

APPRAISAL REPORT



OMEGA CHURCH INTERNATIONAL MINISTRIES

LOCATED AT

**1300 NE 38TH STREET
OAKLAND PARK, FLORIDA**

AS OF

DECEMBER 15, 2017

**PREPARED FOR
MR. D.J. DOODY
GOREN CHEROF DOODY & EZROL
3099 EAST COMMERCIAL BOULEVARD
SUITE 200
FORT LAUDERDALE, FLORIDA 33308**

December 21, 2017

Mr. D.J. Doody
Goren Cherof Doody & Ezrol
3099 East Commercial Boulevard
Suite 200
Fort Lauderdale, Florida 33308

Re: Church
Owner: Omega Church International Ministries
1300 NE 38th Street
Oakland Park, Florida 33334
Folio Number: 4942-23-03-1150

Dear Mr. Doody:

Per your request, we have reviewed the above referenced vacant property for the purpose of providing you with an opinion of market value for the 37,113 square feet of land located at 1300 NE 38th Street in the City of Oakland Park, Florida. Per your request, we are to consider the market value of the property at its highest and best use. **We were not provided with a survey and the land and building sizes were taken from the Property Appraiser information.** The property is currently zoned R-1, Single Family Residential, by the City of Oakland Park. Based on our review of the property and location as well as our review of the surrounding land uses and zonings, it is our opinion that the highest and best use of the site is as currently improved with a religious facility operated as Omega Church International Ministries.

The purpose of our analysis is to form an opinion of the market value of the fee simple ownership of the subject property as of the effective date, December 15, 2017. The function of this report is for the use by the client in the potential acquisition of the property.

We have prepared the attached **Appraisal Report**, which contains a recapitulation of the data utilized to form an opinion of the market value as of December 15, 2017. If any additional data is required, please advise.

Page 2
Mr. Doody
December 21, 2017

Based upon our inspection of the property and market data analysis, it our opinion that the market value of the property as of December 15, 2017 is as follows:

**ONE MILLION EIGHT HUNDRED SEVENTY-FIVE THOUSAND DOLLARS
(\$1,875,000)**

ASSUMPTION:

The appraiser has utilized the Property Appraiser land and building sizes and we have assumed that these are accurate.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert D. Miller", with a stylized flourish at the end.

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

TABLE OF CONTENTS

Table of Contents.....	1
Summary of Salient Facts and Conclusions.....	2
Aerial and Sketch of the Subject Property	3
Definition of Market Value	6
Competency Provision	6
Purpose and Function of the Appraisal	6
Legal Description	6
Scope of Services.....	7
Marketing Period.....	7
Real Estate Tax Information.....	7
Property Description.....	8
Area Map	9
Neighborhood Description and Map.....	10
Zoning and Land Use Map.....	12
Highest and Best Use.....	15
Appraisal Process	16
Market Approach.....	17
Reconciliation.....	51
Assumptions and Limiting Conditions.....	52
Certification	54

ADDENDUM

Photographs of the Subject Property
Listing Information on Subject Property
Subject Property Deed
Qualifications of the Appraiser

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

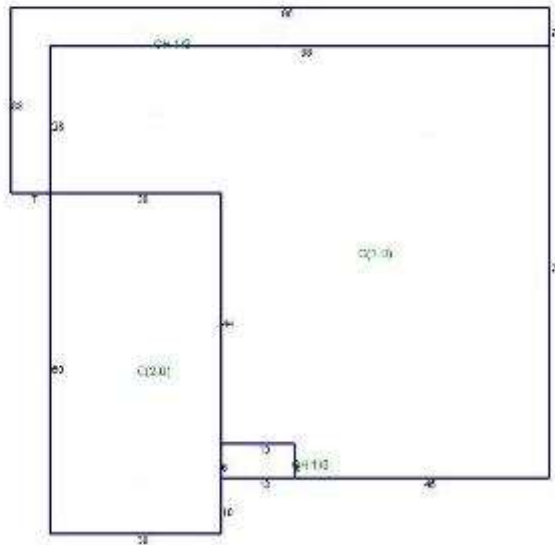
PROPERTY LOCATION:	Southeast corner of NE 38 th Street and NE 13 th Avenue in the City of Oakland Park, Florida. Physical addresses: 1300 NE 38 th Street Oakland Park, FL 33334
OWNER'S NAME/ADDRESS:	Omega Church International Ministries 1300 NE 38 th Street Oakland Park, Florida 33334
INSPECTION DATES:	December 15, 2017
SITE SIZE:	37,113 square feet
IMPROVEMENT SIZE:	8,703 square feet
DIMENSIONS:	Irregular, see sketch and aerial in the report.
ZONING:	R-1, Single Family Residential by the City of Oakland Park
PRESENT USE:	Church
HIGHEST AND BEST USE:	The highest and best use is as currently improved
IMPROVEMENTS:	One and two-story building containing a total of 8,703 square feet of building area. The building was built in 1970 and is in good condition.
SALES HISTORY:	The property was originally purchased in March 1969 as vacant land for \$11,000. The most recent transaction for the subject was via Quit Claim Deed in May 2012 to the Omega Church International Ministries. The review of LoopNet indicated that the property is currently listed for sale with an asking price of \$1,950,000 (Rauch Weaver Norfleet Kurtz & Co.)
COST APPROACH:	N/A
INCOME APPROACH:	N/A
SALES COMPARISON APPROACH TO VALUE:	\$1,875,000
DATE OF VALUE:	December 15, 2017

AERIAL PHOTOGRAPH OF THE SUBJECT PROPERTY



BCPA Sketch : 494223031150

Building 1 of 1



Code	Description	Long Description
C (2.0)	Two Floors	Two Floors
C (1.0)	First Floor	First Floor
OH 1/3	Overhang 1/3	Overhang 1/3

Details :

Page : 1

File : 9223-03-1150.xml

Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim. Factor	Stories	Level
C (2.0)	Two Floors	1,806.36	150.02	3,600.71	150.02	2.00	1.00
C (1.0)	First Floor	5,102.41	328.03	5,102.41	328.03	1.00	1.00
OH (1/3)	Overhang 1/3	80.62	38.40	26.60	38.40	0.33	1.00
OH 1/3	Overhang 1/3	845.73	255.63	279.19	255.63	0.33	1.00

<http://www.bcpa.net/sketch/displaysketch.aspx?Folio=494223031150>

12/5/2017

DEFINITION OF MARKET VALUE

Market value is defined in the 2016-2017 Edition of the Uniform Standards of Professional Practice from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990 as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;
- 2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3. A reasonable time is allowed for exposure in the open market;
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto, and;
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

COMPETENCY PROVISION

The appraiser has completed similar type appraisals of vacant land throughout the Broward County area during his 35 years as a real estate appraiser in South Florida. As a result of these experiences, the appraiser meets the competency provision of USPAP.

PURPOSE AND FUNCTION OF APPRAISAL

The purpose of the appraisal is to form an opinion of the market value of the fee simple interest of the subject property as of the effective date, December 15, 2017. The function of this report is for the client's use in the potential acquisition of the property owned by the Omega Church International Ministries.

LEGAL DESCRIPTION

Oakland Park 2-36 B Lots 1 Thru 3, All Less Rd, Lot 15 Less E 20 and Lots 16, 17, 18 of Block 11, as recorded in Plat Book 2, Page 36 of the Public Records of Broward County, Florida.

The above legal description is taken from the Quit Claim Deed (OR Book 48852 Page 1206) which is contained in the Addendum.

SCOPE OF SERVICES

We have compiled all the necessary data in order to formulate an opinion of value. We have presented the applicable data in this Appraisal Report format. Any additional supporting data can be found in our working file. In preparing our report, we have reviewed and relied upon the following data.

1. Sales and listings of vacant land properties throughout the subject neighborhood and Broward County over the past three years.
2. Review of public records for all pertinent sales data. Retrieved from LoopNet, CoStar Comps, IRIS, MLS and the Property Appraiser's Office.
3. Review and considered the sales history of the subject property and neighborhood.
4. Review of Broward County and neighborhood trends.
5. Inspection of neighborhood and analysis of land use patterns and trends.
6. Inspection of subject property and comparable sales and verification of sales information.

MARKETING PERIOD

Based upon review of the neighborhood and competing properties it is our opinion that the marketing period for the subject property would be six to nine months.

REAL ESTATE TAX INFORMATION

The subject is currently assessed by the Broward County Property Appraiser's Office.

Property I.D. 4942-23-03-1150

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$259,790	\$953,120	\$1,212,910	\$1,212,910	
2017	\$259,790	\$953,120	\$1,212,910	\$1,212,910	\$1,536.36
2016	\$259,790	\$953,120	\$1,212,910	\$1,212,910	\$1,536.36

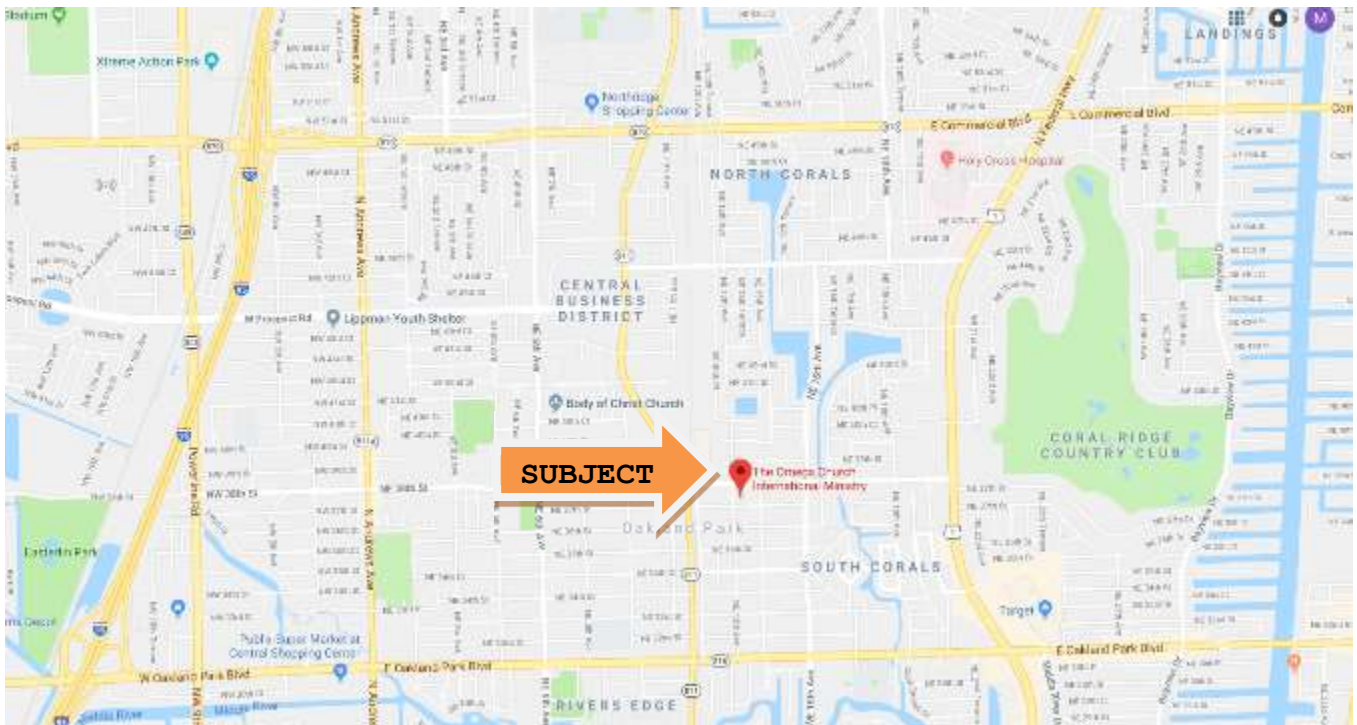
*taken from Broward County Property Appraiser website: www.bcpa.net on 12/6/2017

Taxes due are non-advalorem as the current owner and use is considered a tax exempt organization and not subject to advalorem taxation.

