflect the market value of the subject property land only.

The Sales Comparison Approach was utilized for the market value of the property as improved and was considered the most applicable method of valuation for the subject homes. A market value of \$248,000 and \$193,500 for the two homes was considered applicable as noted below.

Based upon review of the market data and our analysis, it is our opinion that the market value of the subject property based on our estimation of the highest and best use of the property as indicated in this report, as of April 1, 2022, is:

### VALUE OF SUBJECT PROPERTY AS IMPROVED

**706 S. H Street**

**TWO HUNDRED FORTY-THREE THOUSAND DOLLARS  
(\$243,000)**

**710 S. H Street**

**ONE HUNDRED NINETY-THREE THOUSAND FIVE HUNDRED DOLLARS  
(\$193,500)**

Based upon review of the market data and our analysis, it is our opinion that the market value of the subject property, as vacant land, as of April 1, 2022, is:

### VALUE OF SUBJECT PROPERTY VACANT

**TWO HUNDRED SIXTEEN THOUSAND DOLLARS  
(\$216,000)**

# ADDENDUM

**PHOTOGRAPHS  
OF  
SUBJECT PROPERTY**



**View looking easterly of 706-710 South H Street**



**View looking southeasterly of 706 South H Street**





**View of 706 S. H Street property looking easterly**



**View of front yard and driveway 706 S. H Street property looking southeasterly**





**Zoning notice signage on 706 S. H Street, Project # 21-01300002**



**View of 710 S. H Street property looking easterly**





**View looking northeasterly of 710 South H Street frontage**



**Street view looking northerly on South H Street with subject on right**



**Street view looking southerly on South H Street with subject on left**



# FLOOD ZONE MAP



**SUBJECT PROPERTY MOST RECENT DEEDS  
38-43-44-21-15-223-0070**



CFN 20190182330  
OR BK 30623 PG 1607  
RECORDED 05/20/2019 16:24:13  
AMT 140,800.00  
Doc Stamp 980.00  
Palm Beach County, Florida  
Sharon R. Bock-CLERK & COMPTROLLER  
Pg 16071 (199)

**WARRANTY DEED**  
INDIVIDUAL TO INDIVIDUAL  
Return to: (enclose self-addressed stamped envelope)  
Name: Florida Direct Title, Inc.  
Attn: Corinne O'Donnell  
Address: 1380 N Federal Hwy Ste 107, Boca Raton, Florida 33432  
The Instrument Prepared by:  
Name: Corinne O'Donnell  
Address: 1380 N Federal Hwy Ste 107, Boca Raton, Florida 33432  
File Number: PLS-1902-1032  
Property Appraisal Parcel Identification  
File Number(s): 38-43-44-21-15-223-0070

SPACE ABOVE THIS LINE FOR PROCESSING DATA \_\_\_\_\_ SPACE ABOVE THIS LINE FOR RECORDING DATA \_\_\_\_\_

**This Warranty Deed**, Made and executed the 15th day of May, 2019, by **Dean Biernat, a Married Man**, whose post office address is **11 Loggerhead Lane, Tequesta, FL 33469**, hereinafter called the **Grantor**, to **Dixie Capital Partners, LLC, a Florida Limited Liability Company**, whose post office address is **28-21 Astoria Blvd. PHS, Astoria, NY 11102**, hereinafter called the **Grantee**.  
(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, remises, releases, conveys and confirms unto the Grantee, all that certain land, situate in **Palm Beach County, State of Florida**, viz:

**Lot 7, Block 223, The Palm Beach Farms Co. Plat No. 2, The Townsite of Lucerne (now known as Lake Worth, according to the map or plat thereof, recorded in Plat Book 2, Page(s) 29 through 40, Public Records of Palm Beach County, Florida.**

Grantor herein affirms that subject property is not his nor his spouse's homestead and that their homestead address is noted above.