PROPERTY DESCRIPTION

PROPERTY LOCATION:	Northeast corner of NE 38 th Street and NE 13 th Avenue in the City of Oakland Park, Florida. Physical addresses: 1300 NE 38 th Street Oakland Park, FL 33334
OWNER'S NAME/ADDRESS:	Omega Church International Ministries 1300 NE 38 th Street Oakland Park, Florida 33334
INSPECTION DATES:	December 15, 2017
SITE SIZE:	37,113 square feet
IMPROVEMENT SIZE:	8,703 square feet
DIMENSIONS:	Irregular shape, please refer to the sketch contained further in this appraisal report.
ZONING:	R-1, Single Family Residential, by the City of Oakland Park.
PRESENT USE:	Church Facility with an asphalt paved parking lot containing a total of 87 parking spaces with 3 designated as Handicap spaces.
HIGHEST AND BEST USE:	The highest and best use is as currently utilized with a church use.
IMPROVEMENTS:	The site is improved with a one and two-story church building in approximately 1970. The property has been upgraded and renovated since the initial construction and is in good condition at the present time. The facility has central air conditioning with some wall units supplying additional air conditioning. The CBS structure has interior finishes of tile, carpet and wood flooring, fluorescent lighting, acoustical tile ceilings and consists of a sanctuary on the first floor with adequate bathroom facilities on the main floor and the second floor area.
SALES HISTORY:	The subject property was purchased as vacant land in March 1969 for \$11,000. (OR Book 5534 Page 10). The most recent transfer was via Quit Claim Deed (OR Book 48852 Page 1205) and a copy of this is contained in the Addendum. The review of LoopNet indicated that the property is currently listed for sale with an asking price of \$1,950,000 (Rauch Weaver Norfleet Kurtz & Co.).

AREA MAP



NEIGHBORHOOD DESCRIPTION

The neighborhood is located in an area of Oakland Park generally described as being bound on the west by Dixie Highway, on the south by Oakland Park Boulevard, on the east by Federal Highway and on the north by Commercial Road. This is an area in the beginning stages of revitalization and generally comprised primarily of residential uses and commercial and industrial uses along the major roadways. Residential uses include single family and multifamily residential development. There are commercial uses located along Oakland Park Boulevard, Dixie Highway, NE 12th Avenue, Commercial Boulevard and Federal Highway. Oakland Park Boulevard and Commercial Boulevard are east/west roadways, which traverse the neighborhood and extend westerly with an interchange to Interstate 95. Industrial uses are generally located along Dixie Highway. Further the Florida Turnpike is easily accessible on Commercial Boulevard approximately 3 miles west of I-95.

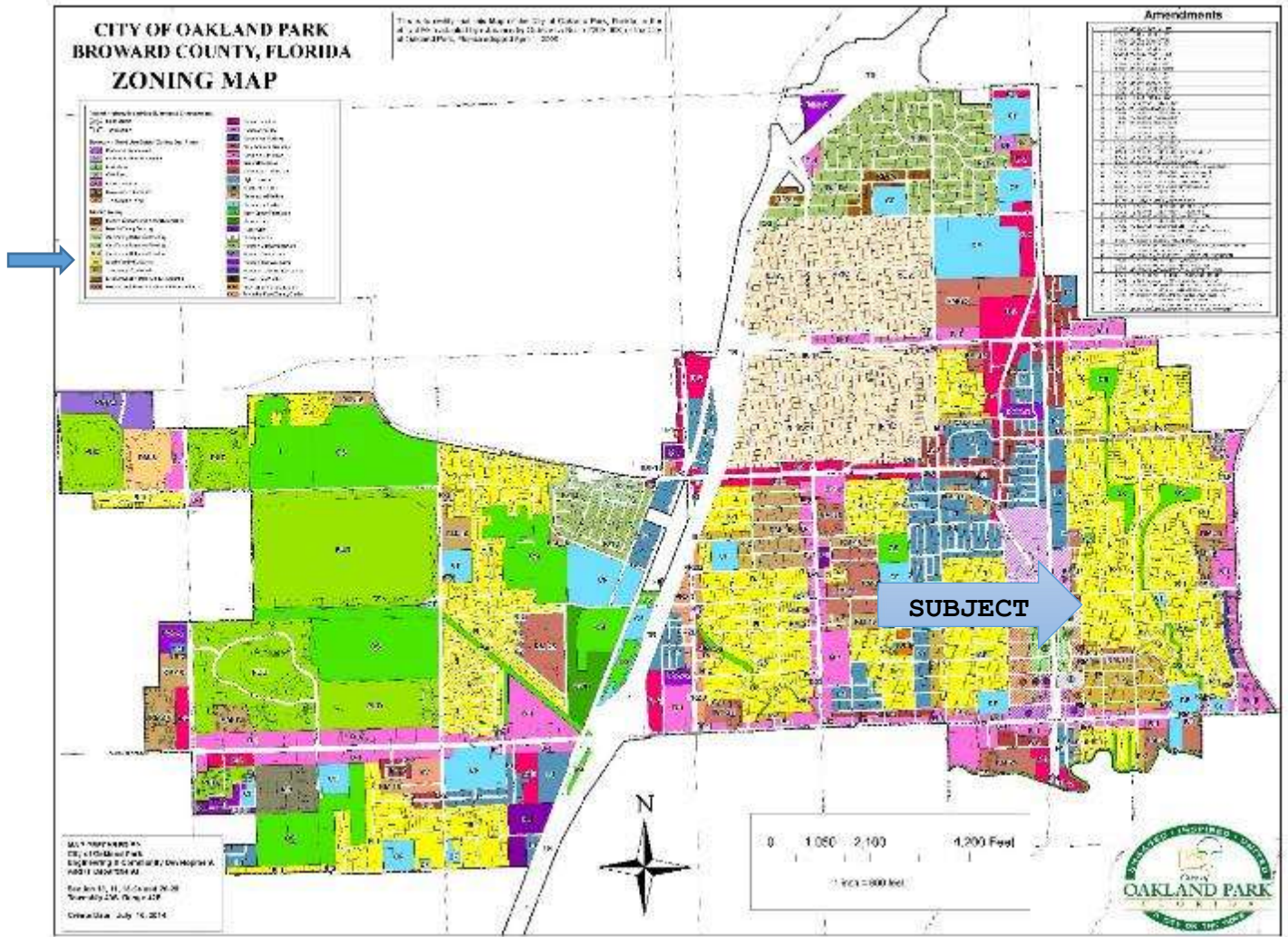
Although many properties throughout the neighborhood are older and show evidence of deferred maintenance, there is some new development in the neighborhood. The creation by the City of Oakland Park of an area along Dixie Highway designated as a Local Activity Center land use and the Downtown Mixed Use Development District has resulted in some redevelopment of the corridor due to the relocation of businesses along the corridor. The City and County have been actively purchasing property in the subject neighborhood for the purpose of re-developing this area. The subject property is located within this acquisition area. Several area business and residential properties have been acquired and demolished as part of these redevelopment project areas. The area is in the stages of redevelopment that has been initiated by the City of Oakland Park through the Community Redevelopment Agency. It would appear that this redevelopment should continue with the assistance of the CRA.

In general, the neighborhood is an older well-established neighborhood with a strong supply of business opportunities and affordable residential housing. Due to the convergence of several highways and arterial roadways within or adjacent to the subject neighborhood, transportation/access to the area is generally considered to be good. In summary, the subject neighborhood is in stage of new growth and re-development activity that started prior to the economic downturn. The long-term outlook for the neighborhood is for the market to continue to strengthen as new development has begun in the subject area and other areas of South Florida.

NEIGHBORHOOD MAP



ZONING MAP

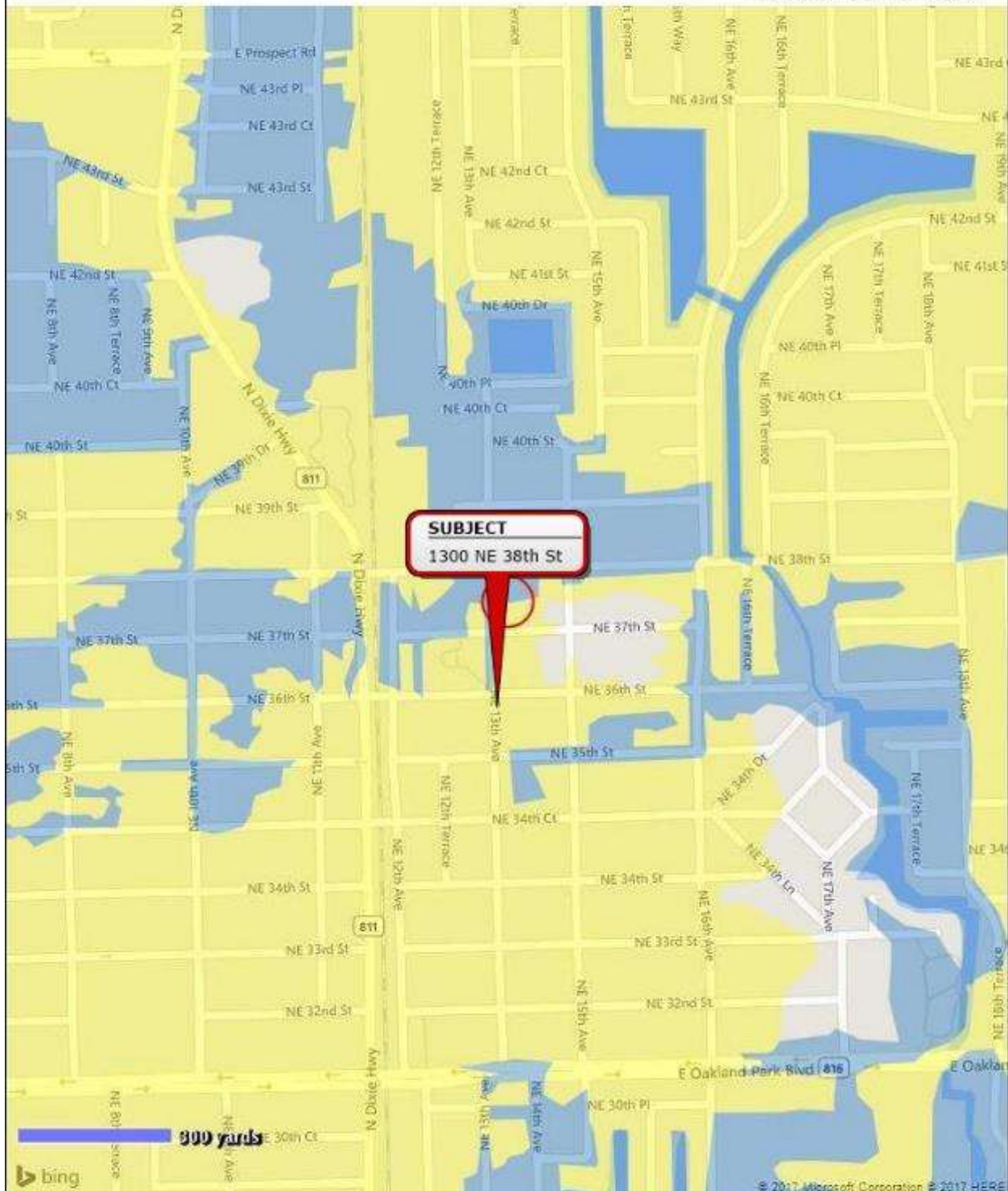


ZONING

The subject property is zoned “R-1”, Single Family Residential by the City of Oakland Park and depicted on the land use plan as Low Density Residential.

A copy of the zoning ordinance is contained in the Addendum.