**Together, with all the tenements, appurtenances and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.**

**And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.**

**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, dated and delivered in the presence of:

Witness Signature

Signature  
Dean Biernat

Austin Gregg  
Print Name

Print Name

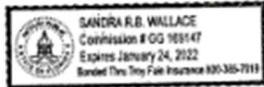
Witness Signature

SANDRA R.B. WALLACE  
Print Name

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

This foregoing instrument was acknowledged before me this 15th day of May, 2019, by **Dean Biernat, a Married Man**. (Check one.)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL



Notary Signature  
Print Name SANDRA R.B. WALLACE

CFN 20190267350  
OR BK 30764 PG 1711  
RECORDED 07/22/2019 12:45:23  
Palm Beach County, Florida  
AMT 132,000.00  
DEED DOC 624.00  
Sharon R. Book  
CLERK & COMPTROLLER  
Pg 1711; (1Pgs)

**WARRANTY DEED**  
INDIVIDUAL TO INDIVIDUAL  
Return to: (enclose self-addressed stamped envelope)  
Name: Florida Street Title, Inc.  
Attn: Candace O'Donnell  
Address: 3300 N Federal Hwy Ste 117, Boca Raton, Florida 33432  
This Instrument Prepared By:  
Name: Candace O'Donnell  
Address: 3300 N Federal Hwy Ste 117, Boca Raton, Florida 33432  
File Number: PUB-4902-5623  
Property Appraiser Parcel Identification  
File Number(s): 38-43-44-21-15-223-0060

SPACE BELOW THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed**, Made and executed the 19th day of July 2019, by Dean Biernat, a Married Man, whose post office address is 11 Loggerhead Lane, Jupiter, FL 33469-1558, hereinafter called the Grantor, to Dixie Capital Partners LLC, whose post office address is 28-21 Astoria Blvd. PHS, Astoria, NY 11102, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land, situate in Palm Beach County, State of Florida, viz:

Lot 6, Block 223, The Palm Beach Farms Co. Plat No. 2, the Townsite of Lucerne, now known as Lake Worth, according to the map or plat thereof, recorded in Plat Book 2, Page(s) 29 through 40, Public Records of Palm Beach County, Florida.

Grantor herein affirms that subject property is not his nor his spouse's homestead and that their homestead address is noted above.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra R. Wallace  
Witness Signature

SANDRA R. WALLACE  
Print Name

[Signature]  
Witness Signature

[Signature]  
Print Name

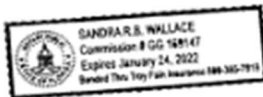
[Signature]  
Signature

Dean Biernat  
Printed Name

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This foregoing instrument was acknowledged before me this 19th day of July, 2019, by Dean Biernat, a Married Man. (Check one)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL



[Signature]  
Notary Signature

Print Name SANDRA R. WALLACE



## ZONING CODE

2/6/22, 12:07 PM

Lake Worth Beach, FL Code of Ordinances

### Sec. 23.3-17. - MU-DH—Mixed Use-Dixie Highway.

- a) *Intent.* The MU-DH mixed use - Dixie Highway district is designed for Dixie Highway, Lake Worth's commercial spine. The MU-DH district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not permitted in the district because they will be detrimental to the shopping or office functions of the area. The establishment of certain uses is subject to conditional use review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors. The district implements in part the downtown mixed use land use category of the Lake Worth Comprehensive Plan.
- b) *Use restrictions and development regulations for residential uses in the MU-DH district.* Multiple-family residential uses, excluding single-family and two-family uses, may be established and expanded in the MU-DH district subject to the provisions of [section 23.3-10](#) for uses on the east side of Dixie Highway and [section 23.3-11](#) for uses on the west side of Dixie Highway. Provided however that residential uses shall not be permitted at the ground floor of any building fronting on Dixie Highway.
1. Minimum living area shall be as follows:
    - A. Efficiency units: Four hundred (400) square feet.
    - B. One-bedroom units: Six hundred (600) square feet.
    - C. Two-bedroom units: Seven hundred fifty (750) square feet.
    - D. Three-bedroom units: Nine hundred (900) square feet.
    - E. Four-bedroom units: One thousand three hundred fifty (1,350) square feet.
- c) *Use restrictions for nonresidential uses in the MU-DH district.* Refer to the permitted use table at [section 23.3-6](#) for a complete list of uses.
1. *Principal nonresidential uses permitted by right.*
    - A. Commercial - low intensity.
    - B. Office - low intensity.
    - C. Low intensity retail uses - low intensity.
    - D. Personal services uses - low intensity.
    - E. Cultural and artisanal arts uses - low intensity.
    - F. Institutional uses - low intensity.
    - G. Automotive vehicular - low intensity.
    - H. Eating and drinking establishments without drive through facilities.
    - I. Essential services.
    - J. Mixed use developments between major intersections.
    - K. Stand alone commercial uses within one (1) block of major intersections. The major intersections in this district are 10th Avenue North, 5th Avenue south and 12th Avenue south.
  2. *Principal uses permitted as either administrative or conditional uses.*
    - A. Commercial - medium to high intensity.
    - B. Office - medium to high intensity.
    - C. Low intensity retail uses - medium to high intensity.



- D. Personal services uses - medium to high intensity.
- E. Cultural and artisanal arts uses - medium to high intensity.
- F. Institutional uses - medium to high intensity.
- G. Automotive vehicular - medium to high intensity.
- H. Open air retail operations.
- I. Parking facilities.
- J. Places of worship (see [Article 4](#), Development Standards).
- K. Hotels and motels, subject to the following requirement: Each guest room and bath unit shall have a minimum area of two hundred fifty (250) square feet measured from the interior face of the exterior walls and the interior face of the demising walls of the unit.

3. *Accessory uses permitted by right.*

- A. Home occupations.
- B. Any use accessory to and customarily incidental to a principal use permitted by right.

4. *Accessory uses permitted as either administrative or conditional uses.*

- A. Day care centers and nursery school uses accessory to places of worship.
- B. Restaurants accessory to motels.
- C. Establishments selling alcoholic beverages, whether for consumption on or off the premises, accessory to motels having accessory restaurants.
- D. Residential apartments as secondary uses in structures with office uses as primary uses.
- E. Any use accessory to and customarily incidental to a principal use permitted as either an administrative or conditional use.

d) *Development regulations for uses permitted by right.*

Lot Area	East side of Dixie Highway - 6,500 square feet with max density 1 du per each 2,175 square feet net lot area	
	West side of Dixie Highway - 13,000 square feet with max density 1 du per each 2,175 square feet net lot area	
	Max density 20 dwelling units per gross acre of 43,560 square feet, minimum of 2,175 square feet per unit.	
Lot Width	50 ft. on East side of Dixie Highway	
	100 ft. on West side of Dixie Highway	
Height	Primary	East side of Dixie Highway - 30 ft. (not to exceed 2 stories);
		*Additional 5 ft. of height under Sustainable Bonus Incentive Program (not to exceed 3 stories).

		<p>West side of Dixie Highway - 30 ft. (not to exceed 2 stories)</p> <p>*Additional 5 ft. of height under Sustainable Bonus Incentive Program (not to exceed 3 stories) for blocks adjacent to a single-family residential (SF-R) district.</p> <p>*Additional 15 ft. of height under Sustainable Bonus Incentive Program (not to exceed 4 stories) for blocks fronting both Dixie Highway and G Street or blocks adjacent to the artisanal industrial (AI) district.</p>
	Accessory	24 ft. (not to exceed 2 stories)
Setback	Front	10 ft. minimum not to exceed 22 ft.
	Rear	15 ft. or 10% of lot depth when next to residential zoning district. 10 ft. in general. 5 ft. for accessory structure
	Side	10 ft. on street and 0 ft. on interior lot.
		Roof overhangs shall not exceed more than 2 feet.
	Bonus Height and Stories	For all stories above the second story, both the front façade and rear façade must be set back an additional distance beyond the minimum.
A. Front façade for third story and above must have front setback of eight (8) to twelve (12) feet in addition to minimum.		
B. Rear façade for third floor and above must have rear setback of eight (8) to twelve (12) feet in addition to minimum.		
C. Façades facing major thoroughfares must have setbacks of eight (8) to twelve (12) feet in addition to minimum for third story and above.		
Living Area	Single-Family	800 square feet first dwelling
		400 square feet second dwelling