MAP DATA

FEMA Special Flood Hazard Area: **Yes**
 Map Number: **12011C0367H**
 Zone: **AH**
 Map Date: **August 18, 2014**
 FIPS: **12011**

MAP LEGEND

- | | |
|--------------------------------------|-----------------|
| Areas inundated by 500-year flooding | Protected Areas |
| Areas inundated by 100-year flooding | Floodway |
| Velocity Hazard | Subject Area |

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DEFINITION OF HIGHEST AND BEST USE

That reasonable and probable use that will support the highest and present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonable, probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value.

Implied within this definition is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual owners.

Also implied is that the determination of the highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from the analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of probable selling price (Market Value), another appropriate term to reflect highest and best use would be "most probable use". In the context of investment value, an alternative term would be "most profitable use".

HIGHEST AND BEST USE

The subject consists of a 37,113-square foot parcel located on the north side of NE 37th Street, and south side of NE 38th Street, east of NE 13th Avenue. The site is physically able to be constructed with a variety of uses from residential to commercial to industrial. The zoning and land use adjoins the downtown CRA district. The residential use adjoining the CRA provides for residential uses to support the CRA and new development in the downtown area of the City of Oakland Park. The zoning in the area has been reviewed and changes to the existing and land use plan are not considered feasible at this time. The land would have a highest and best use with some type of single family or townhome development with a low-density use. Based on the four criteria for the estimation of the highest and best use, it is our opinion that the subject 37,113 square foot property would have a highest and best use for future residential development.

The highest and best use as improved considers the financial and feasible use of the improvements. The use as a church is not considered as a financially feasible use or operation. However, local churches are a staple of every residential neighborhood and the improvements have been constructed and utilized for this type of use since 1970. Based on the review of the improvements and in consideration of the land value, it is our opinion that the value of the property as improved exceeds the land value and thus the highest and best use of the property is as improved.

APPRAISAL PROCESS

In order to arrive at the market value for the property, special attention must be given to the typical purchaser who might have an interest in a particular property. Market Value is the most probable sales price, which a property will bring and this price depends upon the typical purchaser's reaction to the various supply and demand factors that affect the market value.

The Appraisal Process is basically an economic analysis consisting of a review of the factors that affect market value. There are three approaches to value to be considered in any appraisal, The Cost, Income and Market Approaches. In this instance, the Cost Approach to Value will not be considered, as the subject property is an older property and the highest and best use of the land differs from the current use. The Income Approach to Value will not be considered due to the lack of available market data in support of a rental rate for a church property.

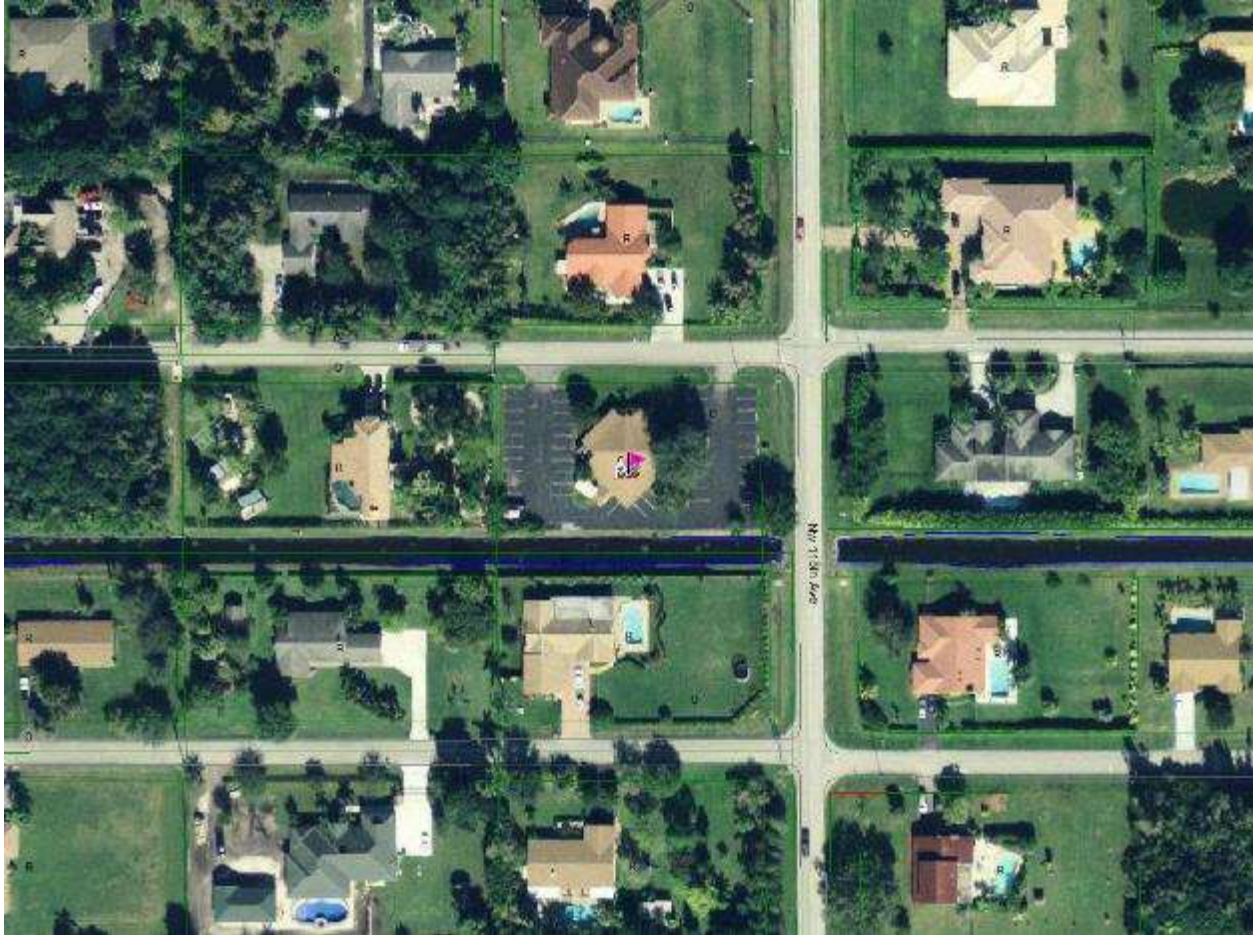
The subject property consists of 37,113 square feet parcel of land improved with a one and two-story CBS church facility with ample parking for that use. We have reviewed sales with similar utility and overall use in order to value the subject property. Therefore, the Market Approach to Value is considered most applicable in this assignment.

MARKET APPROACH TO VALUE

The subject property consists of 37,113 square feet of land improved with a church facility in a one and two-story structure. The Market Approach to Value will be considered as the most applicable method of valuation for the subject property. We considered numerous sales over the past three years and have included the sales and analysis of the more current sales deemed to be most applicable. The review of sales has led us to the market value conclusion indicated in this report. On the following pages, we will submit the comparable sales considered in our analysis followed by a sales map, analysis and value conclusion.

SALE #	ADDRESS	SALE DATE	SALE PRICE	LAND SIZE	BLDG SIZE	PRICE PER PSF BLDG
1	11810 NW 19TH ST	5/18/2015	\$700,000	32,234	3,094	\$226.24
2	1901 CORAL RIDGE DR	7/31/2015	\$3,625,000	130,745	22,493	\$161.16
3	950 S CYPRESS RD	2/8/2016	\$1,950,000	125,495	10,711	\$182.06
4	7676 N DAVIE RD EXT	7/20/2017	\$1,500,000	109,543	7,672	\$195.52
5	2350 HAMMOCK BLVD	5/17/2016	\$2,930,000	395,580	18,707	\$156.63
6	4905 W PROSPECT RD	5/15/2015	\$2,525,000	163,925	11,669	\$216.39
	1300 NE 38TH STREET			37,113	8,703	

COMPARABLE IMPROVED SALE NUMBER 1 - DATA SHEET RECORDING DATA:



County: Broward County
Instrument Number: 112998391
Folio number: 49-40-25-03-0912

LOCATION OF SALE: 11810 NW 19TH Street, Plantation, Florida 33323

GRANTOR: Way of Life Assembly of God Church, Inc, LLC

GRANTEE: The Holy Spirit Association for the Unification of World Christianity

LEGAL DESCRIPTION: Lengthy legal, (See deed)

DATE OF SALE: May 18, 2015

LAND SIZE: 32,234 square feet

BUILDING SIZE: 3,094 square feet

CONSIDERATION: \$700,000

COMPARABLE IMPROVED SALE NUMBER 1 (CONTINUED)

FINANCING:	Cash to seller
SALE PRICE PER SQ FT:	\$226.24 per square foot of building area
TYPE OF INSTRUMENT:	Warranty Deed
ZONING:	RS-1EP Single Family Residential Plantation
PRESENT USE:	Church
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS:	Single Story church building built in 1975.

RECORD & RETURN TO:

This instrument was prepared by:
PERRY W. HODGES, JR., ESQ.
Perry W. Hodges, Jr., P.A.
4709 Sheridan Street, Suite 1
Hollywood, Florida 33021-3416
Telephone: (954) 462-1431

Property Appraiser's Parcel Identification Number: **4940 25 03 0912**

[Space above this line for recording data]

WARRANTY DEED

Statutory Form - §689.02, F.S.

This Indenture, made this 18th day of May, 2015, Between **WAY OF LIFE ASSEMBLY OF GOD, INC., a/k/a WAY OF LIFE ASSEMBLY OF GOD CHURCH**, a Florida non profit corporation, whose post office address is 8900 Northwest 44th Street, Sunrise, Florida 33351, grantor*, and **THE HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY, a/k/a THE HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY, INC.** a California corporation duly qualified to do business in Florida, whose post office address is 4 West 43rd Street, New York, New York 10036, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN and 00/100 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 Broward County, Florida, to wit:

The South Half (S ½) of Tract 36, less the West 1059.36 feet thereof, in Section 25, Township 49 South, Range 40 East, according to the plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said lands being situated and lying in Broward County, Florida.

LESS that portion lying within 40 feet West of and parallel to the East boundary of the West Half (W ½) of said Section 25; AND LESS the North 25.0 feet thereof; AND LESS all that external area lying Northeasterly of the arc formed by a 25 foot radius which is tangent to a line 25.0 feet South of and parallel to the North boundary of the South Half (S ½) of said Tract 36 and tangent to a line 40.0 feet west of and parallel to the East boundary of the West Half (W ½) of said Section 25.

SUBJECT TO:

1. Real property taxes for the year 2015 and subsequent years.
2. Conditions, restrictions, limitations, easements, agreements, and rights-of-way, if any, including all applicable zoning ordinances and other governmental regulations. The foregoing is not intended to reimpose any of the same.

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

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

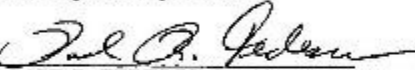
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


PERRY W. HODGES, JR.


BERNITA N. BLANTON

WAY OF LIFE ASSEMBLY GOD, INC.,
a Florida non profit corporation

By: 
PAUL R. TEDESCO, President

Attest: 
LUIS M. REYES, Secretary

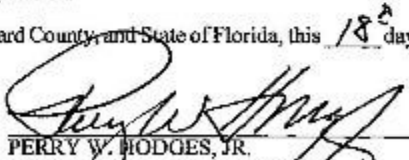
STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAUL R. TEDESCO and LUIS M. REYES, well known to me to be the President and Secretary respectively of WAY OF LIFE ASSEMBLY OF GOD, INC. a Florida non profit corporation. PAUL R. TEDESCO is personally known to me or has produced a Florida driver's license as identification. LUIS M. REYES is personally known to me or has produced a Florida driver's license as identification. They have executed the foregoing Warranty Deed, and they acknowledged before me that they executed the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal at Broward County, and State of Florida, this 18th day of May, 2015.