	Multiple-Family	400 square feet Eff.
		600 square feet 1 BR
		750 square feet 2 BR
		900 square feet 3 BR
		1,350 square feet 4 BR
Accessory Structure Limitations	The total area for accessory structures is limited to 40% of the principal structure area or 1,000 square feet, whichever is less.	
Impermeable Surface Total	A. Small lot - 65%	
	B. Medium lot - 65%	
	C. Large lot - 65%	
Maximum Lot Coverage for all Buildings	A. Lots up to 4,999 square feet (small lot) - 55%	
	B. Lots 5,000 square feet to 7,499 square feet (medium lot) - 50%	
	C. Lots over 7,500 square feet (large lot) - 45%	
Maximum Wall Heights at Side Setback	30'-0" wall height at setback.	
	35'-0" wall height with sustainable incentive (east side of Dixie)	
	45'-0" for additional stories with sustainable incentive (west side of Dixie).	
Floor Area Ratio (FAR) Limitation	Maximum FAR is 1.5.	
	The FAR shall be 1.00 for lots up to 4,999 square feet; 0.95 for lots between 5,000 square feet and 7,499 square feet; and 0.90 for lots 7,500 square feet and greater.	
	An additional 0.50 of FAR shall be granted for Sustainable Bonus Incentive Program.	

1. *Minimum lot dimension.*
  - A. Minimum lot area:
    - (1) East side of Dixie Highway: Six thousand five hundred (6,500) square feet.
    - (2) West side of Dixie Highway: Thirteen thousand (13,000) square feet.
  - B. Minimum lot width:
    - (1) East side of Dixie Highway: Fifty (50) feet.
    - (2) West side of Dixie Highway: One hundred (100) feet.
2. *Maximum height of buildings.*
  - A. Principal building: Thirty (30) feet in height and not to exceed two (2) stories.
  - B. Additional five (5) feet in height shall be granted under the Sustainable Bonus Incentive Program (not to exceed three (3) stories) for lots on east side of Dixie and blocks on west side of Dixie abutting residential zoning districts.
  - C. Additional fifteen (15) feet in height shall be granted under the Sustainable Bonus Incentive Program (not to exceed four (4) stories) for blocks on west side of Dixie and abutting the artisanal industrial (AI) zoning district or fronting both Dixie Highway and the Florida East Coast Railroad (FEC) tracks (G Street).
  - D. Garages and other accessory buildings: Twenty-four (24) feet.
3. *Build-to lines.*
  - A. Front build-to line:
    - (1) From Dixie Highway (SR 805) right-of-way lines: Ten (10) feet.
    - (2) From all other thoroughfare right-of-way lines: Ten (10) feet.
    - (3) Front setback can be increased by eight (8), ten (10) or twelve (12) feet if the building provides an open arcade or public plaza.
  - B. Minimum side setback:
    - (1) From street side lot line: Ten (10) feet.
    - (2) From interior side lot line: None.
    - (3) Street side setback can be increased by eight (8), ten (10) or twelve (12) feet if the building is provided an open arcade or public plaza.
    - (4) Roof overhangs shall not exceed more than two (2) feet into setback.
  - C. Minimum rear setback:
    - (1) Ten (10) feet in general.
    - (2) For lots next to residential zoning districts: Fifteen (15) feet or ten (10) percent of lot depth, whichever is greater.
    - (3) For accessory structures: Five (5) feet.
  - D. Additional height and stories setback for sustainable incentive: buildings in excess of thirty (30) feet in height shall provide an additional front and rear setback of between eight (8) and twelve (12) feet to the minimum required front and rear setbacks.
  - E. Additional height and stories setback along major thoroughfares: Buildings in excess of thirty (30) feet



in height shall provide an additional setback of between eight (8) and twelve (12) feet for façades facing a major thoroughfare.