PERRY W. HODGES, JR.
MY COMMISSION # FF 068990
EXPIRES: November 28, 2017
Bonds Trust & Digital Notary Services


PERRY W. HODGES, JR.
Notary Public, State of Florida

My commission expires:

State of Florida



Department of State

I certify from the records of this office that WAY OF LIFE ASSEMBLY OF GOD, INC. is a corporation organized under the laws of the State of Florida, filed on February 26, 1985.

The document number of this corporation is N07862.

I further certify that said corporation has paid all fees due this office through December 31, 2015, that its most recent annual report/uniform business report was filed on April 1, 2015, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-eighth day of April, 2015



CH2ED22 (1-11)

Ken Detzner

Ken Detzner
Secretary of State



HSA-UWC

THE HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY

CORPORATE RESOLUTION


I, Michael Balcomb, President of the Holy Spirit Association for the Unification of World Christianity, a corporation organized under the laws of the State of California, do hereby certify that the following is a true copy of a resolution unanimously adopted, in accordance with the By-Laws, by the members of the Board of Directors of said corporation, and that said resolution is in full force and effect as of this date, has not been modified and is not inconsistent with any of the provisions of the By-Laws or Charter of the said corporation.

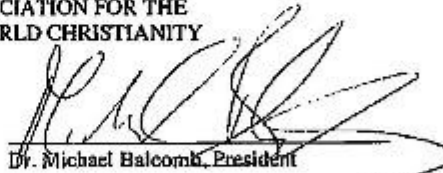
"RESOLVED that the Corporation purchase a church located at 11810 N.W. 19th Street, Plantation, FL 33323 for the sum of seven hundred thousand dollars (\$700,000), including obtaining a mortgage financing of up to a maximum of three hundred seventy thousand dollars (\$370,000).

FURTHER RESOLVED that Mrs. Kaye Allen, Secretary, whose signature appears below, be authorized to sign any and all documents needed to complete the above purchase and mortgage.

IN WITNESS WHEREOF, I affix my official signature and the seal of the corporation on this 14th day of May, 2015.

HOLY SPIRIT ASSOCIATION FOR THE
UNIFICATION OF WORLD CHRISTIANITY


Kaye Allen, Secretary

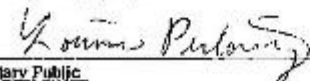

Dr. Michael Balcomb, President

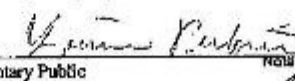
STATE OF NEW YORK)
COUNTY OF NEW YORK) SS:

SUBSCRIBED AND SWORN before me this
15th day of April, 2015.

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS:

SUBSCRIBED AND SWORN before me this
15th day of April, 2015.

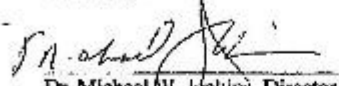

Notary Public
LOUISE PERLOWITZ
Notary Public, State of New York
No. 01PE0191437
Qualified in Queens County
Commission Expires August 11, 2018

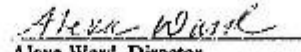

Notary Public
LOUISE PERLOWITZ
Notary Public, State of New York
No. 01PE0191437
Qualified in Queens County
Commission Expires August 11, 2018

ONE FAMILY UNDER GOD

4 West 40th Street, New York, NY 10036 | t: 212.719.4980 | f: 212.719.4996 | legal@unification.org

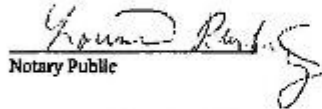
Ratified by:


Dr. Michael W. Jenkins, Director


Alexa Ward, Director

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

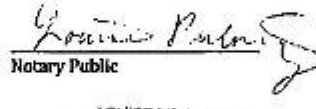
SUBSCRIBED AND SWORN before me
this 15th day of April, 2015.


Notary Public

LOUISE PERLOWITZ
Notary Public, State of New York
No. 01PEB191437
Qualified in Queens County
Commission Expires August 11, 2018

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

SUBSCRIBED AND SWORN before me
this 15th day of April, 2015.


Notary Public

LOUISE PERLOWITZ
Notary Public, State of New York
No. 01PEB191437
Qualified in Queens County
Commission Expires August 11, 2018

COMPARABLE IMPROVED SALE NUMBER 2 - DATA SHEET

**RECORDING DATA:**

County: Broward County
Instrument Number: 113154361
Folio number: 48-41-29-02-9781

LOCATION OF SALE:

1901 Coral Ridge Drive, Coral Springs, Florida 33071

GRANTOR:

More than Conquerors Ministries, Inc.

GRANTEE:

Christian Life Center, Assemblies of God Inc

LEGAL DESCRIPTION:

Lengthy legal, (See deed)

DATE OF SALE:

July 31, 2015

LAND SIZE:

130,745 square feet

BUILDING SIZE:

22,493 square feet

CONSIDERATION:

\$3,625,000

COMPARABLE IMPROVED SALE NUMBER 2 (CONTINUED)

FINANCING:	Cash to seller
SALE PRICE PER SQ FT:	\$161.16 per square foot of building area
TYPE OF INSTRUMENT:	Warranty Deed
ZONING:	CF-G Community Facility-Coral Springs
PRESENT USE:	Church
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS: parking lot.	One and two story church facility built in 1985

TITLE INSTRUMENT PREPARED BY AND RETURN TO:
RJ REEVES, TERRA DOCUMENTS
TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD, INC.
1779 N. UNIVERSITY DRIVE, SUITE 200
FLEMING PARK, FLORIDA 33124
Property Appraiser Parcel Identification (Palm) Numbers: 484129-32-9781, 494217-04-2732,
494217-16-0010, 494217-16-0020

APPROPRIATE AGENCY FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 31st day of July, 2015 by MORE THAN CONQUERORS MINISTRIES INC., A FLORIDA NOT FOR PROFIT CORPORATION, whose address is 1901 Coral Ridge Drive, Coral Springs, FL 33071 herein called the grantor, to CHRISTIAN LIFE CENTER, ASSEMBLIES OF GOD INC., A FLORIDA NOT FOR PROFIT CORPORATION whose post office address is 2699 W. COMMERCIAL BOULEVARD, FT LAUDERDALE, FL 33309, hereinafter called the grantees:

(When used herein the terms "grantor" and "grantee" include all the parties to this instrument and its 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, conveys, sells, alien, remises, releases, conveys and certifies unto the grantees all that certain land situated in BROWARD County, State of Florida, viz:

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

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

TOGETHER, with all the covenants, 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 grantees 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 those occurring subsequent to December 31, 2014.

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

Ralph B. Mills III

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

MORE THAN CONQUERORS
MINISTRIES INC. A FLORIDA NOT FOR
PROFIT CORPORATION

By:

ALDO L. SOUZA, PRESIDENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 31st day of July, 2015 by ALDO L. SOUZA, PRESIDENT of MORE THAN CONQUERORS MINISTRIES INC., A FLORIDA NOT FOR PROFIT CORPORATION on behalf of the corporation. He/she is personally known to me or has produced

Driver's License ID# Identification

SEAL



My Commission Expires:

Notary Signature

Ralph B. Mills III

Printed Notary Signature

File No.: 15-0680M

EXHIBIT "A"

LEGAL DESCRIPTION

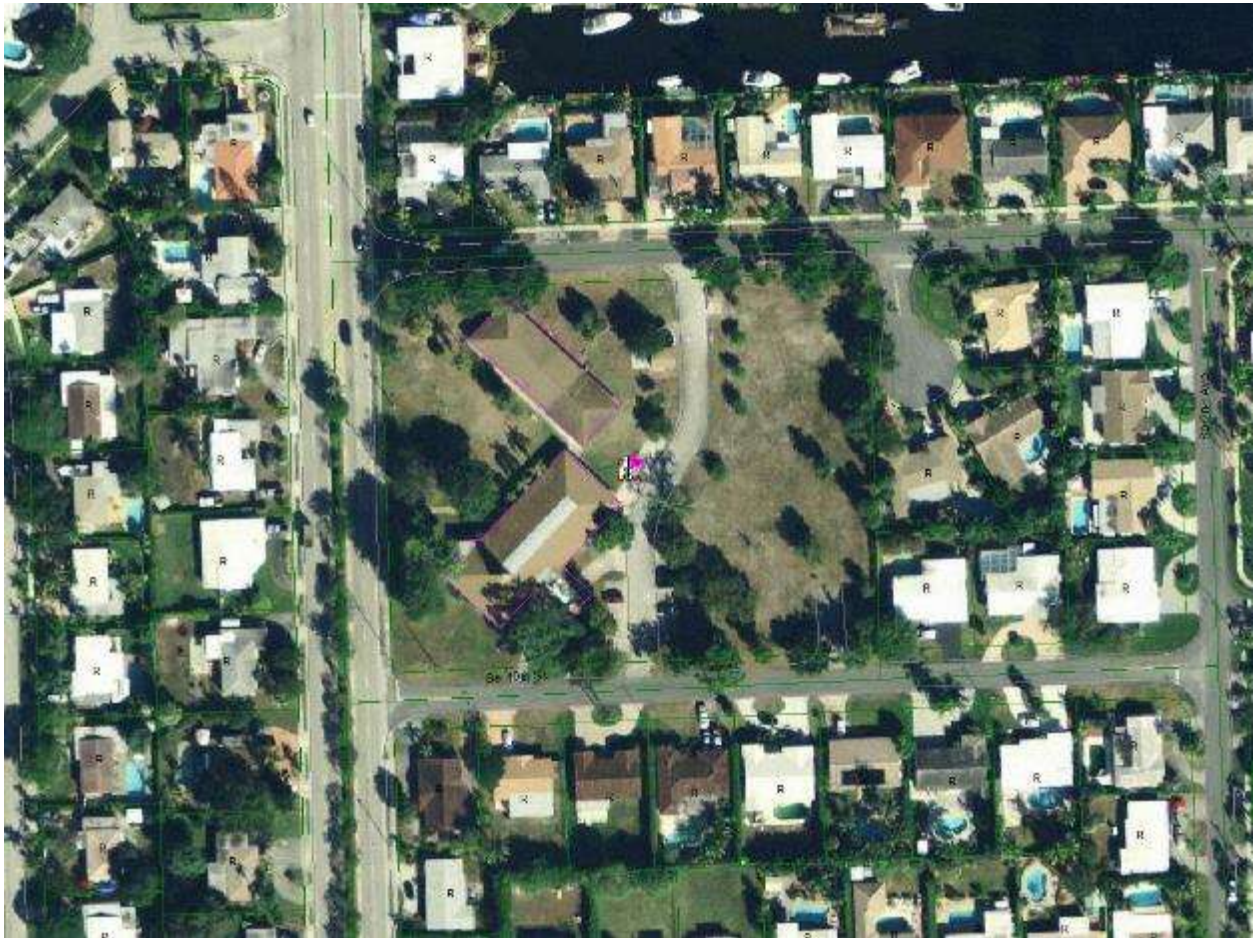
A PORTION OF PARCEL "D", CYPRESS RUN, AS RECORDED IN PLAT BOOK 93, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 89 DEGREES 07'25" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "D", A DISTANCE OF 282.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00'00" THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY ON THE WESTERLY LINE OF SAID PARCEL "D"; THENCE NORTH 00 DEGREES 52'35" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 400.24 FEET; THENCE NORTH 89 DEGREES 07'25" EAST, DISTANCE OF 320.62 FEET TO THE POINT ON A CURVE ON THE EASTERLY LINE OF SAID PARCEL "D", SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 140.00 FEET AND A RADIAL LINE FROM SAID POINT HAS A BEARING OF SOUTH 65 DEGREES 23' 27" EAST; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE, THROUGH CENTRAL ANGLE OF 25 DEGREES 29' 08" A DISTANCE OF 62.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 60 DEGREES 52'35" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

File No: 15-4688PM

COMPARABLE IMPROVED SALE NUMBER 3 - DATA SHEET

**RECORDING DATA:**

County: Broward County
Instrument Number: 113509248
Folio number: 49-42-01-00-0680

LOCATION OF SALE:

950 S Cypress Road
Pompano Beach, Florida

GRANTOR:

The Presbytery of Tropical Florida, Inc.

GRANTEE:

The New Hope Korean Church of Florida Inc

LEGAL DESCRIPTION:

Lengthy legal, (See deed)

DATE OF SALE:

February 8, 2016

LAND SIZE:

125,495 square feet

BUILDING SIZE:

10,711 square feet

CONSIDERATION:

\$1,950,000

COMPARABLE IMPROVED SALE NUMBER 3 (CONTINUED)

FINANCING:	Cash to seller
SALE PRICE PER SQ FT:	\$182.06 per square foot of land area
TYPE OF INSTRUMENT:	General Warranty Deed
ZONING:	RS-2 Single Family Residential by the City of Pompano Beach
PRESENT USE:	Church
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS:	Church facility built in 1976

prepared by:

Lynwood Lee Telle
3817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 15-4485-DT

General Warranty Deed

Made this February 8, 2016 A.D. By: The Presbytery of Tropical Florida, Inc., a Wisconsin corporation, whose address is: 1919 SE 3rd Street, Deerfield Beach, FL 33441, hereinafter called the grantor, to The New Hope Korean Church of Florida Inc., a Florida corporation, whose post office address is: 901 W. Palmetto Park Road, Boca Raton, Florida 33433, hereinafter called the grantee:

Offenses used herein the term "grantor" and "grantee" and the all its predecessors in interest and their 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 \$1,950,000.00, One Million, Nine Hundred and Fifty Thousand Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby gives, bargains, sells, assigns, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Broward County, Florida, viz:

The North 120 feet of the South 628 feet of the North 3/4 of the West 1/2 of the NW 1/4 of the SW 1/4 of Section 1, Township 6S, Range 42 East, less the East 280 feet and less the West 50 feet for road and less the South 211 feet for road, in Broward County, Florida,

Parcel ID Number: 494201000689

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

To Have and to Hold, unto and to the grantees forever.

And the grantor hereby covenants with said grantees 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 whatsoever, and that said land is free of all encumbrances except taxes payable after June 30, 2015.

DEED: Individual Warranty Deed - Legal on File
Chatter/Chatter

Prepared by:

Lawyers for Title
2812 E. Ocala Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33308

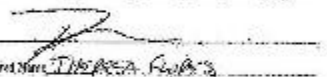
File Number: 154485-127

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

Signed, read and delivered in our presence:

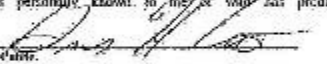
The Presbytery of Tropical Florida, Inc., a Florida Corporation

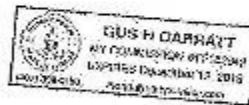
  (Seal)
Witness: Gus H. Carratt By: Dr. Margaret Michael, Treasurer
Address: 1919 S.W. 5th Ave., Deerfield Beach, FL 33441

 (Seal)
Witness: Dr. Margaret Michael Address: _____

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me this 24 day of February, 2016, by Dr. Margaret Michael, Treasurer of The Presbytery of Tropical Florida, Inc., a Florida corporation, who is personally known to me, or who has produced Dr. Margaret Michael to me, as the person whose name is subscribed to the foregoing instrument.


Notary Public
Fiduciary
My Commission Expires: _____



10077 (pub)(real) Warranty Deed - Capital One
Client Check

COMPARABLE IMPROVED SALE NUMBER 4 - DATA SHEET

**RECORDING DATA:**

County: Broward County
Instrument Number: 114520808
Folio number: 51-41-03-01-0352

LOCATION OF SALE:

7676 N Davie Road Extension,
Hollywood, Florida 33024

GRANTOR:

Ken Wiedman, Joan Overy and Tom Gee,
Individually and as Trustees of Faith Christian
Church – Disciples of Christ, Inc.

GRANTEE:

Ministerio Internacional Nuevo Comienzo En Cristo
Corp

LEGAL DESCRIPTION:

Lengthy legal, (see deed)

DATE OF SALE:

July 20, 2017

LAND SIZE:

109,543 square feet

BUILDING SIZE:

7,672 square feet

COMPARABLE IMPROVED SALE NUMBER 4 (CONTINUED)

CONSIDERATION:	\$1,500,000
FINANCING:	\$100% Financing Private Lender
SALE PRICE PER SQ FT:	\$195.52 per square foot of building area
TYPE OF INSTRUMENT:	Trustee's Deed
ZONING:	RS-6 Single Family Residential-Hollywood
PRESENT USE:	Church
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS:	Newer church facility built in 2001

Prepared by:
Craig E. Packer
Firm Title Corporation
14201 W Sunrise Blvd #203
Sunrise, FL 33323

Return to:
Carlos J. Reyes, Esq.
Reyes Law Group, P.A.
150 S. Pine Island Road, Suite 210
Plantation, FL 33324

(Space Above This Line For Recording Date)

Trustee's Deed

This Trustee's Deed made this 21st day of July, 2017 between Ken Wiedman, Joan Overy and Tom Geo, individually and as Trustees of Faith Christian Church - Disciples of Christ, Inc., a Florida not for profit corporation whose post office address is 4620 Taylor Street, Hollywood, FL 33021, grantor, and Ministerio Internacional Nuevo Comienzo En Cristo Corp., a Florida not for profit corporation whose post office address is 7676 N. Davie Road Extension, Hollywood, FL 33024, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of both, and the successors and assigns of corporate, trusts and estates)

Witnesseth, that said grantor, for and in consideration of the sum 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 grantees heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

All of Tract 34 lying South of Davie Road Extension, in A.J. BENDLES SUBDIVISION of Section 3, Township 51 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 1, Page 27, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida; LESS the West 25 feet and the South 25 feet thereof. LESS AND EXCEPT: That portion of Tract 34 of A.J. BENDLES SUBDIVISION, Section 3, Township 51 South, Range 41, East, according to the Plat thereof, recorded in Plat Book 1, Page 27, of the Public Records of Miami-Dade County, Florida, bounded on the West by the Easterly Right-of-Way line of N. 77th Avenue; on the South by the Northerly Right-of-Way line of NW 29th Street and on the Northeast by the chord of a curve concave to the Northeast having a radius of 25.00 feet and tangent to the Westerly and Southerly property lines.

Parcel Identification Number 5141-03-0352

A/K/A 7676 N. Davie Road Extension, Hollywood, FL 33024

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, 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.

DoubleTimes

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 claiming by, through or under grantors.

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:

Craig Macken as to all
Witness Name: Craig Macken
Caron Wright as to all
Witness Name: Caron Wright
Richard Birkman as to all
Witness Name: Richard Birkman

Faith Christian Church - Disciples of Christ, Inc., a Florida not for profit corporation

By: Ken Wiedman
Ken Wiedman, Individually and as Trustee

By: Joan Overy
Joan Overy, Individually and as Trustee

By: Tom Gee
Tom Gee, Individually and as Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 20 day of July, 2017 by Ken Wiedman, Joan Overy, and Tom Gee Individually and as Trustees of Faith Christian Church - Disciples of Christ, Inc., a Florida not for profit corporation, on behalf of the corporation. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Craig Macken
Notary Public

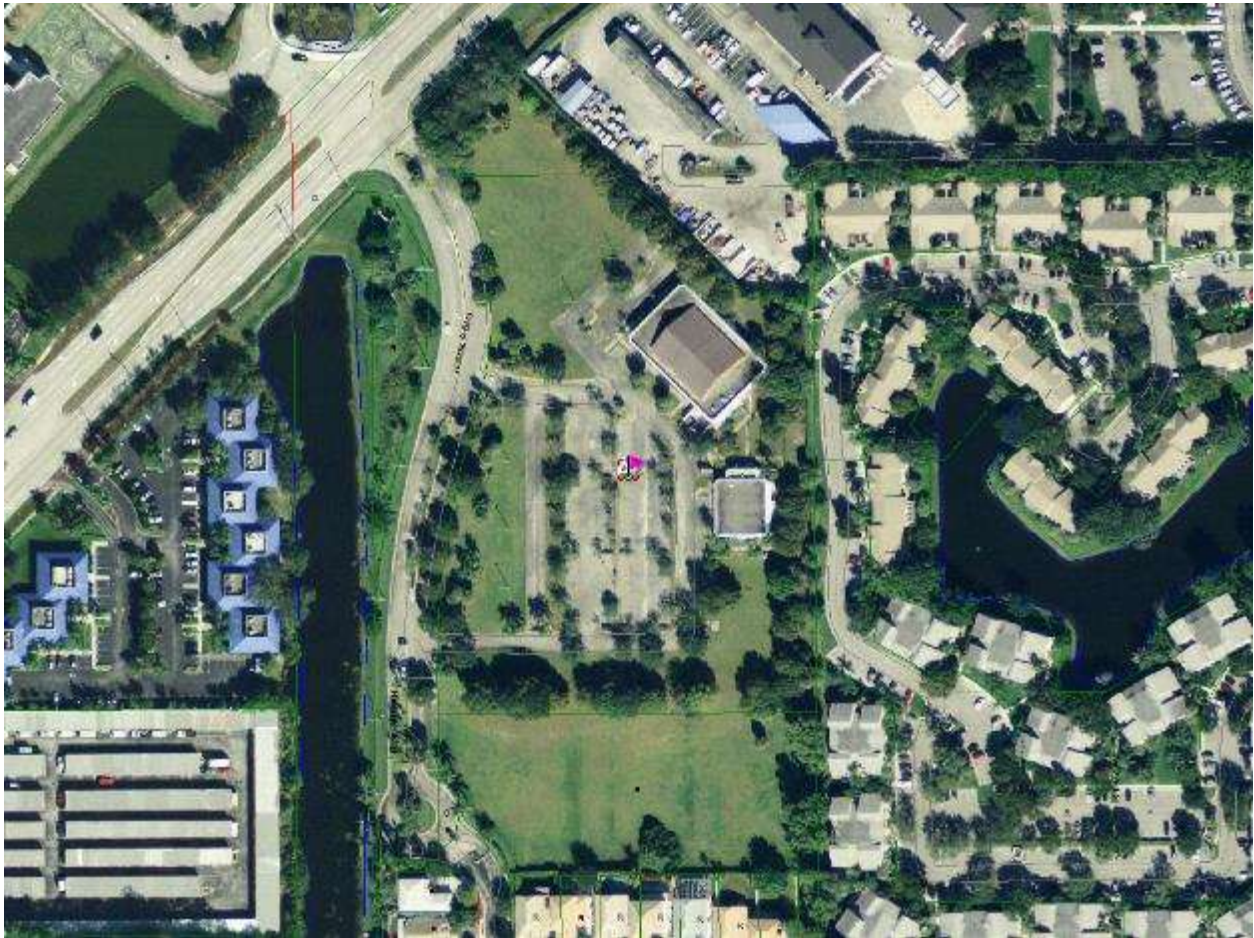
Printed Name: _____

My Commission Expires: _____

Trustee's Oath - Page 2

DoubleTimes

COMPARABLE IMPROVED SALE NUMBER 5 - DATA SHEET

**RECORDING DATA:**

County: Broward County
Instrument Number: 113858126
Folio number: 48-42-30-26-0080

LOCATION OF SALE:

2350-2370 Hammock Boulevard,
Coconut Creek, Florida

GRANTOR:

The Most Reverend Thomas G. Wenski, Archbishop
of the Archdiocese of Miami

GRANTEE:

Apostolic Mission of Christ, Inc and Paidelia
Classical Academy, Inc

LEGAL DESCRIPTION:

Lengthy legal, (see deed)

DATE OF SALE:

May 17, 2016

LAND SIZE:

395,580 square feet

BUILDING SIZE:

18,707 square feet

COMPARABLE IMPROVED SALE NUMBER 5 (CONTINUED)

CONSIDERATION:	\$2,930,000
FINANCING:	\$1,649,695-1 st Mortgage SunBank
SALE PRICE PER SQ FT:	\$156.63 per square foot of land area
TYPE OF INSTRUMENT:	Warranty Deed
ZONING:	IPUD Planned Unit Development by the City of Coconut Creek
PRESENT USE:	Church
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS:	Church facility building tin 1989

3

Prepared by and return to:
Suzanne A. Dockerty
Attorney at Law
J. PATRICK FITZGERALD & ASSOCIATES, P.A.
110 Merrick Way Suite 3-B
Coral Gables, FL 33134
305-443-9162
File Number: 6-871
Well Call No.:

\$20,510.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 17th day of May, 2016 between The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole whose post office address is 9401 Biscayne Blvd., Miami Shores, FL 33138, grantor, and Apostolic Mission of Christ, Inc., a Florida not for profit corporation and Paldeia Classical Academy, Inc., a Florida not for profit corporation whose post office address is 2350-2370 Hammock Blvd., Coconut Creek, FL 33063, grantees.