- F. Awnings shall be exempt from the front and side street setback regulations. Awnings may project over public property to a point of not more than one (1) foot back from the face of the curb. Second story awning(s) installations shall project no more than five (5) feet from the building. If awnings overhang Dixie Highway rights-of-way, the owner will need to acquire a State of Florida Department of Transportation permit.
4. *Build-to line.* All buildings fronting on Dixie Highway shall be situated ten (10) feet from the property line to afford a consistent building line along the street. If public arcade or public open space is provided the build-to-line may be adjusted in increments of eight (8), ten (10) and twelve (12) feet.
  5. *Maximum impermeable surface.* The maximum impermeable surface shall be:
    - A. Sixty-five (65) percent of the lots up to four thousand nine hundred ninety-nine (4,999) square feet;
    - B. Sixty-five (65) percent for lots between five thousand (5,000) square feet and seven thousand four hundred ninety-nine (7,499) square feet; and
    - C. Sixty-five (65) percent for lots seven thousand five hundred (7,500) square feet and greater.
  6. *Maximum impermeable surface for all structures.* The maximum impermeable surface shall be:
    - A. Fifty-five (55) percent for lots up to four thousand nine hundred ninety-nine (4,999) square feet;
    - B. Fifty (50) percent for lots between five thousand (5,000) square feet and seven thousand four hundred ninety-nine (7,499) square feet; and
    - C. Forty-five (45) percent for lots seven thousand five hundred (7,500) square feet and greater.
  7. *Roof area ratio (FAR) limitations.* Maximum FAR is 1.50. The FAR shall be:
    - A. 1.00 for lots up to four thousand nine hundred ninety-nine (4,999) square feet;
    - B. 0.95 for lots between five thousand (5,000) square feet and seven thousand four hundred ninety-nine (7,499) square feet;
    - C. 0.90 for lots seven thousand five hundred (7,500) square feet and greater; and
    - D. An additional 0.50 of FAR shall be granted under the Sustainable Bonus Incentive Program.
  8. *Accessory structures.* All accessory structures shall not exceed forty (40) percent of the gross floor area of the principal structure, excluding approved prefabricated metal storage buildings totaling no more than one hundred forty-four (144) square feet.
  9. *Location of accessory buildings, pools, etc.* Accessory buildings, pools and similar structures shall be allowed within the rear or side yards of a double front or corner lot between the main structure and a public street, provided that minimum setbacks are maintained.
  10. *Required street trees.* Street trees shall be installed at a minimum of every twenty-five (25) feet of frontage. Approved native species shall be used.
  11. *Ground floor regulations.* Ground floor uses with frontage on Dixie Highway must be habitable and active, such as office or retail, and shall not include parking or mechanical uses.
  12. *Parking.* In addition to the requirements in [Article 4](#), Development Standards, off-street parking may be addressed by shared parking arrangements for mixed-use developments.
  13. *Major thoroughfare design guidelines.* Additional developmental regulations are applicable to certain



locations in this district pursuant to the major thoroughfare guidelines, as adopted from time to time by resolution of the city commission. See also [section 23.2-31](#).

- e) *Locational and development regulations for uses permitted as either administrative or conditional uses.* Uses permitted as conditional uses shall be regulated pursuant to the requirements of sections [23.2-28](#) and [23.2-29](#) [Article 4](#), Development Standards.

(Ord. No. 2016-13, § 6(Exh. E), 5-17-16; Ord. No. 2018-10, § 8(Exh. G), 7-17-18; [Ord. No. 2019-13](#), § 4, 12-3-19)

## QUALIFICATIONS

### ROBERT D. MILLER, ASA

#### EDUCATION:

##### Appraisal Institute Courses

SSP Standards of Professional Practice  
I-A Fundamentals of Real Estate Appraisal  
I-B Capitalization Theory and Techniques  
8 Appraising a Single-Family Residence  
2-1 Case Studies in Real Estate Valuation  
2-2 Report Writing  
Business Valuation Seminar  
Litigation Valuation

##### Other Appraisal Courses

Mass Appraisal of Residential Properties  
Florida State Law and USPAP  
Factory Built Housing  
Automated Valuation Model

#### PROFESSIONAL

Senior Member of American Society of Appraisers-

#### AFFILIATION:

South Florida Chapter No. 82 – Accredited Senior Appraiser (ASA) Real Property Urban

#### LICENSED:

Certified General Real Estate Appraiser #RZ1270- State of Florida

#### EXPERIENCE:

1993-Present Vice President-The Urban Group, Inc.  
1995-Present Real Estate Appraiser- Independent  
1978-1993 Real Property Analysts, Inc., Fort Lauderdale, Florida, Executive Vice President  
1987 Involved in United States Senate Study Right-of-Way Acquisition Procedures

#### QUALIFIED AS

#### EXPERT WITNESS FOR:

Condemnation proceeding in Lake, Kankakee, Cook and DuPage Counties, Illinois and Broward, Dade, Monroe, Palm Beach and Duval Counties, Florida. Testified in Bankruptcy Court in Florida and Texas and Federal Court in Miami, Florida

#### HAS COMPLETED:

##### Appraisal Assignments

Commercial, vacant and improved  
Condemnation projects  
Industrial, vacant and improved  
Multi-family residential,  
Mobile Home Parks  
Office, vacant and improved  
Special purpose properties  
Review Services

##### Counseling

Acquisition projects  
Income tax analysis  
Investment analysis  
Tax assessments  
ROW Cost Analysis  
Special assessments

## **VARIOUS CLIENTS OVER THE PAST TEN YEARS**

### **GOVERNMENT**

BROWARD COUNTY  
BROWARD COUNTY SCHOOL BOARD  
CITY OF BOYNTON BEACH  
CITY OF CORAL SPRINGS  
CITY OF DELRAY BEACH  
CITY OF FORT LAUDERDALE  
CITY OF FORT MYERS  
CITY OF HALLANDALE BEACH  
CITY OF HOLLYWOOD  
CITY OF LAUDERDALE BY THE SEA  
CITY OF LAUDERDALE LAKES  
CITY OF LAKE WORTH BEACH  
CITY OF KEY WEST  
CITY OF MARGATE  
CITY OF MIAMI SPRINGS  
CITY OF MIRAMAR  
CITY OF POMPANO BEACH  
CITY OF RIVIERA BEACH  
CITY OF SOUTH MIAMI  
CITY OF SUNRISE  
FLORIDA DEPARTMENT OF TRANSPORTATION  
SOUTH FLORIDA WATER MANAGEMENT  
TOWN OF DAVIE  
TOWN OF PALM BEACH  
VILLAGE OF PALMETTO BAY

### **PRIVATE**

ALTMAN DEVELOPMENT CORPORATION  
CLEAR CHANNEL OUTDOOR  
CLEVELAND CLINIC  
LENNAR HOMES  
THE TAUBMAN COMPANY  
SBA TOWERS INC.  
UNITED HOMES  
WAL-MART CORPORATION

### **ATTORNEY**

BECKER & POLIAKOPF  
BILLINGS COCHRAN  
COKER AND FEINER  
BRIAN PATCHEN PA  
HOLLAND & KNIGHT  
GOREN CHEROF DOODY & EZROL  
ACKERMAN LLP  
WEISS-SEROTA-HELFMAN