(Whereas 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 estates.)

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 Broward County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 4842-30-26-0080; 4842-30-26-0053; and 4842-30-26-0100

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, 2015.

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

Double Times 3

Signed, sealed and delivered in our presence:

Witness Name: Alfonso Bahamonde

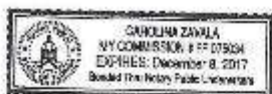
Witness Name: Thomas Kerl

By: Thomas G. Wenski
Most Reverend Thomas G. Wenski, Archbishop of the
Archdiocese of Miami, his successors in office, a
corporation sole

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 16th day of May, 2016 by Thomas G. Wenski of The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, on behalf of said firm. He ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Notary Public: Carolina Zavala
Printed Name: Carolina Zavala
My Commission Expires: Dec. 8, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Tract E, LYONS WEST, according to the plat thereof as recorded in Plat Book 137, Page(s) 40, Public Records of Broward County, Florida.

PARCEL 2

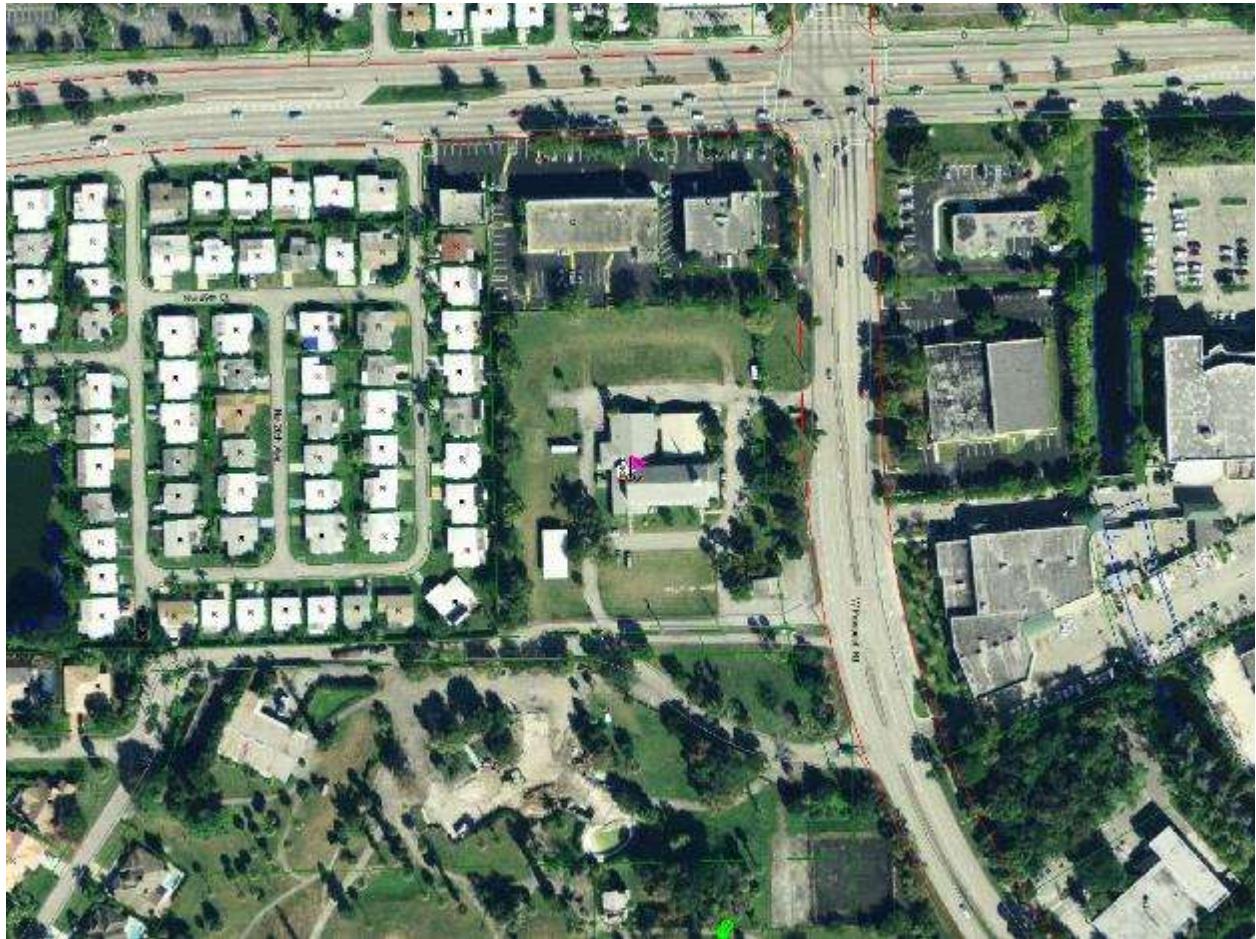
Tract CF-2, LYONS WEST, according to the plat thereof as recorded in Plat Book 137, Page(s) 40, Public Records of Broward County, Florida.

PARCEL 3

A parcel of land being a portion of Tract D-1, LYONS WEST as recorded in Plat Book 137, Page 40, of the Public Records of Broward County, Florida being more particularly described as follows:

Begin at the Northwest corner of said Tract D-1; THENCE on a plat bearing of S 01°41'59" W along the West line of Tract D-1 a distance of 66.72 feet to a point on a curvature of a tangent curve concave to the Northeast; THENCE Southerly and Southeasterly along the arc of said curve to the left having a radius of 25.00 feet and a central angle of 51°41'27" for an arc distance of 22.55 feet to a point on reverse curvature of a tangent curve concave to the Southwest; THENCE Southeasterly and Southerly along the arc of said curve to the right having a radius of 55.00 feet and a central angle of 44°51'52" for an arc distance of 43.07 feet to a point of reverse curvature of a tangent curve concave to the Northeast; THENCE Southerly and Southeasterly along the arc of said curve to the left having a radius of 25.00 feet and a central angle of 44°02'55" for an arc distance of 19.12 feet to a point of tangency; THENCE S 49°08'31" E, a distance of 22.84 feet to a point of curvature of a tangent curve concave to the Southwest; THENCE Southeasterly and Southerly along the arc of said curve to the right having a radius of 90.00 feet and a central angle of 38°42'10" for an arc distance of 60.79 feet to a point on a non-tangent line, said line being 204.70 feet South of and parallel with the North line of said Tract D-1; THENCE S 88°18'31" E along said parallel line a distance of 392.03 feet to a point on the East line of said Tract D-1; THENCE N 01°43'59" E along the said East line a distance of 204.70 feet to the Northerly most Northeast corner of said Tract D-1; THENCE N 88°18'31" W along the North line of said Tract D-1 a distance of 480.00 feet to the POINT OF BEGINNING.

COMPARABLE IMPROVED SALE NUMBER 6- DATA SHEET



RECORDING DATA:

County: Broward County
Instrument Number: 114593943
Folio number: 50-42-29-40-0045

LOCATION OF SALE:

4905 W Prospect Road, Tamarac, Florida 33309

GRANTOR:

Korean United Methodist Church of South Florida

GRANTEE:

Christian Life Center, Assemblies of God, Inc

LEGAL DESCRIPTION:

Lengthy legal, (see deed)

DATE OF SALE:

May 15, 2015

LAND SIZE:

163,925 square feet

BUILDING SIZE:

11,669 square feet

CONSIDERATION:

\$2,525,000

COMPARABLE IMPROVED SALE NUMBER 6 (CONTINUED)

FINANCING:	\$4,650,000 First Assemblies of God Loan Fund
SALE PRICE PER SQ FT:	\$216.39 per square foot of land area
TYPE OF INSTRUMENT:	Warranty Deed
ZONING:	B-3 Business, City of Tamarac
PRESENT USE:	Church
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS:	Church property built in 1975

Prepared by and return to:
Lourdes Martinez

Law Office of Alexis Gonzalez, P.A.
3162 Commodore Plaza Suite 3E
Coconut Grove, FL 33133
305-223-9999
File Number: 14-12168
Will Call No.: 30x 160

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 15th day of May, 2015 between Korean United Methodist Church of South Florida, a Florida Non Profit Corporation whose post office address is 4905 W. Prospect Road, Fort Lauderdale, FL 33309, grantor, and Christian Life Center, Assemblies of God, Inc., a Florida Non-Profit Corporation whose post office address is 2699 W. Commercial Blvd., Fort Lauderdale, FL 33309, grantees:

(Whoever uses 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 companies)

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 Broward County, Florida to-wit:

PARCEL "S", TAMARAC LAKES SOUTH, AS RECORDED IN PLAT BOOK 62 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 175 FEET THEREOF AND ALSO A PORTION OF THE RIGHT-OF-WAY OF PROSPECT ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "S", THENCE N 88° 13' 28" EAST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, A DISTANCE OF 50.89 FEET, MORE OR LESS, TO A POINT; THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1196.28 FEET, AN ARC DISTANCE OF 230.82 FEET TO A POINT; THENCE N 1° 39' 34" WEST A DISTANCE OF 227.80 FEET TO A POINT; THENCE S 88° 45' 34" WEST PARALLEL WITH AND 215 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 17, A DISTANCE OF 50 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "S"; THENCE SOUTH 1° 39' 34" EAST ALONG THE EAST LINE OF SAID PARCEL "S", A DISTANCE OF 227.58 FEET TO A POINT; THENCE SOUTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1246.28 FEET, AN ARC DISTANCE OF 230.81 FEET TO THE POINT OF BEGINNING; RESERVING THE SOUTH 14 FEET THEREOF, FOR ACCESS EASEMENT; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL CONVEYED BY DEED RECORDED AT OFFICIAL RECORDS BOOK 14232, PAGE 962, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA:

THE SOUTH 48.00' OF THE NORTH 220.00' OF PARCEL "S", TAMARAC LAKES SOUTH, A SUBDIVISION AS RECORDED IN PLAT BOOK 62, PAGE 24, BROWARD COUNTY, FLORIDA, AND ALSO INCLUDING THE WEST 50.00' OF VACATED RIGHT OF WAY OF PROSPECT

DoubleTime

14-948 m.

ROAD, LYING ADJACENT THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 3513,
PAGES 208 AND 209, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 494217042732

a/k/a 4905 W. Prospect Road, Ft. Lauderdale, Florida 33309

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements,
reservations and limitations of record, if any.

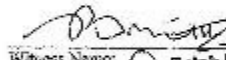
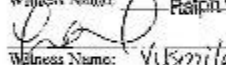
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

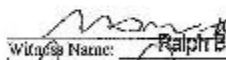
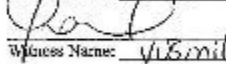
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees 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 whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

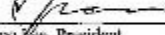
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Ralph B. Mills III

Witness Name: Yismita Kessel


Witness Name: Ralph B. Mills III

Witness Name: Yismita Kessel

Korean United Methodist Church of South Florida, a Florida
Non Profit Corporation

By: 
Chul Goo Lee, President

By: 
Joo W. Kim, Treasurer

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 15th day of May, 2015 by Chul Goo Lee, President and Lou W. Kim, Treasurer of Korean United Methodist Church of South Florida, a Florida Non Profit Corporation, on behalf of the corporation. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

Driver's License ID

(Notary Seal)



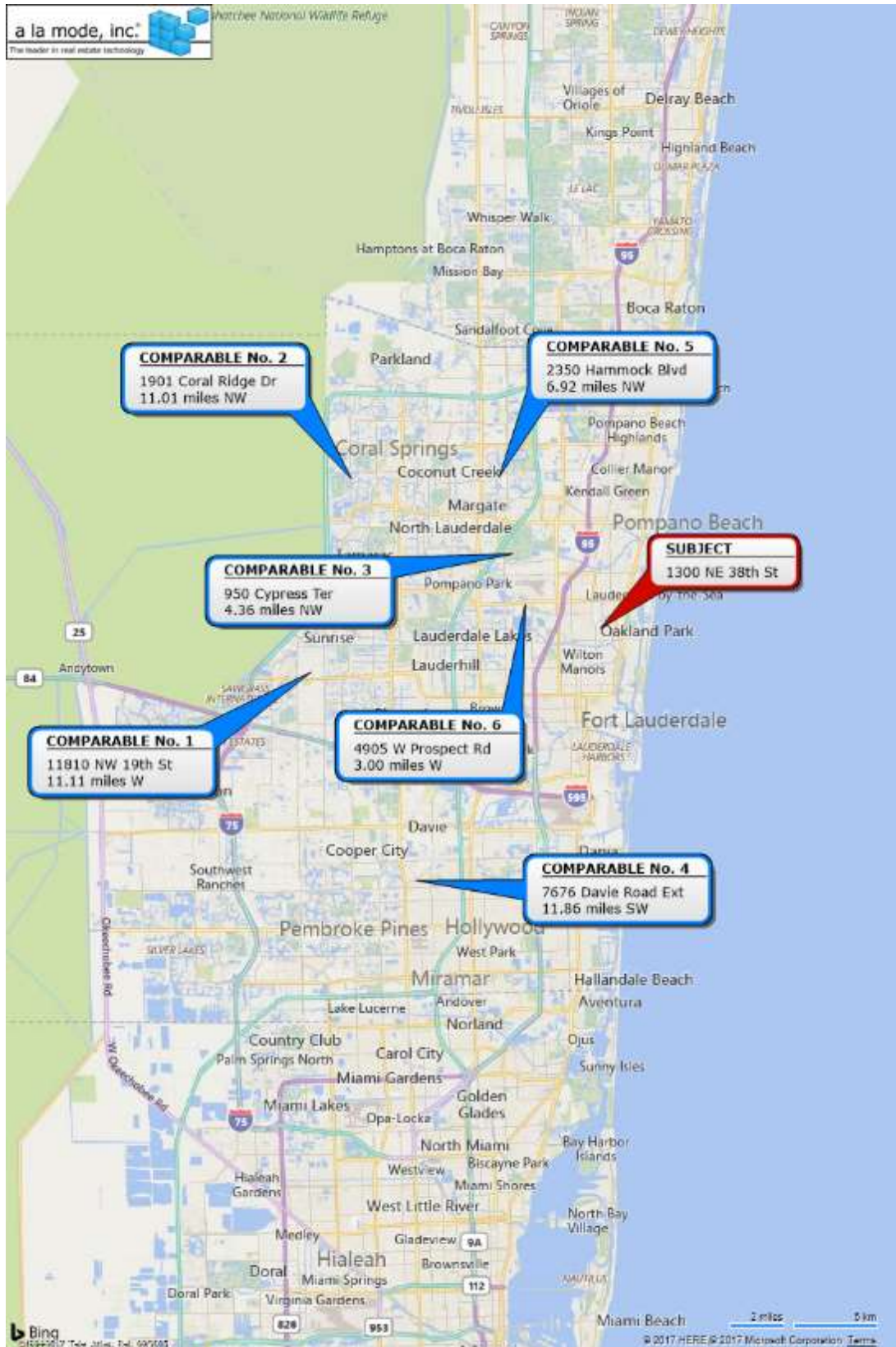
Notary Public

Ralph B. Willis III

Printed Name:

My Commission Expires:

COMPARABLE SALES LOCATION MAP



VALUATION - SALES COMPARISON APPROACH TO VALUE

Discussion of Comparable Sales

In order to form an opinion of the market value of the land, we have reviewed numerous comparable improved church property sales in the South Florida area and our review of sales in Broward County were sufficient to provide us with evidence of the market value for the subject property. Careful consideration was given to locations, size, zoning, access, site conditions as well as elements such as conditions of sale, market conditions, cash equivalency and other factors. Based upon our review of all pertinent factors we have selected the six sales summarized herein as being the most comparable of the sales reviewed. In addition to these sales, we also reviewed the sales of other church properties in Palm Beach and Miami-Dade Counties. In addition, the subject property is listed for sale with an asking price of \$1,950,000 and reportedly was under contract recently with a sale price of \$1,900,000. The review of all of these sales was helpful in our overall analysis and we relied more specifically on the six sales included in this report. The market has seen resurgence in activity and has strengthened after the downturn of the real estate market. The subject property has a good location in close proximity to major arteries of transportation. After reviewing all of the data, we felt the sales summarized in this report were reflective of the market for the subject property. The variances on each sale were considered in our overall review.

In evaluating the sales, various factors are evaluated in a logical sequence. Overall, the sale properties range in size from 3,094 to 22,493 square feet of building area. The subject building is most similar to Sales 3, 4 and 6 with one sale considerably smaller and two much larger in building size. The unit sale price per square foot range was from a low of \$156.63 per square foot of building area to \$226.24 per square foot. The sales sold over the time period of May of 2015 to July 2017. The following discussion illustrates the steps undertaken in our analysis.

Property Rights Conveyed:

The property rights being appraised are the Fee Simple Interest subject to existing easements. Each of the comparable sales consisted of the conveyance of the fee simple ownership of the parcels. Thus, no adjustment for property rights is indicated.

Financing:

The financing for each of the sales has been analyzed and all of the sales consisted of cash to seller financing and/or conventional mortgage financing therefore, no adjustment for favorable financing was necessary.

VALUATION - SALES COMPARISON APPROACH TO VALUE

Market Conditions:

We have analyzed numerous sales in the subject area, in the time period from roughly 2014 to the present. The sales took place from May of 2015 to July of 2017, all within 31 months of the date of value. The market conditions for religious facilities moves with the economy and with a strong economy over the past 24 months in the subject area, the value for religious facilities has been increasing. No definitive pattern was indicated by the sales that would suggest a market based adjustment for market conditions. The market declined after the boom with prices at the current time recently showing signs of stabilization and slight increases. All of the sales have generally sold under similar market conditions. Therefore, no adjustments are considered applicable, but we did consider the sale dates in our overall final analysis.

Conditions of Sale:

Each of the sales utilized for direct comparison were considered arm's-length transactions and thus no adjustment for conditions of sale were considered applicable.

Location:

Locational characteristics deemed significant for church properties include access, surrounding demographics, surrounding properties and uses, supply of competitive land, etc. The subject property is located in the City of Oakland Park, east of I-95 in an area of single family residential development. All of the sales were located west of I-95 with the majority of these sales located in residential communities. The subject location in eastern Broward was considered superior overall to the other locations.

Size/Physical Features:

We have reviewed the sizes and various physical features of each of the sales relative to the subject property. The subject building contains 8,703 square feet. The two smallest sales sold in the range of \$195.52 to \$226.24 per square foot of building area. The two largest sales had a unit sale price range of \$156.63 to \$1621.16 or the lowest end of the range. These sales reflect a lower unit sale price for the larger sale properties with a higher unit sale price for the smaller buildings. The two sales slightly larger than the subject property sold between \$182.06 to \$216.39 per square foot of building area. Based on the review of the sizes, it was our opinion that a market value at the upper end of the range would be applicable.

VALUATION - SALES COMPARISON APPROACH TO VALUE

Conclusion:

The sales had a unit sale price range from a low of \$156.63 per square foot to a high of \$226.24 per square foot of building area. The sales sold from May of 2015 to July of 2017. No definitive dollar based adjustments were indicated by this array of sales although we have considered the variances noted in our review and as stated above or on the sales data sheets. The review of the sales indicated a market value above Sales 2 and 5 which are much larger in size. A value conclusion below Sale 1 was also deemed applicable due to the small size of that facility. Sale 3 was the most recent sale and sold for \$195.52 in July of 2017 and this location was considered inferior overall with all of the sales considered inferior in location. Sales 3 and 6 are most similar in size and are located the closest in location to the subject property.

In summary, a market value below Sale 1 at \$226.14 per square and within the range of Sales 4 and 6 was deemed to be most applicable. (\$195.52 to \$216.39).

Therefore, we have estimated the value of the subject 8,703 square foot building based upon the overall review of the sales presented, the sale history for the subject and surrounding properties and the additional sales considered in our review. Based on our review of the sales, it is our opinion that a market value of \$215.00 per square foot of building area would be applicable.

8,703 Square Feet x \$215.00 per Square Foot = \$1,871,145 say \$1,875,000

RECONCILIATION

The Sales Comparison Approach was used to analyze sales of similar properties for the 37,113 square feet subject parcel improved with a 8,703 square foot church facility. The review of the sales data led us to a conclusion of market value for the subject property at \$215.00 per square foot of building area. This equated to a market value of \$1,875,000. The Cost and Income Approaches were not considered applicable and as a result, we relied on the Sales Comparison Approach to Value for this assignment.

Based upon our review of the subject's location, improvements, parking and access, it is our opinion that the market value of the subject property as of December 15, 2017, is as follows:

MARKET VALUE OF SUBJECT PROPERTY

**ONE MILLION EIGHT HUNDRED SEVENTY-FIVE THOUSAND DOLLARS
(\$1,875,000)**

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.

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 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.

It is assumed that the land and building sizes are accurate.

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 questions 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 no 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.

CERTIFICATION

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

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

_____ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.

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

_____ My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimated, the attainment of a stipulated result, or the occurrence of a subsequent event.

_____ My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of The American Society of Appraisers and The Appraisal Foundation.

_____ I have made a personal inspection of the property that is the subject of this report. I have not performed any services regarding the property as an appraiser or in any other capacity during the past three years.

_____ MaryAnne Schneider provided significant professional assistance in the preparation of this report including research and sales data collection.

_____ My 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.

_____ I have met or exceeded the minimum prescribed educational requirements for Recertification as an Accredited Senior Appraiser (ASA) of the American Society of Appraisers.



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

ADDENDUM

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Street view looking northerly along NE 13th Avenue



View of the northerly elevation of Church



View looking easterly along NE 38th Street



View of parking lot looking southerly from NE 38th Street



Looking easterly along NE 37th Street frontage



View of sign located on NE 38th Street



Looking northerly of easterly elevation



Looking southerly of easterly elevation



View of Sanctuary



View of Sanctuary



View of kitchen area



View of boardroom



View of broadcast suite



Production Studio

CURRENT LISTING INFORMATION

NAI Rauch Weaver
Norfleet Kurtz & Co.
Commercial Real Estate Services, Worldwide.

For Sale or Lease

Church/Banquet Hall/Small School
Oakland Park, FL



Church/Banquet Hall/Small School

1300 NE 38th Street, Oakland Park, Florida 33334

Property Features

- Perfect for Church, Banquet Space, or Small School
- For Lease: $\pm 5,000 - 9,000$ SF
- For Sale: $\pm 9,000$ SF Building
- $\pm 37,113$ SF Improved Land
- Over 48 Parking Spaces

Lease Rate: \$12.00 SF/yr (MG)

Sale Price: \$1,950,000

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, CANCELLATION, OR OTHER CONDITIONS, PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS. IMPLIED BY LAW. MINIMUMS, NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY DAMAGES CONTAINED HEREIN ARE ANY TO BE IMPLIED.



For more information:

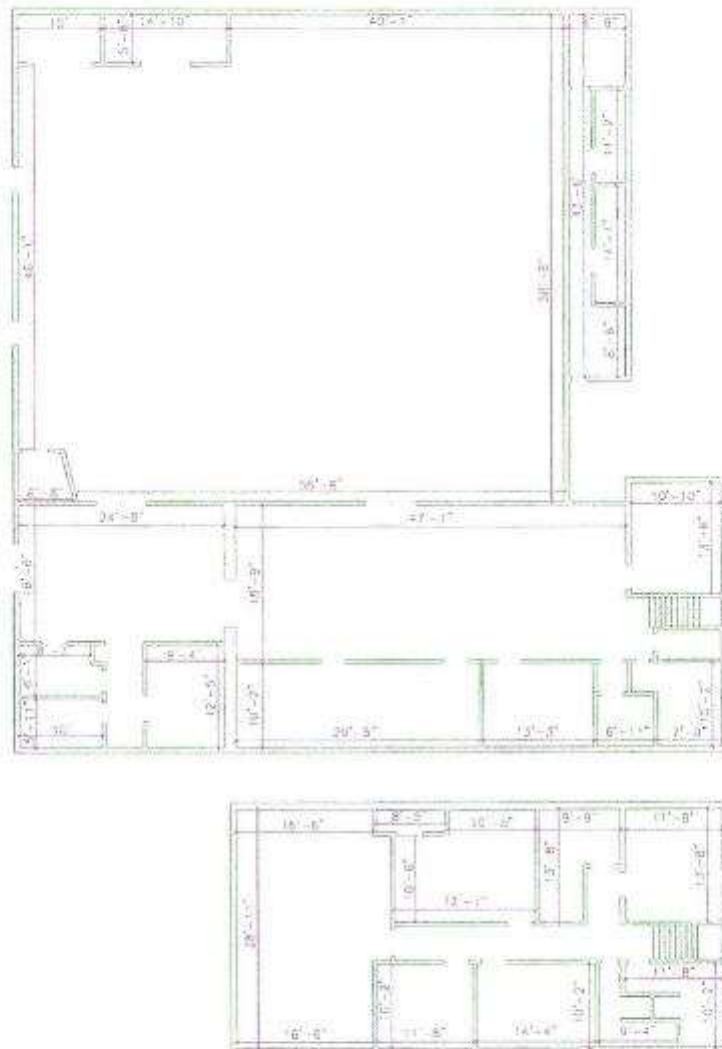
Todd H. Weaver

954 489 4720 • tweaver@rwnk.com

5300 North Federal Highway
Fort Lauderdale, FL 33308
954 771 4400

rwnk.com • rwnkblog.com

For Sale or Lease
Church/Banquet Hall/Small School
Oakland Park, FL



SUBJECT PROPERTY DEED

CFN # 110834506, OR BK 48852 Page 1205, Page 1 of 2, Recorded 06/22/2012 at 01:58 PM, Broward County Commission, Doc. D \$0.70 Deputy Clerk 1012

PARCLE IDENTIFICATION NO.: 4942-23-03-1150

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Archbishop, Wayne Johnathan Manning
1300 NE 38th Street
Oakland Park, Florida 33334

QUIT CLAIM DEED

This Quitclaim Deed, made this 30th, day of May, 2012, between **Mainstreet Christian Church of Fort Lauderdale, Florida, by and through it Board of Directors**, whose address is **1300 NE 38th Street, Oakland Park, Florida 33334**, GRANTORS and **The Omega Church International Ministries**, by and through its Board of Directors, whose address **1300 NE 38th Street, Oakland Park, Florida 33334**, GRANTEE,

WITNESSETH: That the GRANTORS, for and in consideration of the sum of ----TEN & NO/100 (\$10.00)---DOLLARS, and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantees and Grantees' heirs and assigns forever, the following described land, situate, lying, and being in the County of BROWARD, State of Florida, to wit:

Legal Description

OAKLAND PARK 2-36 B LOTS 1 THRU 3, ALL LESS RD LOT 15 LESS E 20, 16, 17, 18 BLK 11

TO HAVE AND TO HOLD the same together with all singular the appurtenances there onto belonging or in anywise appertaining, and all the estate, right title interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use benefit and profit of the said grantee forever.

IN WITNESS THEREOF, the said GRANTOR has herewith set his hand and seal, the day and year first above written.


LEON M. ROBERTS, PASTOR (GRANTOR)
Mainstreet Christian Church of Fort Lauderdale


BILL CARPENTER, DIRECTOR (GRANTOR)
Mainstreet Christian Church of Fort Lauderdale


JOAN P. ROBERTS, DIRECTOR (GRANTOR)
Mainstreet Christian Church of Fort Lauderdale


TINA CARPENTER, DIRECTOR (GRANTOR)
Mainstreet Christian Church of Fort Lauderdale

69

Wayne Johnathan Manning
WITNESS #1

Wayne Johnathan Manning
WAYNE JOHNATHAN MANNING, ARCHBISHIP
(GRANTEE) THE OMEGA CHURCH INTERNATIONAL
MINISTRIES

Spencer Butler
SPENCER BUTLER, DIRECTOR, (WITNESS)
THE OMEGA CHURCH INTERNATIONAL MINISTRIES

Catherine Joseph
CATHERINE JOSEPH, DIRECTOR, (WITNESS)
THE OMEGA CHURCH INTERNATIONAL MINISTRIES

Long Mark
WITNESS #3

Elizabeth A. Manning
WITNESS #2

Elizabeth A. Manning
ELIZABETH A. MANNING, PASTOR, (GRANTEE)
THE OMEGA CHURCH INTERNATIONAL MINISTRIES

Samuel Walker
SAMUEL WALKER, DIRECTOR, (WITNESS)
THE OMEGA CHURCH INTERNATIONAL MINISTRIES

Raymond Charles
RAYMOND CHARLES, DIRECTOR, (WITNESS)
THE OMEGA CHURCH INTERNATIONAL MINISTRIES

Raymond Charles
WITNESS #4

Signed, Sealed, Sworn to and delivered in the presence of:

STATE OF FLORIDA
COUNTY OF BROWARD

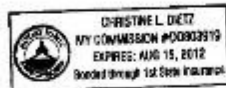
The foregoing instrument was acknowledged before me this 30TH, day of May, 2012, by LEON M. ROBERTS, PASTOR, JOAN P. ROBERTS, DIRECTOR, BILL CARPENTER, DIRECTOR, TINA CARPENTER, DIRECTOR, LUCY MUENCH, DIRECTOR, WAYNE JOHNATHAN MANNING, ARCHBISHIP, ELIZABETH A. MANNING, PASTOR, SPENCER BUTLER, DIRECTOR, SAMUEL WALKER, DIRECTOR, CATHEINE JOSEPH, DIRECTOR, RYMOND CHARLES, DIRECTOR, who is

(known to me) or who has produced _____ as identification.

Wayne Johnathan Manning
(SEAL)

Florida Driver License # M552-390-69-211-0
grantee & president

Christine L. Dietz
NOTARY SIGNATURE



Sec. 24-29. - R-1: Single-Family Residential District.

- (A) *Purpose.* R-1 zoning is established for single-family dwelling units and related accessory uses at a density not to exceed five (5) units per gross acres except where (C)(1)(b) below applies
- (B) *Uses permitted.* No building or structure or part thereof shall be erected, altered or used, or land or water used, in whole or in part, for other than the following specified use:
- (1) One family dwelling including group home and family day care home as defined in article XVIII. Group homes must be separated by a radius of at one thousand (1,000) feet. All federal, state and county licenses shall be provided to the engineering and community development department for any group homes.
- (C) *Building site area.*
- (1) Residential use:
- (a) Sixty (60) feet in width and six thousand (6,000) square feet in area.
- (b) On a single lot of record subdivided and recorded prior to the sixth day of August, 1958, with an area or width less than the above described minimum, a single-family dwelling may be erected subject to the following:
- i. The lot or parcel has remained in single ownership from August 6, 1958; and
- ii. The lot and proposed structure shall comply with all applicable regulations of this code; or
- iii. The lot or parcel is located within the community redevelopment area.
- (D) *Building site coverage and green space.*
- Maximum coverage by buildings: Forty (40) percent.
- Minimum landscaped or pervious: Thirty (30) percent.
- (E) *Yard setbacks.* Every plot upon which a building or structure is erected shall have:
- (1)

Front yard: Twenty-five (25) feet, except in the case of a plot forty (40) feet wide in which case a thirty-five-foot setback shall be required. Not more than forty (40) percent of the required front yard shall be impervious, except for circular driveways which shall not exceed sixty (60) percent.

(2) *Side yard:*

- (a) One-family dwelling: Seven and one-half (7.5) feet, except that where a plot is less than sixty (60) feet in width, then minimum of five (5) feet in width.
- (b) Nonresidential building or use: Fifteen (15) feet.

(3) *Street side yard:* Fifteen (15) feet.

(4) *Waterway side yard:* Fifteen (15) feet.

(5) *Rear yard:* Fifteen (15) feet, twenty-five (25) feet in the case of a nonresidential building or use.

(6) *Exception:* In the case of a principal existing structure being non-conforming due to a setback requirement an addition and/or enclosure to the structure is permitted as long as the proposed improvement does not exceed existing building lines.

(F) *Building height limits.* Two and one-half (2.5) stories with a maximum of thirty-five (35) feet.

(G) *Minimum floor area.* The minimum floor area of each dwelling unit in the following shall be:

- (1) *One-family dwelling:* One thousand one hundred (1,100) square feet.
- (2) *Nonconforming lot:* A lot which meets the conditions of (C)(1)(c) and (i) above and has a plot width of forty (40) feet and a plot area of not less than five thousand four hundred (5,400) square feet may be utilized for a one-family dwelling with a minimum of nine hundred (900) square feet of floor area.

(H) *Parking.* Minimum of two (2) onsite parking spaces for each dwelling unit. Pervious pavers are permitted. See article VI for additional parking regulations.

(I) *Supplemental regulations.* See article V for supplemental regulations.

(Ord. No. O-90-21, § 10, 10-17-90; Ord. No. O-97-14, § 2, 11-19-97; Ord. No. O-98-9, § 2, 7-1-98; Ord. No. O-2002-021, § 2, 9-4-02; Ord. No. O-2002-024, § 2, 9-18-02; Ord. No. O-2006-007, § 2, 5-3-06; Ord. No. O-2008-008, § 2, 2-6-08; Ord. No. O-2008-035, § 2, 11-19-08)

Note— Formerly numbered as § 24-30.

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 Models

PROFESSIONAL AFFILIATION:

Senior Member of American Society of Appraisers-
South Florida Chapter No. 82 – Accredited Senior Appraiser (ASA) Real
Property Urban

LICENSED:

Real Estate Broker- State of Florida- Inactive
Certified General Real Estate Appraiser RZ#1270- State of Florida

EXPERIENCE:

1995-Present	Real Estate Appraiser and Subconsultant
1993-1995	Vice President-The Urban Group, Inc.
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	Counseling
Commercial, vacant and improved	Acquisition projects
Condemnation projects	Income tax analysis
Industrial, vacant and improved	Investment analysis
Multi-family residential,	Tax assessments
Mobile Home Parks	ROW Cost Analysis
Office, vacant and improved	Special assessments
Special purpose properties	Review Services